

Town of Maggie Valley  
Regularly Scheduled Board of Aldermen Meeting  
February 19, 2008  
5:30 p.m.

MINUTES

Members Present: Mayor Roger McElroy, Aldermen: Saralyn Price, Collin Edwards, Phil Aldridge, and Mark DeMeola  
Staff Present: Manager Tim Barth, Chief Scott Sutton, Planning Director Nathan Clark, Public Works Director Mike Mehaffey, Attorney Chuck Dickson, and Town Clerk Vickie Best  
Others Present: Approximately five people

1. **Meeting Called to Order.**

Mayor McElroy called the meeting to order at 5:31 pm in the Flossy White Room of Town Hall.

2. **Consent Agenda**

- a. Resolution 08-09 to approve the financing for a new police vehicle.
- b. List of taxpayers owing taxes for current fiscal year, which are liens on real property.
- c. Order to have Finance Officer post and advertise tax liens.
- d. Correction and Approval of Minutes for January 22, 2008.

**ALDERMAN EDWARDS MADE A MOTION TO APPROVE THE CONSENT AGENDA AS PRESENTED.**

3. a. **Public Hearing on amending the Subdivision Ordinance to require road grades be measured on 50-foot intervals instead of 150-foot intervals.**  
b. **Consideration of Ordinance No. 615 to amend the Subdivision Ordinance to require road grades be measured on 50-foot intervals instead of 150-foot intervals**

Mayor McElroy opened the public hearing at 5:36 pm as advertised February 11 and 18, 2008.

Mr. Craig Woolmington addressed Council stating that he flew from California to attend this meeting due to the rumor mill churning out gossip that the Council was changing the road grade due to his subdivision, Ridge Crest Estates. Mr. Woolmington quickly realized that this was not the case. The reason for the proposed change is about engineering and safety. Mr. Woolmington felt the Land Use Plan was a great planning tool.

The public hearing was closed at 5:39 pm without further comment.

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**ALDERMAN DEMEOLA MADE A MOTION TO APPROVE ORDINANCE  
NUMBER 615, REQUIRING GRADE TO BE SHOT EVERY 50 FEET.  
MOTION CARRIED UNANIMOUSLY.**

4. **Consideration of Ordinance No. 601 to adopt the Code of Ordinances.**

This project has been needed for years. The ordinances are now organized, reviewed by a team of attorney's, and redundancies eliminated. The Code of Ordinances will be updated on an annual basis.

**ALDERMAN ALDRIDGE MADE A MOTION TO ADOPT ORDINANCE 601  
ADOPTING THE CODE OF ORDINANCES.  
MOTION CARRIED UNANIMOUSLY.**

5. **Consideration of Resolution 08-08 to allow the Town to use GovDeals for the possible acquisition and sale of Town items.**

The Town needs to be able to purchase and sell at the best possible price. GovDeals was established to help governments get the best pricing.

**ALDERMAN PRICE MADE A MOTION TO APPROVE RESOLUTION 08-08  
ALLOWING THE TOWN TO USE GOVDEALS.  
MOTION CARRIED UNANIMOUSLY.**

6. **Consideration of a petition for annexation from Woolmington-Smith Ventures, LLC to annex Ridge Crest Subdivision.**

Each member toured the subdivision and found there were five short sections within the development where the road grade slightly exceeds 18%. The road is easily passable.

Mr. Woolmington will be required to declare on each deed that Maggie Valley will not maintain the roads within Ridge Crest. When possible, the Town will do ice and snow removal. Ridge Crest Estates will receive all municipal amenities other than road maintenance.

**ALDERMAN ALDRIDGE MADE A MOTION TO ACCEPT THE PETITION FOR  
ANNEXATION FOR RIDGE CREST ESTATES.  
MOTION CARRIED UNANIMOUSLY.**

7. **Consideration of providing sewer to property on Highway 276 for the eventual location of a warehouse for Eco Water Systems of WNC.**

Now that the sewer plant expansion is underway, the Town has a better means of servicing the area. The business will have one restroom with most employees working in the field installing purification systems for homes with well water.

**ALDERMAN EDWARDS MADE A MOTION TO GRANT SEWER TO THE ECO  
WATERS SYSTEMS OF WNC.**

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**MOTION CARRIED UNANIMOUSLY.**

8. **Consideration of providing sewer to the Rouse development.**

Each Council member toured this site within the last week.

Mr. Floyd Chalk, one of the developers, addressed Council stating that there will be no more than 150 homes in the gated community and that the developers will include on the deed restrictions that when possible the area and the common areas will annex into Maggie Valley. All road grades are less than 18%. All roads will have 30-foot rights-of-way. Three trout ponds will be installed for the residents' enjoyment. Christmas trees and fruit trees will be planted under the power lines. The developers want to keep the integrity of the land in tack.

**ALDERMAN ALDRIDGE MADE A MOTION TO GRANT SEWER TO THE  
PROJECT BASED ON THE CRITERIA PROVIDED, ANNEXATION,  
GREENSPACE AND THE TOWN INCREASING SEWER CAPACITY.  
MOTION CARRIED UNANIMOUSLY.**

9. **Consideration of scheduling a joint workshop with the Planning Board for 4:00p.m. on March 18.**

Mayor McElroy will be out of town from March 14 through the 25. After further discussion, the joint workshop was scheduled for April 15 at 4:00 pm.

10. **Consideration of scheduling a budget workshop on Tuesday March 4<sup>th</sup> or Wednesday March 5<sup>th</sup>.**

The first budget workshop for fiscal year 2008/09 will be held March 5, 2008 beginning at 9am in the Police Department Conference Room.

11. **Manager's Report.**

- Manager Barth attended the Haywood County Commissioners meeting to discuss the cell tower that is intended to be set along the ridgeline of Mitchell Cove. Manager Barth, representing Maggie Valley, made it clear to the Commissioners that the cell tower will be an eyesore for Maggie Valley, especially being 40-feet above the tree canopy.

The tower will have fake tree limbs and the pole will match the color of the surrounding trees. The tower will be as unobtrusive as possible.

- Manager Barth distributed the Chamber of Commerce's Calendar of Events.
- Manager Barth informed Council of the upcoming subcommittee meetings of the TDA as well as distributing a copy for Council members wanting to attend.
- The Town Hall renovation project bid opening will be at 2 pm on Thursday February 21, 2008 in the Flossy White Room.

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- Manager Barth informed Council of the possibility of a new business coming to Maggie Valley that will be located near the entrance to Campbell Creek Road. The owner desires to place a climbing rock, moonwalk, and a giant trampoline. Kids ages 3 to 14 will be using the entertainment. Safety inspections will be handled through the NC Department of Labor. Insurance will be required.
- The Zoning Board of Adjustments and the Parks, Recreation, Festival Advisory Committee have vacancies. Council and Staff need to encourage people to apply.
- A meeting was held with NCDOT representative Scott Cook to discuss additional signage for Cataloochee Ski Resort and Wheels Through Time. Afterwards, staff discussed crosswalks and islands along US-19.

The next day new pedestrian signs and island signs were installed. Staff will write a thank you note to NCDOT for their prompt action.

- Bids have been received for the pole storage building to be constructed at the Public Works Facility. The bids range from \$68,834.00 for a stick-built structure to \$33,897.00 for a metal building.

**ALDERMAN EDWARDS MADE A MOTION TO APPROVE THE BID FOR THE METAL BUILDING AND BEGIN CONSTRUCTION OF THE POLE SHED AT THE MAGGIE VALLEY PUBLIC WORKS BUILDING.  
 MOTION CARRIED UNANIMOUSLY.**

12. **Other Business.**

- Five names need to be submitted to the County Commissioners by March 17, 2008. As the TDA law currently stands, there must be three in-town members and two out-of-town members.

Council agreed that a workshop needed to be conducted to discuss the appointments. This important committee will be a working committee.

- Alderman Edwards stated that since the treatment plant expansion is underway and there is enough treatment capacity he would like to bring the Timbercreek/Timberlake Rezoning back to the table. *A public hearing was held August 7, 2007 at which time the issue was tabled. Conditions have improved such as the treatment plant expansion, bridge widening at Fox Run Road, and the adoption of the Land Use Plan, which encourages medium density for the area.*

13. **Public Comment.**

- ▶ Planning Board Chairman Brede asked that Council remember that although someone may sit on the Planning Board, Zoning Board, or even the PRFAC, those members could still serve on the TDA Subcommittee.

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North Carolina law requires a separation of Zoning and Planning Board members.

► Alderman Price stated that she had talked with Clayton Davis about a beautification program for Maggie Valley. He agreed to assist.

14. Meeting Adjourned.

**ALDERMAN PRICE MADE A MOTION TO CONTINUE THE MEETING UNTIL  
9:30 AM IN THE MORNING (February 20, 2008).  
MOTION CARRIED UNANIMOUSLY.**

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Mayor Roger McElroy

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Vickie Best, Town Clerk, CMC