

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday September 3, 2024, 10:00 am

Members Present:

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

Members Absent:

Alderman Phillip Wight

Staff Present:

Town Manager Vickie Best, Town Planner Sam Cullen, Town Clerk Kathy Johnson, Senior Public Works Director Mike Mehaffey, Assistant Town Planner Noah Taylor, Senior WWTP Operator Seth Boyd.

Others Present:

Cindy Sowell, Scott Weaver, Joann Lyons

Media Present:

Paul Nielsen, The Mountaineer

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 10:00 am on Tuesday September 3, 2024, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Manager Vickie Best said Alderman Hinton has a constituent that was very appreciative of the Town of Maggie Valley's Public Works Department. He has written a letter and would like to have them acknowledged at the September 10th meeting.

Alderman John Hinton said the gentlemen had called Town Hall and spoke to Leslie Arrington and within an hour Public Works Employees Seth Boyd, Jarod Holt and Jordan Davis had his sewer issue resolved.

Mayor Eveland said the Board will need to go into closed session at the September 10, 2024 meeting to discuss property located on Moody Farm Road that is for sale.

Consent Agenda

- a. *Budget to Actual*
- b. *A/R Report*
- c. *Tax Releases*
- d. *Minutes: August 6 and 13, 2024*
- e. *Call for a Public Hearing for October 8th, 2024 Text Amendment to the Street Standards Town of Maggie Valley UDO.*
- f. *Proclamation for Constitution Week for September 17-23, 2024*

Planner Sam Cullen said the Call for Public Hearing for 2024 Text Amendment to the Street Standards is to put provisions in for privately owned streets. Currently the Towns ordinance allows private streets through the Board of Adjustments or Board of Alderman conditional zoning. The current language does not require an HOA, POA or have a road maintenance agreement in place when the street is done, before the final plat is recorded. This amendment does not change anything existing but will add the requirement for any development that is not currently approved. Mr. Cullen said it is a very simple Amendment and has been approved by the attorney.

Mayor Eveland confirmed with Public Works Director Mike Mehaffey that he has reviewed the changes.

Mayor Eveland confirmed with Manager Best that Constitution Week that is on the agenda is a resolution that is adopted each year.

Adoption of Resolution 24-12, supporting Southern Appalachian Highlands Conservancy's application for EPA Community Change Grant.

Mr. Cullen said the grant opportunity the Town had been contacted about is for restoration of R & R Park to include some low impact creek access and signs. He has met with the administrator of the grant program, and they are not going to be able to use some of the engineering done for other projects and the cost to have a plan designed could be around ten thousand dollars and would fall back on the Town. He said due to the cost of the engineering, he would like to know if the Board feels if it is beneficial to the Town to proceed with this project. He said this is a long-range grant and there could be possibilities for funding in the future.

Mayor Eveland said he did not have a problem with putting the project on hold. There have been no conversations with the neighbors about the project and we don't know how the neighbors feel about it.

Alderman Jim Owens said the reason that property was chosen is because the Town of Maggie Valley owns that property. This project encompasses all the municipalities in the County. There is a lot of money going into cleaning up the rivers and creeks in Canton and Clyde. Southern Appalachian Highlands Conservation Group wanted to include Maggie in the grant proposal.

Manager Best said when the Town first bought R & R Park, two ladies that live across the creek donated \$75,000 toward the purchase of the park because they wanted it to be a Passive Park. She asked the Board to keep this in mind when making decisions.

Mayor Eveland said with this particular piece of property, there needs to be conversations with the neighbors to see what their thoughts are on the project.

Public Works Director Mike Mehaffey said there were opportunities to do projects at Parham Park. Above and below the deck at Parham Park is rough and could use some work. There was much discussion between staff and Board members about possible creek bank projects.

Non-Powell Bill Street Funds Application for Tanner Trail.

Public Works Director Mike Mehaffey said he recommends taking this item off of the agenda because there has been some added work for this project. Originally the project was going to be about \$65,000 with \$20,000 being the Town participation. The cost will change due to the applicant adding to the project. He recommends taking this item off of the agenda and put the whole proposed project together for the October Agenda.

Other Business

Manager Best said Chairman Joe Moody's appointment to the ABC Board. His term will be up in October. Cabe Carver and Brad Pendley will both be up for reappointment in February, 2026. Danny Mitchell and Al Matthews term will expire in February 2027. Ms. Best said after reading all the general statute for the ABC Board, she suggested reappointing Joe Moody for three years-three months to get him back in line. As these reappointments come up, we will be able to seek applications.

Ms. Best said, according to general statutes, there cannot be three ABC Board members up for reappointment at the same time. Mr. Cullen said, staggering the terms this way there will be two seats up for reappointment two years in a row then the third year, there will be one seat up for reappointment.

Manager Best said "I would like to press upon you, if you do want to go this route, you do need to have just-cause to remove someone other than at appointment time." She said the ABC Board Chairman does need to start coming to the Board meetings to give quarterly reports.

Mayor Eveland said the Town needs to start asking for ABC Board applications and keep them on file in case something was to happen to someone, "We would have options."

Alderman Tim Wise said, "Just to be clear, Joe's term is expiring, so we don't need any reason at all, we can appoint whomever we want?" Alderman Wise confirmed with Manager Best that the "Just Cause" is if the Board member is being removed before their term is up. He said, "So Joe's term will be expired in October, and we can appoint who ever we want" He said, "So in October we will decide if we want Joe reappointed for three years and three months."

Alderman John Hinton expressed concern, "My concern has always been they have been an entity by themselves. They don't communicate with us except when we are outside of here. The longevity of these guys fourteen-sixteen years, it's like their own little club."

Alderman Jim Owens said "Maybe some of the concerns could be addressed if we get them here on a regular basis so we are in the loop. I think everyone's mind will be at ease. I'm not concerned

about the longevity as long as they are doing their job. But I do think we need reports from them and be able to have discussions and ask questions.”

Ms. Best encouraged Board Members to attend the ABC Board meeting.

Public Works Director Mike Mehaffey said not only does the ABC Board have monthly meeting that are open to the public; the Sanitary District also has monthly meetings that are open to the public.

Mayor Eveland referenced a survey from Representative Mark Pless’ office and asked Mr. Cullen to explain it. Planner Cullen said the survey addressed Mobile Home zoning requirements in several municipalities and Counties across Western North Carolina. He believes the goal of the survey is to determine how strict the majority of jurisdictions are on manufactured homes. Planner Cullen reviewed the current Maggie Valley requirements for manufactured homes.

Manager Best said affordable housing is a Statewide issue and the initial survey that Representative Mark Pless’ assistant sent out went to many communities across North Carolina.

Mayor Mike Eveland said he and John are going to attend a meeting in December and this is something that needs to be watched.

Adjournment

A motion was made by Alderman Tim Wise to adjourn the meeting at 10:27 am. The motion carried unanimously.

Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk

