

Town of Maggie Valley  
Board of Aldermen Regularly Scheduled Meeting  
March 17, 2026  
MINUTES

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Members Present:

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

Members Absent:

Alderman Phillip Wight

Staff Present:

Sam Cullen, Interim Town Manager  
Kathy Johnson, Town Clerk  
Noah Taylor, Acting Planning Director  
Seth Boyd, Public Services Director  
Matthew Boger, Police Chief  
Craig Justus, Attorney

Others Present:

Nine Others Present.

Media Present:

No Media were present.

**Meeting Call to Order**

Mayor Mike Eveland called the meeting to order at 6:29 pm on Tuesday March 17, 2026, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

**Pledge of Allegiance**

The Pledge of Allegiance was recited by all followed by prayer led by Interim Town Manager Sam Cullen.

**Approval of the Agenda/Conflict of Interest Declaration**

Mayor Eveland stated the only change to the Agenda is Budget Amendment Ordinance 1133 will be added under Other Business.

**Consent Agenda**

- a. *Budget to Actual*
- b. *A/R Report*
- c. *Tax Releases/Tax Report.*
- 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.*

***Alderman John Hinton made a motion to approve the Agenda with the changes and to approve the Consent Agenda as presented. The motion carried unanimously. (Alderman Phillip Wight was absent)***

**Public Comment**

Mayor Eveland opened the meeting for Public Comment noting that there would be opportunities to speak during the public hearings later in the meeting. No citizens came forward to speak and there were no public comments made during this time.

**Proclamation For Developmental Disabilities Awareness Month.**

Julia Buckner from the ARC of Haywood County addressed the board, explaining that the organization has served Haywood County for 50 years, providing homes for over 382 people with intellectual and developmental disabilities and serving thousands more through community living and supportive employment programs.

Two residents of ARC facilities spoke to the board. Reagan Noble described living in a group home with five other people, working at Burger King in Clyde for six years, and serving on the Action Club Board. She emphasized being a valued member of the community with a job and responsibilities. Stone Struppeck also thanked the board for keeping the community safe and protected.

Ms. Buckner stressed that Board decisions impact not only Maggie Valley citizens but also ARC members who worship, volunteer, and use municipal services in the community.

Mayor Eveland read the complete proclamation declaring March 2026 as Developmental Disabilities Awareness Month in Maggie Valley. The proclamation detailed the ARC's 50-year history, its founding by local advocates including Margaret Brown and others in 1976, and its current services to approximately 100 individuals and families annually through four group homes, supported employment, community living, and community navigator programs.

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

Melissa Warwick, PTO President of Jonathan Valley Elementary School, presented a request for funding support for a new playground. She explained that the school serves almost 400 students with anticipated growth due to increased housing development. The current playground, believed to be almost 40 years old from when the school was built in 1986, has deteriorated beyond repair with safety concerns and student injuries.

The PTO is spearheading efforts to raise \$100,000 for a new playground. Through chocolate bar sales and business sponsorships, they have raised approximately \$82,000, leaving \$18,000 needed by late April to order the playground for installation before summer camp begins.

Mayor Eveland noted that the playground serves not only school students but is open to the public during non-school hours, and that the town assists with maintenance of the grounds. He offered the town's help with future maintenance needs.

Board members discussed the different fundraising categories and decided on the \$500.00 Bronze sponsorship level.

*Aldermen Tim Wise made a motion to approve a donation to Jonathan Valley Elementary School in the amount of \$500.00 to help with the purchase of playground equipment. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

**Reappointment of Advisory Board Members.**

The Board addressed reappointments to three advisory boards with two members up for appointment on each board. Mayor Eveland explained that interviews were conducted over the past two months and boards are now on a schedule for review every few years.

*Alderman Tim Wise made a motion to reappoint David Carriker to serve on the Zoning Board of Adjustment for another (3-year) term. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

*Alderman Tim Wise made a motion to reappoint Derrick Worrell to serve on the Zoning Board of Adjustment for another (3-year) term. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

*Alderman Tim Wise made a motion to reappoint Bill Sebastyn to serve on the Planning Board for another (3-year) term. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

*Alderman Jim Owens made a motion to appoint Brad Pendley to serve on the Planning Board (3-year) term. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

*Alderman Tim Wise made a motion to appoint Myra Glover to serve on the ABC Board (3-year) term. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

*Alderman Jim Owens made a motion to reappoint Brad Pendley to serve on the ABC Board for another (3-year) term. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

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

Interim Town Manager Sam Cullen explained that this ordinance authorizes the Town Manager to dispose of or sell property worth less than \$30,000, similar to what the TDA has implemented. The ordinance requires Board approval for donations to nonprofits. This will eliminate the need for Board votes on low-value items while maintaining oversight.

ORDINANCE NO. 1130  
PRESCRIBING PROCEDURES  
FOR DISPOSING OF  
PERSONAL PROPERTY VALUED AT LESS THAN \$30,000

BE IT ORDAINED by the Board of Aldermen of the Town of Maggie Valley:

Section 1. The Town Manager is hereby authorized to dispose of any surplus personal property owned by the Town of Maggie Valley, whenever he or she determines, in his or her discretion, that:

- (a) the item or group of items has a fair market value of less than thirty thousand dollars (\$30,000.00);
- (b) the property is no longer necessary for the conduct of public business; and,
- (c) sound property management principles and financial considerations indicate that the interests of the Town would best be served by disposing of the property.

Section 2. The Town Manager may dispose of any such surplus personal property by any means which he or she judges reasonably calculated to yield the highest attainable sale price in money or other consideration, including but not limited to the methods of sale provided in Article 12 of N.C. Gen. Stat. Chapter 160A. Such sale may be public or private, and with or without notice and minimum waiting period.

Section 3. The surplus property shall be sold to the party who tenders the highest offer or exchanged for any property or services useful to the Town if greater value may be obtained in that manner, and the Town Manager or Finance Director is hereby authorized to execute and deliver any applicable title documents. If no offers are received within a reasonable time, the Town Manager may retain the property, obtain any reasonably available salvage value, or cause it to be discarded. No surplus property may be donated to any individual or organization except by resolution of the Board of Aldermen.

Section 4. The Town Manager and Finance Director shall keep a record of all property sold under authority of this Ordinance and that record shall generally describe the property sold or exchanged, to whom it was sold or with whom exchanged, and the amount of money or other consideration received for each sale or exchange.

Section 5. This Ordinance is enacted pursuant to the provisions of N.C. Gen. Stat. § 160A-266(c).

Section 6. This Ordinance shall become effective upon adoption.

Adopted this 17th day of March 2026.

***Alderman Jim Owens made a motion to adopt ordinance 1130 allowing the town manager to dispose of town property worth less than \$30,000.00.***

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

Manager Cullen explained this budget amendment moves \$10,000 from the economic development line item to the public works department to complete town hall plantings and other items around town hall as the fiscal year ends.

**Ordinance No. 1131**

**An Ordinance Amending the FY 2025-2026 Budget Ordinance**

Be It Hereby Ordained by the Town Board of Aldermen of the Town of Maggie Valley, North Carolina, that the Budget Ordinance for the year 2025-2026 is amended as follows:

**General Fund – 2025-2026 – Move funds from Board of Aldermen to Public Works for Town Hall plantings.**

<u>Description</u>	<u>Previous</u>	<u>Increase (Decrease)</u>	<u>Amended</u>
Expenditures			
Public Works	\$1,412,770	\$10,000	\$1,422,770
Board of Aldermen	\$ 100,240	(\$10,000)	\$ 90,240

Adopted by the Town board of Aldermen of the Town of Maggie Valley in the regular session March 17, 2026.

*Alderman John Hinton made a motion to adopt Budget Amendment Ordinance 1131- moving funds from Board of Aldermen to Public Works for Town Hall Planting. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

**Budget Amendment Ordinance 1132**

Manager Cullen described this as an exciting windfall - a one-time FEMA payment with minimal restrictions, partially reimbursing the Town for a signboard at the 276 roundabout and staff labor already budgeted. The payment will fund several items planned for the upcoming budget: police department UTV, fire cabinet, public works lawnmower, four EV chargers (two for Sweetbriar and two replacements), and the first year of police body camera subscription. This will significantly aid in meeting departmental needs in the coming budget.

## Ordinance No. 1132

### An Ordinance Amending the FY 2025-2026 Budget Ordinance

Be It Hereby Ordained by the Town Board of Aldermen of the Town of Maggie Valley, North Carolina, that the Budget Ordinance for the year 2025-2026 is amended as follows:

**General Fund – 2025-2026 – FEMA and State reimbursements, grounds reimbursements for FG damages, and spending ABC funds to purchase UTV, fire cabinet, mower, EV chargers, 1<sup>st</sup> year of police interrogation and body cams.**

<u>Description</u>	<u>Previous</u>	<u>Increase (Decrease)</u>	<u>Amended</u>
<b>Revenue</b>			
FEMA/State of NC Reimb	\$0	\$628,419.19	\$628,419.19
Labor/Grounds Reimb	\$3,000.00	\$ 3,295.00	\$ 6,295.00
Fund Balance-Reserve ABC	\$0	\$ 20,000.00	\$ 20,000.00
Reserve-Encumbrance	\$223,544.23	(\$ 97,760.15)	\$125,784.08
<b>Expenditures</b>			
Administration	\$1,051,475.97	\$ 6,000.00	\$1,057,475.97
Public Works	\$1,223,772.77	\$ 18,000.00	\$1,236,772.77
Festival Grounds	\$ 147,760.00	\$ 13,295.00	\$ 161,055.00
Parks & Rec	\$ 209,297.23	\$ 456,659.04	\$ 665,956.27
Police Dept.	\$1,892,115.00	\$ 60,000.00	\$1,952,115.00

**Sewer Fund – 2025-2026 – FEMA and State reimbursements.**

<u>Description</u>	<u>Previous</u>	<u>Increase (Decrease)</u>	<u>Amended</u>
<b>Revenue</b>			
FEMA/State of NC Reimb	\$0	\$ 80,273.68	\$ 80,273.68
<b>Expenditures</b>			
Sewer Operations	\$ 505,772.31	\$ 80,273.68	\$ 586,045.99

Adopted by the Town Board of Aldermen of the Town of Maggie Valley in the regular session March 17, 2026.

***Alderman Tim Wise made a motion to adopt Budget Amendment Ordinance 1132. The motion carried unanimously. (Alderman Phillip Wight was absent.)***

**Public Hearing: Annexation of 115 Reuben Branch Road, PIN #7686-64-3480: Ordinance # 1124**

Manager Cullen provided the presentation explaining this is a contiguous annexation driven by septic system failure on the 0.94-acre property. The property can be served with necessary town services, and estimated annual tax and solid waste revenues will be around \$1,600.

Mayor Eveland opened the public hearing at 7:04pm for public comment.

**Tom Towey** of 169 Reuben Branch Road, who borders the property, asked about maintaining easement rights for a septic system on his property. Mr. Cullen assured him that this annexation would not affect existing deed-based easement rights.

Mayor Eveland explained that the Town handles many such annexations annually due to septic failures and more stringent land requirements for septic system replacement.

With no more public comment, Mayor Eveland closed the public hearing at 7:06pm for Board discussion.

**ORDINANCE NO. 1124  
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF MAGGIE  
VALLEY, NORTH CAROLINA**

**WHEREAS**, the Board of Aldermen has been petitioned under G.S. 160A-58.1 to annex the area described below; and

**WHEREAS**, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, The Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Maggie Valley Town Hall at 6:30 p.m. on March 17, 2026, after due notice by publication on February 25 and March 4, 2026; and

**WHEREAS**, the Board of Aldermen finds that the petition meets the requirements of G.S. 160A-58.1.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Aldermen of the Town of Maggie Valley, North Carolina that:

Section 1. By virtue of the authority granted by G. S. 160A-58.1, the following described territory is hereby annexed and made part of the Town of Maggie Valley as of March 17, 2026.

The area proposed for annexation is described as follows:

Belonging to Tyler and Elizabeth Beamer, 7686-64-3480 and being described as 115 Reuben Branch Rd., Legal Ref: 759/262, Add Ref: CABD/804 and 542/1767 Consisting of .944 acres.

EXHIBIT A

TRACT ONE: BEING Lots 18, 19 and 20 of Block "A" of Spring Lake Estates, Inc., as per survey and plat recorded in Map Book G, Pages 76 and 76A, Haywood County Registry.

TRACT TWO: BEGINNING at a point in center of eight (8) foot branch in Henry line (Deed Book 167, page 298, Haywood County Registry) at the northeast corner of Lot 17 of Block A, Spring Lake Estates, Inc. (Plat Book G, Pages 76 and 76A) and at the southeast corner of Lot 20 of said subdivision and runs thence up and with center of branch, S. 34 deg. 31' 16" W. 47.40 feet and S. 54 deg. 27' 36" W. 41.15 feet; thence a new line, N. 88 deg. 38' 46" W. 271.84 feet to an iron pin (set); thence S. 55 deg. 20' 00" E. 60.63 feet to an iron pin (set); thence S. 82 deg. 50' 00" E. 25.00 feet to an iron pin; thence N. 88 deg. 50' 00" E. 148.00 feet to an iron pin; thence S. 52 deg. 10' 00" E. 14.00 feet to an iron pin; thence N. 88 deg. 50' 00" E. 20.00 feet to an iron pin; thence N. 31 deg. 50' 00" E. 30.00 feet to an existing iron pin; thence N. 85 deg. 33' 22" E. (passing an existing iron pin at 30.99 feet) a distance of 62.79 feet to the BEGINNING and containing 0.254 acres as per survey and plat of James T. Herron, RLS, bearing date of January 19, 1989, as revised January 4, 1993, and BEING the northerly portion of Lots 14, 15, 16 and 17 of Spring Lake Estates as shown in Plat Book G, Pages 76 and 76A, Haywood County Registry.

TOGETHER WITH, INCLUDING and SUBJECT TO the various road rights of way and easements set forth upon the plat recorded in Plat Book G, pages 76 and 76A, Haywood County Registry.

SUBJECT TO reservations, easements and rights of way as set forth in the Restriction Agreement recorded in Deed Book 186, page 47, Haywood County Registry. Further SUBJECT TO the restrictions recorded in Deed Book 186, page 173 and Deed Book 237, page 598, Haywood County Registry.

TOGETHER WITH, INCLUDING and SUBJECT TO the easement for septic lines, drain field and repair area described in Agreement recorded in Deed Book 450, page 1224, Haywood County Registry.

Section 2. Upon and after March 17, 2026, the above .944 acres for annexation and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Maggie Valley and shall be entitled to the same privileges and benefits as other parts of the Town of Maggie Valley. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Maggie Valley shall cause to be recorded in the office of the Register of Deeds of Haywood County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Haywood County Board of Elections, as required by G.S. 163-288.1.

This the 17<sup>th</sup> day of March 2026.

ATTEST

*Alderman Jim Owens made a motion to adopt Ordinance # 1124, annexing 115 Reuben Branch Road, PIN #7686-64-3480 into the corporate limits of the Town of Maggie Valley. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

**Public Hearing: Initial Zoning of 115 Reuben Branch Road, PIN #7686-64-3480. (R-3 High Density Residential): Ordinance #1125**

Manager Cullen explained that the newly annexed 0.94-acre property near the Maggie Valley Fire and Rescue Department must now be zoned. Staff recommends R-3 high density residential zoning based on surrounding zoning districts, the table of permitted uses, and surrounding land uses. This recommendation aligns with the comprehensive land use plan showing this area as mountain residential, will not create nonconformities or spot zoning, and exceeds the minimum lot size requirement of 0.2 acres. The planning board unanimously recommended R-3 zoning at their January 20th meeting.

Mayor Eveland opened the public hearing at 7:08pm for public comment. Mayor Eveland closed the public hearing at 7:08pm with no public comments.

**ORDINANCE NUMBER 1125  
TOWN OF MAGGIE VALLEY  
AN ORDINANCE AMENDING THE ZONING MAP  
TO ZONE A PARCEL WITHIN THE CORPORATE LIMITS**

**WHEREAS**, The Town of Maggie Valley held a public hearing on the zoning of parcels within the corporate limits on March 17, 2026; and

**WHEREAS**, The area being zoned is property owned by Tyler and Elizabeth Beamer; and

**WHEREAS**, A public notice was published on February 25<sup>th</sup> and March 4<sup>th</sup>, 2026.

**NOW THEREFORE BE IT RESOLVED BY THE MAGGIE VALLEY BOARD OF ALDERMEN THAT:**

1. All requirements were met in accordance with G.S. 160D-602.
2. That the following parcel located within the Town's Corporate Limits will be zoned R-3 High Density Residential.

Property Identification Number: 7686-64-3480

Address: 115 Reuben Branch Road Maggie Valley NC 28751

Adopted in Open Session, this the 17th day of March 2026.

*Alderman Jim Owens made a motion to adopt ordinance number 1125, zoning 115 Reuben Branch Rd. PIN # 7686-64-3480 as R-3 high density residential. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

*Alderman Tim Wise made a motion to adopt the consistency and reasonableness statement for Ordinance #1125. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

**Other Business**

Cullen presented Budget Amendment Ordinance 1133, explaining that sewer fee revenues significantly exceeded budget projections (\$190,000 actual vs. \$80,000 budgeted) due to earlier-than-expected timing of DR Horton development permits. This \$110,000 budget amendment will fund a needed loader for the wastewater treatment plant and free up money in the upcoming budget for an F-250 truck to meet all department needs.

**Ordinance No. 1133**

**An Ordinance Amending the FY 2025-2026 Budget Ordinance**

Be It Hereby Ordained by the Town Board of Aldermen of the Town of Maggie Valley, North Carolina, that the Budget Ordinance for the year 2025-2026 is amended as follows:

**Sewer Fund – 2025-2026 – Increase in system development fees to purchase loader.**

<u>Description</u>	<u>Previous</u>	<u>Increase (Decrease)</u>	<u>Amended</u>
Revenue			
System Development Fees	\$80,000.00	\$110,000.00	\$190,000.00
Expenditures			
Sewer Operations	\$586,045.99	\$110,000.00	\$696,045.99

Adopted by the Town Board of Aldermen of the Town of Maggie Valley in the regular session March 17, 2026.

*Alderman Jim Owens made a motion to adopt Budget Amendment Ordinance 1133. The motion carried unanimously. (Alderman Phillip Wight was absent.)*

Mayor Eveland asked about potential vehicle ordering needs for the upcoming year, and Cullen indicated they would discuss this at the April 20th budget meeting.

**Department Head Reports**

Sam Cullen, Interim Town Manager

**Managers’ BOA Meeting Report February 2026**

- This month has been used to check quite a few administrative items off the list. We continue to work on budget projections, and we are still on schedule to present the draft budget on April 20<sup>th</sup>.
- We are working to adopt an AI policy. This will eventually be an item to add to our organizational excellence focus point. While AI is coming to the workspace, I have legal and ethical concerns with its use particularly in the Law Enforcement Profession. Chief Boger and I have met with our police department attorneys, and we have begun to craft a policy based off other municipalities in NC.

### **Strategic Planning Updates**

- **Revitalized Town Infrastructure**
  - o I have begun conversations with engineering firms to get preliminary pricing on a CIP for the festival grounds. This will likely have a 30–50-thousand-dollar price tag.
- **Organizational Excellence**
  - o We are working to make all business cards, email signatures, etc. a uniform format.
  - o We are working to establish something like an employee of the month program to recognize some of the employees whose primary jobs are making a difference behind the scenes. Recently Town of Waynesville and Haywood County have started similar programs, and they are well received by the employees and social media outlets.
- **Safe, Reliable, and Sustainable Utility Services**
  - o We have contracted with Willdan to begin our system development fee study. This process should take a few months. We are hoping to work on some of the recommendations into the 26-27 budget.
- **Economic Development and Tourism Resources**
  - o I have started conversations with several groups including Haywood County, Haywood Community College, Haywood, and Maggie Chambers of Commerce to cultivate the idea of hosting a “small business day” in Maggie Valley the general idea would be to set up a workshop here in Maggie Valley likely at the Towns pavilion. This would give us an outlet to let small business owners know what we have to offer them by way of assistance and education programs as well as allow them to give us feedback and help identify areas of unmet needs.

-Sam Cullen, Interim Town Manager

### **Seth Boyd, Public Works Director** **PUBLIC WORKS**

- Monthly maintenance, general cleaning and repairs at Town Hall, Pavilion, Parham Park, Rathbone/Rich Park, Festival Grounds, Public Works buildings and Police Department.
- Monthly Recyclables approx. 8 tons.
- Monthly Solid Waste approx. 47 tons.
- Monthly White Goods/Electronics 2 pick-ups.
- Picked up miscellaneous residential brush and debris. 114 brush pick-ups that totaled 10 loads of brush.
- Monthly Snow Plowing/Salting. 3 Events

- Continuing maintenance and repairs on Welcome Banners, Miss Maggie Banners, and Summer Banners.
- Public Works continues upkeep of all Town facilities.
- Perform ditch, culvert, shoulder, and road maintenance along streets. Both private and Town streets.
- Service and/or repaired 2 Public Works vehicles/equipment 0 Administration and 2 Police vehicles.
- Picked up bagged trash and debris along Highway 19 and Highway 276 from Fie Top Road to the Wastewater Treatment Plant.
- Public Works has staffed 0 events at the Festival Grounds this month.
- Public Works continues inspections and testing infrastructure at Mountain View Estates.
- Public Works continue inspections and testing infrastructure in Valley Woods subdivision on Jonathan Creek as they begin building.
- Public Works continues meetings with DOT and their contractors for work on highway 276, Evans Cove bridge and Johnson Branch bridge.
- The highway 276 project is well underway. The work for the roundabout has started and will cause continual traffic issues for the next ?? months. All traffic at the 276 redlight will continue to be reduced to 1 lane in all directions with both ramps closed.
- Public Works has continued the improvements list for beautification in and around Town Hall. I have provided Sam with this checklist to present to you.

#### WWTP

- Daily and Monthly testing, monitoring, and analysis; Monthly cleaning and repairs.
- Monthly Road, Levee, equipment and building maintenance.
- Continued yearly sewer line, manhole, easement spraying and creek crossing inspections as required by DENR.
- Installed/repaired 1 sewer services issues, cleaned, and videoed approximately 175' feet of sewer line, inspected 25 sewer connections/installations, 6 Final home inspections, repaired/leak stopped 0 damaged manhole and inspected 5 manholes as we continue to work on I&I issues.
- Dewatered 43,250 gallons of digested sludge. Lime Stabilized 0 tons of dewatered sludge. Also, we hauled 0 tons of dewatered sludge to the landfill.
- Worked with business owners, homeowners, contractors, and others to help resolve sewer related issues such as rainwater getting into sewer lines, back-ups, video inspection, private line or service locations and damage to lines.
- Continue monthly sewer easement maintenance. Bush hogging, tree cutting, spraying and debris removal.
- This month we received 67 locate requests for NC811. These were all marked in a timely manner.
- Continue monitoring Johnathan Creek and stream banks for fallen and dead trees that could impact the Town's sewer creek crossings. This is now required by NCDEQ.
- Removed fallen trees and debris from Jonathan's Creek on Moody Farm Road, Stonebridge Campground, Valley Creek, and Campbell Creek.

- Grease in the Towns sewer collection system and in the Wastewater Treatment Plant is an ongoing and time-consuming problem. Regular grease trap pumping and maintenance is the key to keeping these problems to a minimum. All food handling businesses are required to have grease-removing equipment installed and to maintain records of cleaning and maintaining their equipment. The sewer department staff regularly inspects this equipment and looks at records and logs of this maintenance. This month we performed 6 grease trap inspections. Of these 0 were found to be non-compliant. We continue to work with all businesses on their grease issues. We provide assistance and education in hopes of reducing the amount of grease in our sewer system.
- We continue working on storm related issues. Sewer projects, engineering for stream bank repairs, WWTP bridge engineering and road repairs.
- WNC Paving continues the widening portion of the project, which puts them in conflict with the Towns Manholes. The Sewer Dept. also inspects them frequently.
- Bio-solids report have been turned in. This is a report that is required yearly by EPA.

#### Matthew Boger, Police Chief

##### Incidents

- During this reporting month February, the Maggie Valley Police Department (MVPD) investigated twenty-one incidents, which included Property Damage, Burglary/Breaking & Entering, Larceny, Simple Assault, Disorderly Conduct, Driving Under the Influence, and Trespassing.

##### Arrests

- Maggie Valley Police Officers arrested five individuals, resulting in six charges, which included Driving Under the Influence and Trespassing.

##### Motor Vehicle Traffic

- Maggie Valley Police Officers investigated two motor vehicle accidents for the reporting period and issued one-hundred and forty-five traffic-related charges. Fifty-two percent of charges were for speeding (14 citations and 62 written warnings).

##### Officer Activities

- THIS LIST IS NOT A COMPREHENSIVE LIST OF ALL THE INCIDENTS FOR THE REPORTING PERIOD. SOME CASES, DUE TO THE INTEGRITY OF THE CASE, CAN NOT BE PUBLICLY DISCLOSED AT THIS TIME.
- On 02/04/2026, Officer Stamey responded to 1080 Ski Lodge Road regarding two stolen snowboards valued at approximately \$610. Surveillance footage showed two individuals placing the snowboards in a cardboard dumpster before retrieving them and loading them into a 2024 Honda Civic with North Carolina license plate VHP-2065. Thanks to Officer Stamey's thorough investigation and detailed report, the snowboards were eventually found and returned to the owner.
- On 02/10/2026, Lieutenant Wood conducted a traffic stop on US-19 after observing a vehicle repeatedly drifting between lanes and nearly striking a curb. The driver showed signs of impairment, including red, glassy eyes, the odor of alcohol, unsteadiness, and difficulty producing his license, and admitted to consuming alcohol. The driver displayed all six clues on the HGN test and provided two positive breath samples on the Alco-Sensor FST. Based on the totality of circumstances, he was arrested for impaired driving and transported to the Haywood County Jail for processing.

- On 02/28/2026 at 14:30 hours, Officer Herbertson responded to 2621 Soco Road regarding a trespassing call. The manager advised that Michelle Schneider had previously been trespassed from the property for stealing items. Dispatch confirmed she had an outstanding warrant, and she was placed under arrest and transported to the Haywood County Detention Center. She was charged with trespassing, given a \$1,500 unsecured bond, and assigned a court date of 03/25/2026 at 08:30 hours in Haywood County.
- On 02/27/2026, Officer Josh Kelley responded to a breaking and entering at Tube World and encountered a 14-year-old juvenile exiting the building. The juvenile initially denied wrongdoing but later admitted to entering the business multiple times, taking two energy drinks, and using a computer inside. Video footage confirmed the entries and showed he had accessed money boxes. His mother was notified and responded to the scene, and charges were to be pursued through the Department of Juvenile Justice. He also admitted to taking a bicycle he found behind a nearby business.

#### Evidence Processing (E/P)

- Evidence Technicians O. Murphy and S. Justice processed forty-six (46) items for the month. Evidence includes Personal Property, Firearms, Firearm Accessories, Drugs/Narcotics, Paraphernalia, and DNA.

#### Investigations (CID)

- Lt. Greene followed up on two separate snowboard theft cases. Both incidents were resolved, and over \$2,000 worth of stolen property was recovered and returned to the rightful owners.
- Detective Clark has been following up with multiple storage unit breaking and entering's. Detective Clark and Lt. Greene have processed multiple pieces of evidence and have located several fingerprints that they were able to lift. At this time, a possible suspect has been located, and Detective Clark is still following up with this.
- Lt. Greene has been following up on a physical child abuse case. Lt. Greene is working with DSS and will attend a forensic interview in March.
- Lt. Greene followed up with a larceny from the Dollar General. Through video and interviews, Lt. Greene was able to identify the suspect and has secured criminal charges on the suspect.
- Lt. Greene assisted patrol with a breaking and entering at Tube World. Lt. Greene will be securing criminal charges through the Department of Juvenile Justice.

#### Follow up:

- Lt. Greene wrote two additional search warrants for the stalking case from last month. Lt. Greene secured an additional charge on the suspect for sexual battery.
- Lt. Greene identified another suspect involving the stolen check from the Town of Maggie Valley. Currently, three search warrants are still pending for the banks to return the information.

#### Events:

- Lt. Greene attended grand jury and secured several criminal charges for possession of firearms by felon and carrying a concealed firearm.

#### K9 Program

- The K9 teams logged two (2) training sessions and zero (0) deployments.

#### Community Patrol and Interactions

- Maggie Valley Officers patrolled through our residential neighborhoods several times this month.
- Maggie Valley Officers performed their monthly business visits.
- Maggie Valley Officers responded to 300 Calls for Service (CFS) in this reporting period. This month the CFS's has increased.

Events, Schools, and Meetings

- Officers conducted a school lockdown drill at Jonathan Valley Elementary School.
- Sydney Justice attended a webinar class on paperless records management.

Noah Taylor, Acting Planning Director

February 2026	34	Description
Residential Permits	5	New Structure, 192 Cora View Trail Sign, Valleyview Subdivision New Structure, Rocky Top Road New Structure, 30 Onyx Lane New Structure, 21 Mari Place
Commercial Permits	1	New Use, 2785 Soco Road
Floodplain Permits	4	Renovation, Mountain View Drive x3 Renovation, 4192 Soco Road
In Person Consultations	7	MPO Floodplain I.T. Developer Greenways N.O.V. Variance question
Final Zoning Compliance	6	25 Getaway Lane 79 Getaway Lane 96 Cora View Trail 104 Cora View Trail 155 Southpoint Ridge 302 Silverleaf Circle
Misc. Requests	0	
Notice of Violations	11	R.O.W. Signs x10 Solid Waste, 276 Rich Cove Road
Resolved Violations	0	

***Alderman Tim Wise made amotion to enter closed session at 7:19 pm under NC G.S 143-318.11(A)(6) Personnel issue. The motion carried unanimously. (Alderman Phillip Wight was absent.***

***Alderman Tim Wise made a motion to reconvene into open session at 7:33 pm. The motion carried unanimously. (Alderman Phillip Wight was absent.)***

***Alderman Tim Wise made a motion to accept Sam Cullens manager contract as presented. The motion carried unanimously. (Alderman Phillip Wight was absent.)***

**Adjournment**

*With no further business to discuss, Alderman Tim Wise made a motion to adjourn the meeting at 7:34 pm. The motion carried unanimously.(Alderman Phillip Wight was absent.)*

S: Mike Eveland  
Mayor Mike Eveland

S: Sam Cullen  
Sam Cullen, Interim Town Manager

*Attest:*

S: Kathy Johnson  
Kathy Johnson, Town Clerk