

**TOWN OF MAGGIE VALLEY
REGULARLY SCHEDULED BOARD OF ALDERMEN MEETING
APRIL 1, 2008
MINUTES**

Members Present: Mayor Roger McElroy, Aldermen: Colin Edwards, Saralyn Price, Mark DeMeola, and Phil Aldridge
Staff Present: Manager Tim Barth, Attorney Chuck Dickson, Public Works Director Mike Mehaffey, Planning Director Nathan Clark, Police Chief Scott Sutton, Finance Director Shayne Wheeler, and Town Clerk Vickie Best
Others Present: Approximately 12 people

1. Meeting Called to Order.

Mayor McElroy called the meeting to order at 3:37 pm in the Flossy White Room of Town Hall.

2. Consent Agenda

a. Tax Releases.

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

3. Appearance of Rose Johnson, President, Haywood Community College, to request support for the bond referendum and to talk about the Town "going green".

Doctor Rose Johnson addressed Council encouraging them to pass a resolution in support of the ¼-cent sales tax increase to be used for capital projects at the college. In December 2006, Council approved a resolution supporting the Haywood County Commissioners seeking legislative approval for the sales tax increase. The General Assembly made it possible for all counties to adopt up to ½-cent local option sales tax with voter approval.

Mr. Dean McMahan addressed Council stating that he represents the Friends of the College, the business community (banking) and the medical field to include police, emergency medical staff, nursing, etc. Haywood Community College produces graduates to fill these needed positions in the work force.

The additional 1/4 –cent will not be levied on food, gas, or real estate. The college is in dire need of renovations. The issue that citizens need to consider is if the sales tax does not pass, the college still must be renovated therefore, the County will have no options other than increasing property taxes.

When questioned by Alderman Aldridge on how the financing would be handled, Council was informed that there is 72-million dollars worth of needed capital improvements. Haywood County will borrow the money and then collect the ¼-cent sales tax to pay the debt/loan.

Resolution No. 08-19

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**RESOLUTION IN SUPPORT OF THE 1/4 CENT SALES TAX REFERENDUM
TO BE GIVEN TO THE HAYWOOD COMMUNITY COLLEGE TO USE FOR
PHYSICAL FACILITIES**

WHEREAS, Haywood County, North Carolina is experiencing growth with an influx in residential and commercial development; and

WHEREAS, this growth is and will continue to challenge Haywood County's ability to meet the increased demand for services, which include Haywood Community College; and

WHEREAS, the infrastructure needs at Haywood Community College total more than \$72 million; and

WHEREAS, many Haywood County property taxpayers are already feeling and will continue to feel increasing pressure of the property tax, which is currently the County's only flexible means of paying for these service demands and infrastructure needs; and

WHEREAS, the North Carolina General Assembly has authorized counties to place a 1/4 cent local option sales tax referendum before the voters; and

WHEREAS, a 1/4 cent local option sales tax would increase state and local sales tax rates to seven (7) percent, and would generate approximately \$1.0 million annually; and

WHEREAS, the Haywood County Board of Commissioners recognizes and supports the vital role, which Haywood Community College serves within our community; and

WHEREAS, the Haywood County Board of Commissioners endorses voter approval to levy the 1/4 cent local option sales tax revenue to fund capital projects at Haywood Community College;

WHEREAS, should the voters of Haywood County approve the levying of a 1/4 cent local option sales tax, the Haywood County Board of Commissioners would pledge to use the 1/4-cent local option sales tax revenue to fund capital projects at Haywood Community College.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Maggie Valley Board of Alderman support the 1/4 cent sales tax referendum because it will provide Haywood Community College with the financial support required by the County (as mandated by the State) to provide the Community College with erection, alterations, and additions to buildings.

BE IT FURTHER RESOLVED, that the Town of Maggie Valley Board of Alderman educate and advocate the citizens of Haywood County about the 1/4 cent sales tax referendum, the requirements of the County to support Haywood Community College, and the need for new and renovated physical facilities.

**ALDERMAN ALDRIDGE MADE A MOTION TO ADOPT THE RESOLUTION
OF SUPPORT.**

MOTION CARRIED UNANIMOUSLY.

Mr. James Carver asked that Council get a consensus from the audience. With a raise of hands, the audience showed 100% support.

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Doctor Johnson asked that she be allowed to come back for a presentation on “Going Green”. The college will strive to use these techniques in the renovations. The Economic Development Committee is preparing workers to go green. If the Town worked with businesses to go green, with the tourist base Maggie Valley has, Haywood County could find its notch and make a name for a green county.

4. Consideration of awarding a three-year contract for the Town’s annual audit.

The firm of Dixon Hughes notified the Finance Director that they would no longer be doing municipal audits. Director Wheeler immediately sent out seven request for proposals. Three firms responded.

	07-08	08-09	09-10
Martin Starnes & Associates, CPAs	\$21,500	\$22,100	\$22,800
Gould Killian CPA Group	\$26,000	\$27,000	\$28,000
Painter, Russell & Associates, PLLC	\$30,750	\$32,290	\$33,900

After consideration of the price and an in-depth research of references that included Haywood County, Staff recommends Martin Starnes & Associates, CPAs.

The cost of the 06-07 fiscal year audit was \$28,000. Ms. Wheeler has met and talked with representatives from Martin Starnes & Associates on several occasions and feels confident that the transition will be fine.

**ALDERMAN PRICE MADE A MOTION TO APPROVE THE CONTRACT
 WITH MARTIN STARNES & ASSOCIATES FOR THREE YEARS.
 MOTION CARRIED UNANIMOUSLY.**

5. Discussion regarding the expansion of the Town Hall.

Manager Barth explained that he had hoped to have the numbers for the cost of adding a 1500 square-foot addition to the back of the old police department during the current renovation due to the need of storage, additional office space and the cost effectiveness of adding the addition now.

The contractor is pleased with the materials quote. The proposed addition would be a simple straightforward addition. The propane tank will need to be relocated but should not be a major setback.

The current cost of the renovations and the new office furniture is \$175,000.

A decision will be made after the Town receives a specific cost for the addition. The Town must submit the request to the Local Government Commission for approval.

6. Consideration of a Declaration of Official Intent To Reimburse, for Town Hall Project

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RESOLUTION NO. 08-20
TOWN OF MAGGIE VALLEY, NORTH CAROLINA
DECLARATION OF OFFICIAL INTENT TO REIMBURSE

This declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.

The undersigned is authorized to declare the official intent of the Town of Maggie Valley, North Carolina (the "Issuer") with respect to the matters contained herein.

1. **Expenditures to be Incurred.** The Issuer anticipates incurring expenditures (the "Expenditures") for renovations to the Town Hall (the "Project").

2. **Plan of Finance.** The Issuer intends to finance the costs of the Project with the proceeds of debt to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.

3. **Maximum Principal Amount of Debt to be Issued.** The maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is \$350,000.

4. **Declaration of Official Intent to Reimburse.** The Issuer hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.

**ALDERMAN PRICE MADE A MOTION TO APPROVE THE DECLARATION
OF OFFICIAL INTENT TO REIMBURSE.
MOTION CARRIED UNANIMOUSLY.**

7. Manager's Report.

► The Maggie Valley TDA Subcommittee will receive a training session on April 2, 2008 at 2:00 p.m. in the Flossy White Room of Town Hall.

► A Trout Festival meeting will be held at 10:00 a.m. on Thursday April 3, 2008 in the Flossy White Room of Town Hall.

► Manager Barth asked that Council establish a legislative agenda so that Maggie Valley will have something in place when the legislators are invited to Maggie Valley to hear our concerns i.e. extending the ability to annex further than 3-miles and starting the school year later.

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► There will be a business networking luncheon at the Maggie Valley Club on April 17, 2008 beginning at noon sponsored by the Chamber. RSVPs must be received by April 14, 2008.

8. Other Business.

● Chamber President Teresa Smith addressed Council asking that they keep the Maggie Valley Chamber and Area Visitors Center in mind while making these decisions about purchasing property. The Chamber is entering its 45th-year and needs a permanent home. Maggie Valley is the major entrance to the Great Smokey Mountains/ Blue Ridge Parkway. The Chamber could help with festivals thereby making it a win-win situation. A nice attractive Visitors Center would be beneficial for the community, businesses and tourism.

Council voiced their concerns about the Chamber not having an official audit, they were informed that an accounting firm has accepted the Chamber and will be performing an audit this year.

● The Sewer Treatment Plant is coming along nicely; even with the recent wet weather, the contractor is close to being on schedule.

9. Closed Session – G.S. 143-318.11(5) - Acquisition of Real Property.

**ALDERMAN PRICE MADE A MOTION TO ENTER CLOSED SESSION FOR
 THE PURPOSE OF DISCUSSING LAND ACQUISITION.
 MOTION CARRIED UNANIMOUSLY.**

**ALDERMAN ALDRIDGE MADE A MOTION TO COME OUT OF CLOSED
 SESSION AT 5:09 P.M.
 MOTION CARRIED UNANIMOUSLY.**

10. Meeting Adjourned.

**THERE BEING NO FURTHER BUSINESS TO DISCUSS, ON MOTION OF
 ALDERMAN DEMEOLA, WITH ALL IN FAVOR THE
 MEETING WAS ADJOURNED AT 5:09 P.M.**

Mayor Roger McElroy

(SEAL)

Vickie Best, CMC, Town Clerk