

Board of Aldermen Agenda Setting Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday January 7, 2025, 10:00 am

Members Present:

Mayor Mike Eveland, Mayor Pro-Tem Jim Owens, Alderman John Hinton, Alderman Phillip Wight, Alderman Tim Wise (In at 10:02).

Members Absent:

None

Staff Present:

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

Others Present:

None

Media Present:

No media was present.

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 9:57 am on Tuesday January 7, 2025, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Consent Agenda

- a. Budget to Actual*
- b. A/R Report*
- c. Tax Releases*
- d. Minutes: December 3 and 10, 2024*
- e. Resolution 25-03 Directing Clerk to investigate the sufficiency of a petition to annex for 565 Lewis Lane*

Planner Sam Cullen stated that the property owners of 565 Lewis Lane have petitioned for annexation. It is the last property on Lewis Lane and they are in need of sewer.

Public Hearing: Leasing the Civic Building to the Maggie Valley Chamber. Resolution No. 25-01 leasing the Building to the Chamber for 3 years.

Planner Cullen explained that during the public hearing, there will be an opportunity for public comment. This portion of the meeting is not for bids on the rental but will be open for anyone that wishes to oppose or speak in favor of the rental agreement.

Resolution 25-01 encompasses the lease agreement and if passed, the building will be rented to the Chamber for a period of three years and then can be renewed every year after that. The rent will be \$200 a month for a total of \$2,400 a year, to be paid twice yearly. Either party can terminate the agreement with a 120-day written notice.

Mr. Cullen said the Chamber will be buying all the materials to do any renovations. The Town staff will be helping with labor on some of the improvements. Adopting resolution 25-01 will be accepting the terms of the lease agreement.

Resolution No. 25-02: Memorandum of Understanding for the French Broad River MPO.

Planner Cullen said he represents the Town on the Technical Coordinating Committee and Mayor Eveland represents the Town on the MPO Board. The Technical Coordinating Committee sends recommendations to the MPO Board. He expressed the importance of the Boards and explained that approximately every 10 years the FBRMPO asks all its government members to adopt a memorandum of understanding concerning the structure of the MPO and various administrative changes. The update generally happens each time a census is adopted, and the data is published.

The main changes are:

- Removal of Transylvania County due to mapping and growth patterns.
- Addition of non-voting members of the board with expertise in various fields.
- Attendance requirements for voting eligibility.

Mr. Cullen explained that Resolution 25-02 is the Memorandum of Understanding and if adopted will be forwarded to the MPO.

Approval of 2025 Events

- a. Mini Truckin events for 2025: April 25-27, 2025 & October 10-12, 2025
- b. Showdown in the Valley July 31 through August 2, 2025
- c. Southern Rock Wood Stock October 4, 2025
- d. Visit Haywood Ice Festival February 1, 2025

Mr. Cullen went over the list of events that were on the agenda to be approved and explained the Ice Fest is on the list because the event will now need to be approved with the addition of alcohol sales. The TDA is doing the permitting and Chief Boger is working with the brewers to get the permits they need.

Chief Boger answered questions from Board members about the brewers permitting process and insurance requirements.

Mr. Cullen said Southern Rock Wood Stock is nonprofit and will also be serving alcohol and will need approval.

Declaration of Surplus. 40 caliber handguns trade in for 9 millimeters handguns.

Mr. Cullen said the Police Department is changing to nine-millimeter handguns and need to surplus the forty caliber handguns.

Mayor Eveland questioned why they were being changed. Chief Boger said mainly for liability purposes. Proficiency with nine-millimeter is much better and all other agency in Haywood County have already switched over with the exception of Canton.

Mr. Cullen said there is a slight cost difference and the forty caliber handguns need to be declared surplus so they can be traded in to offset the cost of the nine-millimeter handguns.

Approve Meeting times for 2025. 1st Tuesday at 10 am and 2nd Tuesday at 6:30 pm.

Mr. Cullen said the only conflict with the meeting dates this year is November 11th because the Town offices will be closed in observation of Veterans Day. He said if everyone agrees, the meeting will be moved to Wednesday November 12th. A motion will need to be made at the meeting to adopt the meeting times and days.

Make appointment(s) to the Zoning Board of Adjustment

Mr. Cullen said at 5:30 pm on January 14, 2025 at the regularly scheduled board meeting, the Board will be interviewing Jim Heise for the Zoning Board of Adjustment. Due to a scheduling conflict, Derek Worrell will interview in February.

Jimmy “Tinker” Moody, Bill Banks and Marion Hamel will all be stepping down from the Zoning Board leaving three positions that need to be filled.

Mayor Eveland asked if there were currently three applicants to fill the positions. Mr. Cullen said Jim Heise and Derek Worrell have applied for two of the Zoning Board positions.

Janet Banks is stepping down from the Planning Board and Randy Blackmon has applied for the Planning Board seat. If all three candidates are accepted, that will still leave one vacant Zoning Board seat.

Mayor Eveland said he has spoken with Marion Hamel and she has agreed to stay on the Board for one more year if someone can help with transportation as her eye sight will not allow her to drive at night.

Other Business

Donation to Haywood Waterways

Mr. Cullen said he received an email from Haywood Waterways asking if the Town would like to continue the polar plunge sponsorship. He reviewed the sponsorship options with the Board and said if the Board wished to continue the sponsorship, a motion would need to be made at the January 14th meeting. In the past, the Town has donated \$1000 sponsoring the Plunge event.

There was discussion between Board members about past Plunge events and the consensus of the Board was to add the Haywood Waterways sponsorship to the agenda to be voted on at the January 14th meeting.

Steep Slope Ordinance

Mr. Cullen said on November 21st staff submitted the overlay for the Steep Slopes to the Town attorney and has not been able to meet with him yet.

Three Pines Sign

Mr. Cullen said the owner of Three Pines Lodge has reached out to the owner of the property that the sign is on to see if they could reach a lease agreement that would be amenable to both parties and the Town. This will need to be worked out between them before the owner of Three Pines can come back for the façade grant.

FEMA update

Mayor Eveland said some of the paperwork has been turned in to start getting reimbursements from FEMA.

Public Works Director Mike Mehaffey updated Board Members:

- Bid packet will be going out for Fox Run Road pipe bridge repair in the next week.
- Putting out an RFQ for the Put-Put for an engineer to look at how the repair can be made.
- Waiting on Bridge Engineer to come look at the Bridge at the Waste Water treatment plant to see if the Bridge will be able to be repaired or need to be replaced.
- Discussion about damage for the Low Water Sewer Crossing Easements. Bids will be going out for this project.
- Still waiting on FEMA to come out and look at these projects.
- Mr. Mehaffey answered questions from Board Members about the timeline and possible pricing of these projects.

Adjournment

A motion was made by Alderman Phillip Wight to adjourn the meeting at 10:34 am. The motion carried unanimously.

Attest:

s/Mike Eveland

Mayor Mike Eveland

s/Sam Cullen

Sam Cullen, Town Planner/Assistant Town Manager

s/Kathy Johnson

Kathy Johnson, Town Clerk