

Board of Aldermen Agenda Setting Meeting  
Town Hall Board Room, Maggie Valley Town Hall  
Wednesday October 4, 2023, 10am

Members Present:

Mayor Mike Eveland, Mayor Pro-Tem Jim Owens, Alderman John Hinton, Alderwoman Tammy Wight and Alderman Phillip Wight.

Members Absent:

None

Staff Present:

Town Manager Vickie Best, Town Clerk Kathy Johnson, Finance Director Tasha Gubernath, Police Chief Matthew Boger, Public Works Director Mike Mehaffey, Town Planner Sam Cullen, Senior WWTP Operator Seth Boyd.

Others Present:

Patrick Bradshaw and Warren Sugg with Civil Design Concepts

Media Present:

No media present

1. Meeting Called to Order

Mayor Mike Eveland called the Agenda Setting Meeting to order at 10:00 am on Wednesday October 4, 2023, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

2. Pledge of Allegiance

3. Approval of the Agenda/Conflict of Interest Declaration

4. Consent Agenda

- a. *Minutes to be Approved: September 5<sup>th</sup> & 12<sup>th</sup>, 2023,*
- b. *Budget to Actual*
- c. *A/R Report*
- d. *Resolution 23-21 Setting the Public Hearing for Conditional Rezoning for 8608-79-5334, Leatherwood Property off Jonathan Creek Road on November 14, 2023.*
- e. *Resolution 23-19 Setting Date for Public Hearing- November 14, 2023, for 907 Country Club Drive annexation and initial zoning.*
- f. *Resolution 23-20 Setting Date for Public Hearing- November 14, 2023 for 298 Nelson Drive annexation and initial zoning.*
- g. *Proclamation: Constitution Week September 17-23, 2023*  
*Was late getting the Proclamation in early September: Mayor to read.*

Manager Best explained Resolution 23-21 was for setting the public hearing for Conditional Rezoning for Leatherwood Property off Jonathan Creek Rd. She said the public hearing for

annexation and initial zoning was set for the October 10, 2023 Board of Aldermen meeting. She said the parcel was over ten acres and would require a hearing for conditional rezoning.

5. Life Saving Award: Michael Herbertson

Manager Best said Police Officer Michael Herbertson asked that he not be recognized for a lifesaving award at this time. She said he feels his actions were done in the line of duty and is part of his job. She said this item will be removed from the agenda.

6. Public Comment

7. ABC Report, Chairman Joe Moody

Ms. Best said Joe Moody will be giving the ABC report at the Board of Aldermen meeting on October 10, 2023.

8. Public Hearing for annexation of 8608-79-5334: Leatherwood Property

9. Public Hearing for Initial Zoning of Parcel 8608-79-5334: Leatherwood Property: Consisting of 41.79 acres.

Ms. Best stated the Conditional Zoning hearing would be in the November Board meeting. Mayor Eveland asked Public Works Director Mike Mehaffey if the property were annexed into the town would there be any restrictions on the services they received. Mr. Mehaffey confirmed there should be no restrictions to Town services.

10. Public Hearing for annexation of 7697-41-9100: 102 Sage Ct.

11. Public Hearing for the zoning of 102 Sage Ct. 7697-41-9100

12. Public Hearing for annexation of 7698-41-8282: 106 Sage Ct.

13. Public Hearing for the zoning of 106 Sage Ct. 7697-41-8282

Manager Best said the annexation for 102 and 106 Sage Court is sewer driven and if approved will be zoned R2. She explained this will be the final zoning because both properties are less than ten acres.

14. Approval of Contract with WithersRavenel for Engineering to remove the low water sewer creek crossing.

Ms. Best said this is the engineering to eliminate the low water sewer creek crossing. The estimated cost for the project is \$45,700 which does not include the \$4,860 for the survey for easement. She said most of the construction observation can be done in-house by Public Works employees and that should save between \$4,000 and \$5,000 to help offset the easement surveys.

Public Works Director Mike Mehaffey answered questions from the Board on the project.

15. Budget Amendment: Ordinance 1055: adopting budget for the NC Smokies Ice Festival

Ms. Best said Budget Amendment 1055 is to finish out the Ice fest for the additional cost for the Ice sculptures and the DJ. She contacted Sunbelt and explained that MV would only be running the generator for a day. The cost would be \$600 for delivery, \$600 for pickup, \$460 for use of the generator for approximately five hours (4pm to 9pm). The total cost will be \$1,660.00. She said there would need to be a budget amendment after she receives confirmation from Cataloochee Ski Area.

There was discussion between Board members on the Ice Fest and Aldermen Jim Owens spoke about some of the possible activities that were going to be there.

16. Appoint David Carriker to become a full member of the Zoning Board of Adjustment to replace the member that resigned. Mr. Carriker has been serving as an alternate member since 2/16/23.

Ms. Best said David Carriker is currently serving as an alternate on the Zoning Board. It is staff's recommendation to appoint Mr. Carriker to the zoning board to fill the position of Ms. Eve Barrett, who resigned in September.

17. Other Business

18. Department Head Reports

- a. *Mike Mehaffey, Public Works Director*
- b. *Matthew Boger, Police Chief*
- c. *Sam Cullen, Town Planner*

19. Adjournment

***A motion was made by Alderwoman Tammy Wight to adjourn the meeting at 10:17 am. The motion carried unanimously.***

Attest:

  
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Mayor Mike Eveland

  
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Vickie Best, Town Manager

  
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Kathy Johnson, CMC, NCCMC Town Clerk

