

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday March 4, 2025, 10:00 am

Members Present:

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

Members Absent:

None

Staff Present:

Town Manager Vickie Best, Town Planner/Assistant Town Manager Sam Cullen, Town Clerk Kathy Johnson, Public Works Director Mike Mehaffey, Cody Greene, Lieutenant, Assistant Town Planner Noah Taylor, Finance Director Misty Hagood, Tax Collector Leslie Arrington.

Others Present:

Janet Banks, Barbara Griffin, President of Maggie Valley Community Garden, Bill Banks

Media Present:

Paul Nielson, The Mountaineer

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 9:59 am on Tuesday March 4, 2025, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Consent Agenda

- a. Budget to Actual*
- b. A/R Report*
- c. Tax Releases*
- d. Minutes: February 4 and 11 2025 and the 2/21/25 Visioning Session*
- e. Set date of Public Hearing for the Slope Ordinance: April 8, 2025*

Manager Best noted the wrong date on the consent agenda for the Steep Slope Ordinance. The Public Hearing will be at the regular scheduled Board of Aldermen meeting on April 8th, 2025.

Planner Sam Cullen said he sent an email out with documentation for the Steep Slope Ordinance for review by Board members.

Tax Collector Leslie Arrington said there are no tax releases this month.

HC Tourism Development Authority Master Tourism Plan Presentation: Corrina Ruffieux, Executive Director

Manager Best said Corrina Ruffieux will be coming to speak at the Regularly Scheduled Board of Aldermen meeting on March 11, 2025. She will be giving a presentation on the HCTDA 10-year master plan. She has already met with Mayor Eveland, Mr. Cullen and Manager Best to go over the plan. Ms. Best said it is a wonderful plan.

Haywood Community Band: Rhonda Kram; Appreciation for the use of the pavilion for their concerts.

Alderman Tim Wise asked that Rhonda Kram's name be removed as the speaker. He is unsure if she will be the one that is speaking to the Board. He suggested moving the Haywood Community Band agenda item before the HCTDA on the agenda.

Public Hearing: Annexation of 565 Lewis Lane: Ordinance 1099

The owners of 565 Lewis Lane would like to connect to Town sewer and has petitioned for annexation.

Public Hearing: Initial Zoning for 565 Lewis Lane: Ordinance 1100

If annexed, Town staff recommend this property be zoned R-3 High Density Residential.

Ordinance # 1105: Budget Amendment for Soco Road Pedestrian Project:

Finance Director Misty Hagood said along with the Soco Road Pedestrian project of \$300,833.31, the Bethel Village paving of \$109,163.00 will also be added to the Budget Amendment and do them both at the same time. It will bring the Budget amendment to \$409,996.31.

Approval of Audit Contract with Martin Starnes & Associates, CPAs, PA.

Ms. Best said the Martin Starnes & Associates, CPAs, PA. contract for \$30,620 is on the agenda for approval.

Donation Request for Maggie Valley Garden Club: In-kind work on raised beds containers & monetary donation

Public Works Director Mike Mehaffey said he along with his staff have assessed the raised beds at the community garden. There are only a couple of timbers that need to be replaced along with some wood around the fencing. He recommends giving a monetary donation and doing the small repairs and not replacing the raised beds at this time.

Janet Banks said we appreciate any minor repair work done to help the Community Garden. The Community Garden is on the property of the First Baptist Church and there is new pastor at the church. There will be a congregational meeting in two weeks and on the agenda of that meeting is the construction of a building on that property. With the future being uncertain we will not be requesting a monetary donation at this time.

Ms. Banks introduced Barbara Griffin, president of the Maggie Valley Community Garden. Ms. Griffin spoke about composting classes and square foot gardening in conjunction with the extension center. Those who attended the classes were very happy with the community garden. Ms. Banks answered questions about the food that was raised in the garden.

Event Approval: Papertown Market: April 19, 2025

Manager Best said Papertown Market is a one-day event and they had their first event at the Festival Grounds last Year. The place they usually use in Canton was damaged by T.S. Helene.

Consideration of helping the Chamber with Windows for MV's old Civic Building.

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Ms. Best said this was discussed in the last meeting about possibly paying for half of the cost of the windows for the Chamber building.

Approval for the purchase of a 2025 Maverick for Administration: \$35,327.51

At the visioning session meeting there was discussion about buying the vehicles now that are needed. Mayor confirmed this would be purchased and then taken out of 25/26 Budget.

Approval for the purchase for two Police Cars: \$83,850

It will be four to six months before the vehicles will be ready. Finance Director Misty Hagood said if the Board would give a consensus, she will put a budget amendment together for the Regularly scheduled meeting. The consensus was to put the Budget amendment on the agenda for the March 11, 2025, meeting.

Other Business

Epoxy on flooring at Pavilion, R&R and Parham Park restrooms.

At the visioning meeting it was determined to go ahead now instead of waiting on the new budget and putting down epoxy flooring in Parham Park, R&R Park and the Pavilion restrooms. At the visioning meeting Mr. Mehaffey had the estimate of around \$14,000 to do the bathroom floors of both parks and the pavilion and 32" up the walls at Parham Park and R&R Park. Mr. Mehaffey said the new estimate is considerably less at \$6,172. He also got an estimate on the large area in the pavilion which is \$13,227.30.

Alderman Owens said it would dress up the restrooms and make them easier to clean. Mr. Mehaffey said it would certainly make it more aesthetically pleasing. There was continued discussion and Mr. Mehaffey answered questions about the color flakes that will be added. Alderman Wise proposed doing the restrooms and give him time to see if he could find some grant money to do the large Pavilion area. The consensus of the Board was to put the restrooms on the agenda for approval.

Update on Parks

Mr. Mehaffey updated:

- The repairs at R&R have been completed.
- Work at Parham Park:
 - Removing debris from creek bank.
 - Cleaning up around deck.
 - We have someone that is going to build the ramp back.
 - Materials being delivered to replace the rubber with road bond and sand.
 - Mr. Mehaffey said his recommendation at the visioning meeting was to dig up inside the parking area and put 6-8 inches of road bond and compact it all the way up to the handicapped parking and entrance grade and if the Board decides in the future to pave, it will be ready. The cost of digging it out and putting stone down is \$17,615. This is money that we may possibly get reimbursed from FEMA.

Salt Bin at WWTP

Manager Best said at the visioning session there was discussion about putting a salt bin and loader at the WWTP to keep up with the Development on Jonathan Creek. Mr. Mehaffey explained it would be beneficial to order the material for the building now and put the price of the concrete and labor to install the building on next year's budget. A budget amendment would need to be done for the full amount of the building. The consensus was to put this item on the agenda for next week.

Consolidated Waste Services (CWS) Contract

Manager Best said the contract had been sent out in the manager's report for review and she will need permission to sign the contract. Mr. Mehaffey said the current CWS contract extension will expire on the first of July. He along with Manager Best have met with CWS to discuss the proposed contract:

	July 1, 2025 - July 1, 2026	July 1, 2026 -July 1, 2027	July 1, 2027 -July 1, 2028	July 1, 2028 -July 1, 2029	July 1, 2029 -July 1, 2030
Household Total	\$10.48	\$10.62	\$10.62	\$10.98	\$10.98
Household Trash	\$7.73	\$7.77	\$7.77	\$8.13	\$8.13
Household Recycle	\$2.75	\$2.85	\$2.85	\$2.85	\$2.85

The "fuel surcharge" terms were renegotiated and established by an February 25, 2025 memo (attached)

Fuel Rate	Percentage Increase
\$3.10 - \$3.34	4.5%
\$3.35 - \$3.54	6.5%
\$3.55 - \$3.64	7.5%
\$3.65 - \$3.74	8.0%
\$3.75 - \$3.84	9.5%
\$3.85 - \$3.94	10.5%
\$3.95 - \$4.00	12.5%
\$4.01 - \$4.25	14.5%
\$4.26 - \$4.35	15.5%
\$4.36 - \$4.55	17.9%

WWTP Bridge update

Mayor Eveland asked for an update on the Bridge at the WWTP. Mr. Mehaffey said we are still waiting for a project number from FEMA to start the engineering. Finance Director Misty Hagood said the projects have been in the portal for over three months but have not been approved. The Towns Personal Assistant person for FEMA is changing and hopefully things will move quicker now. Mr. Mehaffey answered questions about the extent of the damage to the WWTP bridge.

Cashflow Loan

Manager Best said the Town was awarded \$23,440 for the 0% interest cash flow bridge loan. Ms. Hagood said the amount is so low because FEMA has not approved the Towns projects. There will be a second round of loans after April 30th. Mayor Eveland said he was in Raleigh last week and there has been some talk that this may end up as a grant and not have to be paid back. The consensus was to put the promissory note on the agenda at next week's meeting for approval.

ATTACHMENT B

This Promissory Note has been pre-audited as required by the
Local Government Budget and Fiscal Control Act

Finance Officer

PROMISSORY NOTE

Date: _____

Loan Number: **Helene50444R1000000000**

Loan Amount: **\$23,440.11**

The **Town of Maggie Valley, North Carolina** ("BORROWER") DOES HEREBY unconditionally promise to pay to the STATE OF NORTH CAROLINA (by and through the North Carolina Department of State Treasurer) ("State") the following Loan Amount: **\$23,440.11** The promissory note is made in accordance with the related Loan Agreement, dated as the date hereof (the "Agreement"), between the State and the BORROWER. As set forth in the Agreement, the BORROWER hereby promises to pay the Loan Amount in accordance to the following schedule:

- **\$1 the first anniversary of the Loan Date**
- **10% of the Loan Round Amount on June 30, 2027**
- **20% of the Loan Round Amount on June 30, 2028**
- **30% of the Loan Round Amount on June 30, 2029**
- **40% (less \$1) of the Loan Round Amount on the earlier of the fifth anniversary of the Loan Date recited in the Agreement or June 30, 2030.**

Payment instructions will follow from the State or its agent.

This Promissory Note and the Agreement were duly authorized by action of the BORROWER's governing body at a meeting duly held on _____.

TOWN OF MAGGIE VALLEY, NORTH CAROLINA

Signature

[Name and Title]

[SEAL]

Attest:

Signature

[Name and Title—should be clerk]

Alderman Wise questioned why Mr. Pless was not on the agenda. Manager Best said she had not heard from him. Alderman Wise said if it is ok with Board members he would like to reach out to Representative Mark Pless and ask for help. It was the consensus of the Board for Alderman Wise to reach out to Representative Pless.

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Adjournment

A motion was made by Alderman Tim Wise to adjourn the meeting at 10:54 am. The motion carried unanimously.

Attest:

s/Mike Eveland
Mayor Mike Eveland

s/Vickie Best
Vickie Best, Town Manager

s/Kathy Johnson
Kathy Johnson, Town Clerk