

Board of Aldermen Agenda Setting Meeting  
Flossie White Board Room, Maggie Valley Town Hall  
Tuesday March 10, 2026, 10:00 am

Members Present:

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

Members Absent:

None

Staff Present:

Interim Town Manager Sam Cullen (attended virtually), Interim Assistant Town Manager/Finance Director Misty Hagood, Town Clerk Kathy Johnson, Police Chief Matthew Boger, Acting Planning Director Noah Taylor, Public Works Director Seth Boyd.

Others Present:

No others were present.

Media Present:

No Media were present.

**Meeting Called to Order**

Mayor Mike Eveland called the Board of Aldermen Agenda Setting Meeting to order on Tuesday, March 10, 2026, at 9:59 am in the Flossie White Boardroom in Maggie Valley 3987 Soco Road, Maggie Valley, NC 28751.

**Consent Agenda**

- a. *Budget to Actual*
- b. *A/R Report*
- c. *Tax Releases/Tax Reports*
- d. *Minutes: February 10<sup>th</sup>, 17<sup>th</sup> and 23<sup>rd</sup>.*
- e. *Festival Ground Application Approval:*
  - *Maggie Valley Barbecue Festival: November 6<sup>th</sup> and 7<sup>th</sup> 2026.*
  - *Mountain Family Life Festival: August 29, 2026.*

Interim Town Manager Sam Cullen provided an overview of the consent agenda items, highlighting two festival ground applications that would fill vacant weekends and extend the season. The first is the Maggie Valley Barbecue Festival scheduled for November 6th and 7th, 2026, which represents the organizer's first year and aims to donate proceeds to a local nonprofit or school. The second is the Mountain Family Life Festival on August 29, 2026, featuring arts and crafts displays for local artisans.

Mayor Eveland noted these events would be approved through the consent agenda process Manager Cullen emphasizing that the August event fills a typically vacant weekend while the November event extends the season without requiring winterization of facilities, as neither event utilizes the stage which is the main winterized component.

**Proclamation For Developmental Disabilities Awareness Month.**

No one was present to accept the proclamation in honor of Developmental Disabilities Awareness Month. It was determined the Proclamation would be read at the March 17<sup>th</sup> Meeting.

**Consideration of donation to Jonathan Valley Elementary School: Playground Fundraiser.**

(A representative from Jonathan Valley PTO will be giving a presentation at the March 17<sup>th</sup> meeting.)

Manager Cullen referenced a letter from the Jonathan Valley PTO board requesting sponsorship for a new playground project. After consulting with PTO representatives and Bill Sebastyn, who serves as a substitute teacher at the school, Mr. Cullen recommended the bronze sponsorship level of \$500. This contribution would provide the Town with an engraved nameplate at the playground, social media recognition, and acknowledgment at the ribbon cutting event. The sponsorship levels range from \$500 to \$25,000, and sufficient funds remain in the town's donation line item for this fiscal year.

Mayor Eveland inquired about potential additional support through public services, noting the Town's positive relationship with the school and their current practice of maintaining some of the grass at the facility. He emphasized the importance of continuing to be good neighbors and maintaining the strong partnership with the school.

Board members discussed the possible donation and Alderman Phillip Wight confirmed that the \$500 donation would be going toward playground equipment. Mayor Eveland noting the significant costs associated with playground equipment based on the town's previous experience.

**Reappointment of Advisory Board Members.**

- Zoning Board – 2 Members
- Planning Board – 2 Members
- ABC Board – 2 Members

Manager Cullen said there will be two members appointed to each Board. He confirmed Board members would have a list of all the interviewed applicants before the March 17<sup>th</sup> meeting.

**Ordinance 1130: Authorizing Town Manager to dispose of Town Property.**

Manager Cullen explained this ordinance would streamline the property disposal process by allowing the Town Manager to surplus property or groups of items valued under \$30,000 through platforms like GovDeals, rather than requiring individual Board approval for each item. The Board would still be informed of all disposals through regular reporting.

Mayor Pro Tem Jim Owens noted that the Tourism Development Authority recently adopted an identical ordinance with the same \$30,000 threshold, following county guidelines. Mayor Eveland sought confirmation that this threshold was standard practice, which Alderman Owens verified.

Alderman Phillip Wight confirmed with Manager Cullen that the Board will still receive a report with items that are disposed of.

Mayor Pro Tem Jim Owens said the TDA put a clause in their Ordinance stating no property could be donated without Board approval.

Ordinance 1130 covers various disposal methods including sales, bids, and disposal of items with no value. Mr. Owens noted they included a provision requiring Board approval for any donations to avoid potential political implications and ensure fair treatment of all parties.

**Budget Amendment Ordinance 1131: 25/26- Move funds from Board of Aldermen to Public Works for Town Hall Planting.**

Mr. Cullen described this as a routine transfer of funds from economic development to public works for landscaping around town hall, moving money that was not expected to be utilized elsewhere before the end of the budget year.

**Budget Amendment Ordinance 1132:**

Manager Cullen expressed excitement about an unexpected reimbursement from FEMA and the state for equipment use and labor during the early flood response period. The funds are unrestricted, unlike typical FEMA reimbursements, and relate to compensation for an electronic sign and existing budgeted labor costs.

The reimbursement would fund several previously requested budget items including a police department UTV, fire cabinet for administration, public works mower, EV charger, and the first year of police body camera equipment. Additional state reimbursement funds for festival grounds damage would be included in this budget amendment.

Board Members noted that this would be taking significant strain off the upcoming budget process. Manager Cullen noted that with this amendment's approval, the Town would meet almost all needs requested in the January budget presentation, with only one exception remaining.

**Public Hearing: Annexation of 115 Reuben Branch Road, PIN #7686-64-3480**

Manager Cullen indicated he would be giving the staff report at the March 17<sup>th</sup> meeting on this straightforward contiguous annexation case since Planning Director Noah Taylor would be out of town for floodplain training. The annexation request stems from a failing septic tank, with the property owner seeking connection to town sewer service for their single-family home.

**Public Hearing: Initial Zoning of 115 Reuben Branch Road, PIN #7686-64-3480. (R-3 High Density Residential).**

The property would be zoned R-3 High Density Residential to match the existing zoning of the surrounding neighborhood, maintaining consistency with the area's current designation.

**Other Business**

Manager Cullen provided a comprehensive update on FEMA reimbursement status, reporting the Town has recouped \$708,000 of approximately \$850,000 spent on flood-related expenses. An additional obligation of about \$300,000 is expected by month's end, which would bring total reimbursements over \$1 million.

He noted that FEMA communication remains suspended, with no direct contact allowed between the Town and FEMA representatives, though some activity continues in the background as evidenced by occasional updates in the grant's portal. During this shutdown period, the Town has prioritized the 276-sewer crossing project to minimize pump-around costs while FEMA projects continue with engineers working on right-of-entry requirements.

Public Services Director Seth Boyd reported on the 276-sewer crossing project status, indicating they await final plans before bidding. A crucial meeting with property owner Dean Ross is pending his recovery from a car accident that hospitalized him for several days after he was traveling from Tennessee. Ross needs to sign access authorization forms for creek bank work on his property, as the property line runs through the center of the creek.

Regarding the roundabout construction, Mr. Boyd noted DOT's progress with daily visible work. Traffic will eventually be moved to one completed side while work continues on the other half. A significant remaining task involves installing 45 feet of 72-inch culvert, but this work is delayed until the trout moratorium ends on April 1st. DOT maintains a non-committal timeline of late April for project completion, though Mr. Boyd suggested June might be more realistic.

Discussion turned to the Town's welcome sign replacement necessitated by DOT's roadwork. The new sign location across from the original requires unique design considerations due to visibility across two traffic lanes. Mr. Boyd and the management team are considering a design similar to the town hall sign, featuring illuminated metal construction rather than the previous wooden sign, which would provide 15-20 years of service with minimal maintenance.

The team discussed sizing requirements, power availability from existing town services, DOT setback requirements, and the importance of securing proper encroachment agreements to ensure DOT would be responsible for future relocations. They also addressed placement considerations for seasonal holiday displays, noting adequate space and available power connections.

Funding discussions indicated the sign replacement would likely occur during the next fiscal year, with potential use of excess fund balance if DOT completes work earlier than expected. The team emphasized coordinating with DOT on measurements, permits, and approvals, having initiated early conversations to establish groundwork for the process.

Mayor Eveland expressed appreciation for the initiative-taking approach and noted the evolution of the Town's signage from the original wooden signs to the current metal illuminated style, representing the community's progression in presentation standards.

**Closed Session NC G.S. 143-318.11(a)(6) Personnel issue.**

At the March 17<sup>th</sup> Board of Aldermen meeting, the Board will go into closed session to discuss personnel issue.

**Adjournment**

*With no further business, Alderman Tim Wise made a motion to adjourn the meeting at 10:27 am. The motion carried unanimously.*

S: Mike Eveland  
Mayor Mike Eveland

S: Sam Cullen  
Sam Cullen, Interim Town Manager

*Attest:*  
S: Kathy Johnson  
Kathy Johnson, Town Clerk