

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday August 6, 2024, 10:00 am

Members Present:

Mayor Mike Eveland, Alderman John Hinton, Alderman Phillip Wight, Alderman Tim Wise,
Mayor Pro-Tem Jim Owens

Members Absent:

None

Staff Present:

Town Planner Sam Cullen, Town Clerk Kathy Johnson, Finance Director Misty Hagood,
Senior WWTP Operator Seth Boyd, Police Chief Matthew Boger, Assistant Town Planner
Noah Taylor.

Others Present:

Joyan Hearn

Media Present:

Paul Nielsen, The Mountaineer

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 9:58 am on Tuesday August 6, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Presentation regarding the upcoming County re-evaluation

Planner Sam Cullen said Judy Hickman and Levi Cullen will be attending the August 13, 2024 Board meeting to give a fifteen-minute presentation to discuss market value and current sale price of homes compared to tax value. They will be answering any questions Board members will have.

Mayor Eveland discussed how the tax rate may need to be adjusted depending on where the County settles on new values.

Mr. Cullen updated the Board on the Mountain View Estates project. He reported that phase one infrastructure has been completed and twenty-one homes are proposed to be completed before moving to phase two. The construction had been stopped due to paving. The town will take over the roads after eighty percent of the development has been completed. Until then, it will remain a private road. Before being taken in as Town streets, they will have to meet Town standards and be repaired if needed.

Planner Cullen introduced Christina Passmore as the Town's new Executive Assistant.

Public Hearing: Updates to the Comprehensive Land Use Plan-Development Considerations

Mr. Cullen reviewed the requirements laid out in NC General Statute concerning maintenance of the Comprehensive Land Use Plan. He believes this is a good time to update the plan by addressing environmental development concerns and ridge side development. Mr. Cullen reminded the Board that the Comprehensive Land Use Plan is a non-binding advisory document.

Request for Grant: Façade, Sign and Landscaping Grant: Cool Breeze: Landscaping

Mr. Cullen informed the Board that the landscaping project for Cool Breeze Campground is complete and he will have pictures for the Board at the meeting.

Approval of 2025 Festival Grounds Rental Applications

Planner Cullen said there were several applications for 2025 Festival Ground for approval. All events have been previously approved with the exception of a new concert hosted by Altrusa, a Haywood County based non-profit that provides scholarships to local students. This event will sell alcohol. He also informed the Board that Rodney Buckner canceled his May event, and the Maggie Valley Fly Fishing Festival has requested to move from June to their May dates. There was a discussion between Board members and staff about the festivals.

Mayor Eveland asked if there were any updates from the TDA on the stocking of Trout. Alderman Jim Owens said the TDA was still working on it.

Budget Amendments:

Ordinance 1090: Amend the Special Revenue Fund Ordinance for the ARPA.

Ordinance 1091: Amend 23-24 Budget for ARPA Funds to cover 23-24 Sewer Salaries

Ordinance 1092: Amend 24-25 Budget for ARPA Funds to use remaining amount to cover sewer salaries and benefits.

Ordinance 1093: Amend 24-25 Budget for encumbrances from previous year for Public Works Building, Town Hall Windows/Doors, and Police equipment and striping on vehicles.

Mr. Cullen said these Budget Amendments would expend the remaining ARPA funds for sewer salaries and benefits. The other amendment covers encumbrances from FY 23/24 for upgrades to Town Hall. Each Ordinance will need to be adopted separately.

Mayor Eveland said he would like to get the Boards opinion on concrete under the new awning. He looked at it and noticed the current concrete did not go all the way out to the end of the awning. He said, "If the Board is ok with it, I would like to give permission to finish the concrete out." The consensus of the Board was that the concrete needed to be finished.

Mr. Cullen reminded Board members they would need to have their additions to the newsletter in by August 16th.

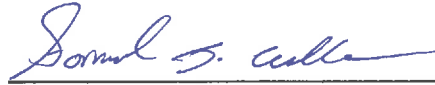
Adjournment

A motion was made by Alderman Phillip Wight to adjourn the meeting at 10:15 am. The motion carried unanimously.

Attest:



Mayor Mike Eveland



Sam Cullen, Planner/ Assistant Town Manager



Kathy Johnson, Town Clerk