

Board of Aldermen Agenda Setting Meeting
Flossie White Board Room, Maggie Valley Town Hall
Tuesday April 7, 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:

Town Manager Sam Cullen (attended virtually), Assistant Town Manager/Finance Director Misty Hagood, Administrative & Fiscal Specialist/Deputy Town Clerk Christy Passmore, Police Chief Matthew Boger, Acting Planning Director Noah Taylor, Public Services 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, April 7, 2026, at 10:03 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: March 10th and 17TH (Regular and Closed Session).*
- e. *Resolution 26-07 Directing Town Clerk to investigate an annexation petition received: Gordon Dooley Holdings LLC, 9.9-acre PIN # 7696-18-3431.*

Town Manager Sam Cullen explained that the consent agenda would include the petition for annexation of the 10-acre parcel off Moody Farm Road. He described this as the field currently outside of town limits across from the creek front field that is already within town boundaries. The property owner is petitioning for annexation and seeking to receive their base zoning district. Manager Cullen noted that no site plans have been submitted and that will come at a later date if the owner chooses to proceed.

The property owner has expressed likely intent to pursue multifamily use on the property. This could be either townhomes or an apartment complex, as the owner was originally planning townhomes near the police department but is now selling that land instead.

Mr. Taylor clarified that these are two separate parcels, with the opposite side already in town and zoned. The recommendation will be based on the Moody Farm Road mixed use district and the future land use plan. Manager Cullen emphasized that since no conditional zoning district has been approved, property owners and plans can change, so the recommendation considers all potential uses allowed in that district.

The property owner plans to keep the back portion in the county, which is why they subdivided off this 9.9-acre portion. Most of the back area would fall under the steep slope protection ordinance anyway.

Quarterly Employee Recognition Award

Town Manager Cullen presented the new quarterly employee recognition program that had been discussed in previous meetings. The program involves department heads submitting nominations throughout each quarter with background information on why employees have been nominated. One employee will be selected per quarter and presented with a certificate of appreciation at either an agenda setting meeting or regular board meeting.

For this quarter, AJ Stamey, a police officer, was selected for the award. The presentation will take place at the regular meeting to accommodate his work shift, as the town tries to work around employee schedules, so they don't have to come in early or stay late.

Corrina Ruffieux to present Haywood County Tourism Development Authority Annual Report

Manager Cullen noted that this would be a slideshow presentation from the Tourism Development Authority team.

Consideration of Approval of the 2026 Audit Contract

The audit contract represents an increase of approximately \$3,000 over the previous year's cost. Manager Cullen explained two factors contributing to this increase: it's a new year, and the town spent significant money with FEMA, which requires additional audit requirements accounting for the \$3,000 increase. Despite the cost increase, staff remains pleased with the services provided by the firm Martin & Starnes and recommends continuing with them.

Consideration of Approval of the Pavilion Rental Policy

Manager Cullen along with Christy Passmore collaborated to revise the original pavilion rental policy. They reviewed several issues that had arisen in the past and attempted to address all concerns while formalizing and standardizing the policies and procedures similar to those used for the festival grounds.

The updated policy includes first-come, first-served language on applications, defines what constitutes a complete application, outlines how people can pay deposits, and establishes penalties for any property destruction. The policy aims to be more user-friendly since each renter receives the policy when renting the pavilion, but previous versions weren't being read effectively. The new format is designed to be more readable and understandable.

No rate changes are included in this policy, as those will be addressed in the fee schedule during the budget presentation. The policy would take effect upon adoption.

Board discussion acknowledged that while the festival grounds have a comprehensive contract, the pavilion had operated more informally as a "handshake thing" for a long time. The new policy establishes necessary rules to protect both the town and users while maintaining simplicity and user-friendliness.

Alderman Tim Wise questioned the \$200 all-day rate structure, clarifying that the 12-hour rental actually includes 14 hours total - providing one hour for setup and one hour for takedown as complimentary time for all renters.

Proclamation Police Week 2026: May 10-16, 2026

Mayor Eveland will read the proclamation aloud at the Board of Aldermen Regularly Scheduled meeting.

National Public Works Week Proclamation: May 17-23, 2026

Discussion arose about updating the verbiage since the department is no longer called "Public Works" but has been renamed "Public Services." The board decided to include language stating "Public Services, formerly Public Works" for approximately six months to help with the transition. The title for the director position will also need to be updated accordingly. Alderman Jim Owens was designated to read the proclamation at the Board of Aldermen Regularly Scheduled meeting.

Budget Amendment Ordinance 1134-Use investigative fund balance to purchase upgraded computer

Town Manager Cullen explained that approximately \$5,000 has been set aside in an investigative fund balance that was traditionally used to aid police investigations. This money has not been used in probably five-plus years, as the town has funds for investigations in other line items within the regular budget.

The police department needs an upgraded computer to assist with investigations and equipment they've purchased. Staff proposes taking the money from this unused fund balance to purchase the computer, effectively settling this idle fund. Mr. Cullen noted that investigative funds are budgeted in the regular budget each year, and Chief Boger has been consulted and is on the same page with this proposal.

Other Business

Mr. Cullen reminded the board of the April 20th system development fee presentation and draft budget presentation.

Adjournment

With no further business, Alderman Tim Wise made a motion to adjourn the meeting at 10:15 am. The motion carried unanimously.

S: Mike Eveland
Mayor Mike Eveland

S: Sam Cullen
Sam Cullen, Town Manager

Attest:
S: Christy Passmore
Christy Passmore, Deputy Clerk