

Town of Maggie Valley
Board of Aldermen Regularly Scheduled (Agenda Setting) Meeting
Town Hall Board Room, Maggie Valley Town Hall
Tuesday August 1, 2023, 10am

Members Present:

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

Members Absent:

None

Staff Present:

Town Manager Vickie Best, Town Clerk Kathy Johnson, Interim Police Chief Matthew Boger, Public Works Director Mike Mehaffey, Town Planner Sam Cullen

Others Present:

Tim Wise, Corinna Ruffieux

Media Present:

Aarik Long, Waynesville Mountaineer

1. Meeting Called to Order

Mayor Mike Eveland called the Agenda Setting Meeting to order at 10:02 am on Tuesday August 1, 2023, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Planner Sam Cullen explained number seven on the agenda was a public hearing closing the right of way on Valley View Drive. He said Valley View was currently a dead end and the R-O-W goes through the woods and down a bank that is very steep and would be very challenging to put a road in. The applicant is requesting to close the R-O-W to build a home on the lot. The set backs are measured from the R-O-W line and if it is closed the set back will be measured from the property line. Mr. Cullen said he has notified all the adjoining property owners and has talked to a few of them on the phone. He has only received one negative comment from someone that does not join and lives above the property on a different road. Steve Hughes, the original developer says he has a sewer easement through this R-O-W but has not produced any documentation. Planner Cullen said Mr. Hughes said he would attend the hearing and provide documentation. Public Works Director Mike Mehaffey and Planner Cullen answered questions from Board members concerning the R-O-W.

2. Pledge of Allegiance

3. Approval of the Agenda/Conflict of Interest Declaration

4. Consent Agenda

- a. *Minutes to be Approved: June 6 & 20, 2023,*
- b. *Budget to Actual*
- c. *A/R Report*

- d. *Tax Releases*
- e. *Surplus a 2006 Ford Mustang: Gov Deals*

Manager Best said the police department wanted to surplus the 2006 Ford Mustang on Gov Deals. Interim Police Chief Matthew Boger said they have had the car a couple of years and it had only been driven twice.

5. Life Saving Award: Officers Ryan Flowers and Rodney Riddle

Ms. Best stated the Town would be presenting Officers Ryan Flowers and Rodney Riddle with Life Saving Awards.

6. Public Comment

7. Public Hearing: Closing of R-O-W

- a. *Town Planner Sam Cullen's presentation*
- b. *Open and Close Public Comment*
- c. *Council discussion: Approve or Deny Order Closing the R-O-W on Valley View Drive*

8. Resolution 23-09 and 23-10 Directing Clerk to investigate the sufficiency of petitions for Annexations.

Ms. Best explained the owners of 102 and 106 Sage Court have petitioned the Town for annexation for sewer.

9. Approval of Contract for a School Resource Officer at Jonathan Valley Elementary School.

Ms. Best said Police Officer Jeff Mackey would be the best candidate for the new school resource officer. She said officer Mackey already has an excellent relationship with the school faculty and the children and they love him.

Ms. Best said the Town would pay the bills and the County would reimburse the Town. There was much discussion between Board Member, Interim Police Chief and Manager Best on the new resource officer position. Mr. Boger said it is a work in progress on exactly what will be covered. He said salary and wages would be covered. Mayor Eveland said the Board would like to see the exact breakdown of what will be covered.

10. Discussion on the 2024 Ice Fest.

Alderman Jim Owens said TDA Director Corrina Ruffieux has reached out to other municipalities in the county to see if there was interest in doing a county wide ice fest and he was impressed with the feedback.

Ms. Ruffieux introduced herself and said there was a county wide committee of folks that was interested in the event, but not one person wants to be in charge of the event. She said everyone concurs that we should do everything we can to keep up the momentum from the amazing success of the festival last year. We should do something countywide in 2024 and save up enough money to outsource the event to a professional promoter. Something would need to be done in 2024 to have that seed money to get there. She said they were working on sponsorship packages and the goal is to raise money to put into a restricted fund for seed money for 2025. She said the TDA would do all the advertising and PR and she reviewed the website and explained how it would be instrumental in helping promote the festival. There was much discussion about the festival and interested participants, volunteers and extension activities that would make the event week-end long county wide. Alderman Owens said Ms. Ruffieux has been in contact with the promoters of the polar plunge to see if their date could be moved up to the same weekend of the Ice fest so there could be multiple events.

Alderwoman Tammy Wight asked if there would be a possibility of on-line ticket sales for the event. Ms. Ruffieux said there was several on-line ticket platforms that were very affordable. Alderman Jim Owens said there would need to be one more year before a promoter was brought in.

Mayor Eveland asked where the TDA funding would be coming from. Ms. Ruffieux said the grant has already been applied for and approved. She said there would need to be another grant request put before the TDA board for additional funds. Mr. Eveland expressed concern with the out-of-pocket money it would cost the Town. He asked who would be responsible for the volunteers? What happens if they don't show up? When there is someone in charge, they have an answer to these questions. Alderman Owens said it has reached a point to start doing committee assignments and iron all that out.

Mayor Eveland said last year the Town was responsible for all of that with employees cleaning up for days afterwards. There was much discussion on the festival budget, insurance and the cost to the Town. Mayor Eveland expressed concern about the Town promoting the event. Alderman Phillip Wight said this was better than expected after the first meeting. Alderwoman Tammy Wight said she felt it would be important to get out the message that it is better than last year because the lines were so long.

Ms. Ruffieux said her job was county wide tourism and she could help with the event, but she is not in charge of the event. She said there is county wide support for the event, but the TDA is not producing the event they are promoting it. Budget discussion continued.

Alderman Phillip Wight said he gave a lot of credit to the last-minute seed money for advertising last year. He said it threw it out there and helped with the promotion from Maggie to South Carolina.

Mayor Eveland ask Ms. Best and Alderman Owens to get together to create a more accurate Budget for the Board to review on the next Board of Aldermen meeting.

11. Discussion on the Replacement of the 2018 Dodge Charger that Hydroplaned Insurance Settlement. Additional Funds will be needed from the fund balance to replace the car.

Interim Police Chief Matthew Boger said total recovery the insurance would be giving \$34588 for the car and equipment that was inside the car that was totaled out. The additional police equipment required for this vehicle will cost \$13,238.21 plus \$600 to mark the vehicle. The total amount of the purchase and upfit of the vehicle is \$56,703.54. This purchase is going to require a budget amendment in order to replace the total loss police vehicle.

12. Sewer approval: Out of Town rate

Public Works Director Mike Mehaffey said the 3211 Dellwood Road is requesting to hook to sewer once it is sold. He said there was no petition for it yet but the owners understand it is something that needs to be done.

Alderman Phillip Wight asked if the wording had been changed on the petition yet. He said Attorney Craig Justus had a problem with the wording in a previous meeting. Manager Best said Attorney Justus has not provided the new document.

Mr. Mehaffey said the Dan Ross property on Jonathan Creek is going to build a farm shop for equipment. He has asked to get approval for sewer, he is still weighing between septic system and city sewer. It would be an out-of-town rate.

Ms. Best said out-of-town rate sewer approval would be a regular item on the agenda.

13. Purchase of land for maintenance storage building (\$200,000) included in the budget.

Mr. Mehaffey said there is an offer to purchase for the August 8, 2023, Board of Aldermen meeting. Mayor Eveland said there would need to be a list of what goes with the \$200,000. Mr. Mehaffey said any of the Board Members that wished to visit the property to let him know and he would take them to see it.

14. Other Business

Planner Cullen said there have been RV's popping up on the side of the road and he wanted the Board to be aware before he started contacting property owners. He reviewed a handout that with Board members on RV standards if they are in use and the table of permitted uses. Mr. Cullen said this is not an item for the agenda but he wanted the Board to be aware. He answered questions from Board Members on different scenarios and what is and is not allowed.

Ms. Best said Teresa Smith with the Chamber got a call from one of the candidates about speaking at a Rise and Shine meeting. She said Teresa did not feel it was a good idea to allow one candidate to come and speak. She said Teresa had asked her to bring it before the Board to see what their thoughts were on getting a forum together. Alderman Phillip Wight said if she wanted to invite everyone to come and speak and answer questions, it would be the same as doing a forum. Alderman Jim Owens said it is only fair if there is an invitation to everyone. Alderman Phillip Wight said if she wanted to do the Rise and Shine so everyone could speak for a few minutes that would be fine with him. Mayor Eveland said if she wanted to do the Rise and Shine, she could let all the candidates know they could come and speak for a few minutes and answer questions. Alderwoman Tammy Wight said the Rise and Shine meetings are on the same day as the Agenda Setting Meetings. She stated the Agenda Setting Meeting may need to be moved to allow both Mayor Eveland and Alderman Phillip Wight to attend.

Ms. Best said she would like to announce that Sam Cullen has been promoted to Town Planner.

Alderman Jim Owens asked for an update on the DOT project. Mr. Mehaffey stated they were getting ready to mill the middle of the road. He said they would not be able to finish the project in thirty days.

15. Department Head Reports

- a. *Mike Mehaffey, Public Works Director*
- b. *Matthew Boger, Interim Police Chief*
- c. *Sam Cullen, Town Planner (Please welcome Sam as Maggie Valley's new Town Planner)*

16. Adjournment

A motion was made by Alderwoman Tammy Wight to adjourn the meeting at 11:24 am. The motion carried unanimously.

Attest:



Mayor Mike Eveland



Vickie Best, Town Manager



Kathy Johnson, Town Clerk

