

Board of Aldermen Agenda Setting Meeting
Flossie White Board Room, Maggie Valley Town Hall
Tuesday January 13, 2026, 10:00 am

Members Present:

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

Members Absent:

Alderman Phillip Whight

Staff Present:

Interim Town Manager Sam Cullen (attended virtually), Town Clerk Kathy Johnson, Police Chief Matthew Boger, Acting Planning Director Noah Taylor, Public Works Director Seth Boyd.

Others Present:

Dayle Blackmon and Myra Glover.

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, January 13, 2026, at 10:00 am in the Flossie White Boardroom in Maggie Valley 3987 Soco Road, Maggie Valley, NC 28751.

Dayle Blackmon - 10:00 am (ABC Board Applicant Interview)

Dayle Blackmon introduced herself to the Board, stating she had lived in Maggie Valley for 4 years, having purchased a cabin in 2021 and later moved here full-time. She shared that she has a background in law enforcement, working for the South Carolina Highway Patrol, a solicitor's office as an investigator, and the Richland County Sheriff's Department where she retired from after working in narcotics and evidence. She also worked part-time for the juvenile justice system, which involved ABC problems. Her husband is a retired sheriff and serves on the planning board.

When asked why she was interested in serving on the ABC Board, Ms. Blackmon explained that after reading state policy on town boards, it seemed like something she would be interested in due to her law enforcement background. She expressed a desire to get involved and felt she might be able to help.

Mayor Eveland shared that Maggie Valley was one of the first towns in Western North Carolina west of Asheville to get liquor by the drink and a liquor store, noting that it was probably a bigger driver for tourism than attractions like Ghost Town.

When asked about her understanding of the ABC Board's responsibilities, Ms. Blackmon stated she believed it involved keeping civility in the town regarding public alcohol consumption, working with the town's ABC officer, ensuring businesses follow regulations, and representing the town's support while making sure everyone does the right thing.

Ms. Blackmon confirmed she would also be willing to serve on other boards if needed and verified that she lives within city limits.

Chief Boger clarified that the ABC Board does not directly affiliate with the police department but explained that ABC funding supports law enforcement through a part-time position for an ABC officer who conducts inspections of businesses and covers alcohol events.

Mayor Eveland explained that the town's responsibility with the ABC Board is primarily appointing board members, and that a percentage of funds must be allocated toward alcohol education and other purposes, with some going to personnel.

Ms. Blackmon concluded by thanking the police department for checking on her house while she was away during the holidays, noting officers came by multiple times daily, which she greatly appreciated.

Board members thanked Ms. Blackmon for taking the time to interview with them and explained the Board would be making a decision on the appointments in March.

Consent Agenda

- a. Budget to Actual*
- b. A/R Report*
- c. Tax Releases/Tax Reports*
- d. Minutes: December 2nd and 9th .*
- e. Resolution 26-02: Directing Town Clerk to Investigate an annexation Petition received. (Tyler and Elizabeth Beamer-115 Reuben Branch Rd. PIN# 7686-64-3480).*
- f. Pause Economic Development Incentive Grant Program*

The Board reviewed the Consent Agenda items and specifically discussed the “pause to the Economic Development Incentive Grant Program,” noting that this would be temporarily paused until the Board decides what to do with it, mentioning there were good suggestions to consider.

The Project Agreement with Jonathan Valley Schools was also highlighted. Manager Cullen indicating that Public Works Director Seth Boyd would speak about the engineering agreement to rehabilitate the stream bank sewer line and manhole at a cost of approximately \$143,700 for professional services.

Project Agreement No. 009: Jonathan Valley School Sewer Line/Streambank repairs

The Board discussed Project Agreement No. 009 regarding Jonathan Valley School Sewer Line and Streambank repairs. This was described as an engineering agreement to rehabilitate the stream bank sewer line and manhole at a cost of approximately \$143,700 for professional services.

Mr. Cullen noted that the Town is currently in discussions with FEMA regarding appropriate reimbursement amounts before expending funds. This project represents the last outstanding project of this type that needs to be addressed, with only roads and the levy remaining as other FEMA-related projects.

Consideration of Donation to Haywood Waterways Association Polar Plunge

The Board discussed a donation to the Haywood Waterways Association Polar Plunge event. Mr. Cullen recommended continuing the traditional donation amount of \$1,000, which is the top sponsorship level that includes signage and social media recognition.

He emphasized the valuable partnership with Haywood Waterways, noting their assistance with educational signage projects, stream bank restorations, and hurricane debris cleanup throughout Haywood County, including Maggie Valley. He indicated he saw no reason not to maintain the \$1,000 donation level.

It was mentioned that Acting Planning Director Noah Taylor would be participating in the Polar Plunge scheduled for February 7th, with some lighthearted comments about his participation.

Mr. Cullen also noted that he currently serves as Vice President of the Haywood Waterways board and will become President as the current President rotates off due to newly implemented term limits. He mentioned that the organization has a budget of over \$4 million annually with only three staff members, requiring significant board involvement in day-to-day operations.

Mayor Eveland added that Haywood Waterways has benefited from increased funding opportunities following Hurricane Helene and has significant work planned for 2026. It was also noted that Haywood Waterways had previously assisted the Town with projects, including work at what is now a funeral home and the installation of a pond adjacent to the parking lot, providing valuable expertise that has saved the Town money.

Mr. Cullen reminded the Board that Mitch Robinson's interview for the ABC Board would take place 15 minutes before the Regular Board meeting next week. He noted that as with previous interviews, the Board would receive questions and Mr. Robinson's application in advance. The interview would take place in the regular boardroom.

Mr. Cullen also mentioned that ABC Applicant Brad Penland interview would be scheduled for February. The Board would also interview two Zoning Board members and one Planning Board member at the February meeting. He noted that Mr. Taylor has prepared a report explaining

when all members were appointed or reappointed, their term lengths, and noting that all members up for appointment are in good standing with good attendance and participation. He added that they have been continuously advertising the Planning Board vacancy, while the Zoning Board is currently full.

Myra Glover - 10:25 am (ABC Board Applicant Interview)

Myra Glover introduced herself to the Board, sharing that she has been in Maggie Valley for nearly 26 years. She was born outside Chicago, lived in Indianapolis (which she considers home), and moved to Maggie Valley with her husband in 2000. In 2004, they opened Prudential First Choice Realtors, which later became First Choice Realty when Prudential became too expensive for their market. Their business expanded to include vacation rentals and property management through Maggie Mount Vacations.

Ms. Glover described her community involvement, including serving as chairman of the Realtor Political Action Committee (RPAC), president of Hotel-Motel Association, chamber board member, and Haywood County School Foundation Board member.

When asked about her perspective on Maggie Valley's growth, Ms. Glover noted that tourism has significantly increased since 2000. She mentioned that visitors now come from diverse locations including Texas, Georgia, South Carolina, Indiana, and Ohio, with many staying longer than in the past. She emphasized that Maggie Valley's appeal lies in its small-town charm and its position as a hub for exploring the region while returning to a quiet place to stay.

Regarding the ABC Board, Ms. Glover admitted she does not know much about it beyond its oversight of the two liquor stores and would need to learn about its vision and responsibilities. She questioned whether the board was looking for status quo or change.

Board members explained that they are seeking new perspectives since they do not have a clear understanding of the ABC Board's vision or direction. They noted that while the town appoints board members, the ABC Board is self-governed, with the town receiving profits that must be partially allocated to specific purposes like alcohol education.

The Board emphasized that they are looking for someone who will be engaged, ask questions, and help the ABC Board develop a clear mission and vision. The board expressed concerns over the lack of a clear direction for the future of the ABC board mission.

Ms. Glover stated that if appointed, she would do her best to be part of the process, noting that she believes in asking questions and figuring out plans to move forward. She also observed that tourism has changed significantly with the growth of vacation rentals, allowing extended families to travel together, and that these demographic shifts affect the town's businesses, including liquor sales.

Board members thanked Ms. Glover for her interest and taking the time to speak with them. Mayor Eveland explained the appointments would take place at the Regular Board of Aldermen Meeting in March.

Adjournment

Alderman Tim Wise made a motion to adjourn the meeting at 10:46 am. The motion carried unanimously.

Attest:

S: Mike Eveland

Mayor Mike Eveland

S: Kathy Johnson

Kathy Johnson, Town Clerk

S: Sam Cullen

Sam Cullen, Town Manager