

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

Members Present:

Mayor Mike Eveland, Alderman John Hinton, Alderman Tim Wise, Mayor Pro-Tem Jim Owens (left the meeting at 10:32)

Members Absent:

Alderman Phillip Wight

Staff Present:

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

Others Present:

Teresa Smith, Maggie Valley Chamber

Media Present:

Jimmy Potts, The Mountaineer

Meeting Called to Order

Mayor Mike Eveland called the meeting to order at 10:00 am on Tuesday December 3, 2024, 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: November 5th and 12th, 2024*
- e. *Approval of Closed Session Minutes 4/11/2023, 3/12/2024, 9/10/2024*

Proclamation honoring the Town of Maggie Valley's Employees

Manager Best said last month the Board asked to draft a Proclamation to honor the employees and their hard work during Hurricane Helene. The proclamation has been drafted and will be presented at the Regular Board meeting.

Economic Development Grant: (Façade) Three Pines Lodge sign: \$7,535

Planner Sam Cullen said the Town has received an application for a façade grant from the new owner of Three Pines Lodge. The applicant applied for multiple things; the sign is the only project that would qualify for the grant. The applicant has turned in all the necessary paperwork and the total project cost is estimated at \$15,070.15. The request for grant funding from the Town is \$7,535. If the grant is approved, there will be \$29,715 left in the economic development placemaking line item.

Mr. Cullen said he would have pictures and drawings of the old sign and new sign at the Board meeting on December 10, 2024. He answered questions from Board members about signage rules.

Other Business

a. Renting the Civic Building to the Maggie Valley Chamber

Planner Cullen referenced a lease agreement for the Chamber to lease the Civic Building. The lease starts at a three-year lease and will be automatically renewed every year after that and can be terminated with 120 days written notice. The agreement puts the responsibility for the utilities, maintenance and upkeep of the building on the tenant. The Chamber will be responsible for making the upgrades. He said if the Board decides to lease the building to the Chamber, there will need to be a price set for rental.

Mayor Eveland said staff should look at some of the repairs because that is something the Town would have to do anyway. Planner Cullen answered questions from Board members and the consensus of the Board was the rent would be \$200 a month to be paid twice a year. Ms. Best read the General Statute 160A-272 and Informed the Board that there would need to be a public notice posted in the Mountaineer. There was much discussion about the changes that should be made to the lease agreement, insurance and repairs that need to be done.

Ms. Smith said she is currently on a month-to-month rental, and she will need to give a thirty-day notice.

b. Tropical Storm Helene Bonus for Full-Time employees Ordinance 1101

Finance Director Misty Hagood said the Town has brought in more investment earnings than was budgeted. All of the employees worked so hard during Hurricane Helene storm and there is still a lot of work to be done. We are proposing a one-thousand-dollar bonus for each full-time employee. Mayor Eveland confirmed Ordinance 1101 would need to be voted on at this meeting for the employees to get it in the next payday. He said any other bonuses need to be discussed at the regular budget sessions.

Alderman Wise asked if the Town has part-time employees. Ms. Hagood said the Town has a few part-time employees that do not work regular schedules and did not work during the storm.

A motion was made by Alderman Tim Wise for a bonus of \$1000 be paid to all full-time employees in December 2024. Alderman John Hinton (yes), Alderman Jim Owens (yes), Mayor Mike Eveland (yes), Alderman Phillip Wight was absent.

c. Out of Town sewer for 509 Deer Creek Trail.

Manager Best said 509 Deer Creek Trail is adjacent to Town, but it is not feasible to access the property and provide municipal services with the exception of sewer.

Alderman Tim Wise confirmed with Planner Cullen it is the plan to refuse the annexation and give them sewer service at the out-of-town rate. Mr. Cullen reiterated that the annexation could be accepted in the future and all the necessary paperwork has been completed.

Hurricane Helene update.

Mayor Eveland updated the Board on meetings he has had in the past month and planned meetings in the month ahead regarding Tropical Storm Helene.

Ms. Hagood said after the project portal is set up, the Town can start submitting receipts for reimbursement.

Adjournment

A motion was made by Alderman Tim Wise adjourn the meeting at 10:39 am. The motion carried unanimously.

Attest:

s/Mike Eveland

s/Vickie Best

Mayor Mike Eveland

Vickie Best, Town Manager

s/Kathy Johnson

Kathy Johnson, Town Clerk