

Town of Maggie Valley
Annexation (2009) Public Hearing
May 27, 2008
MINUTES

Members Present: Mayor Roger McElroy, Aldermen: Saralyn Price, Phil Aldridge (arrived at 5:50 p.m.), and Colin Edwards
Members Absent: Alderman Mark DeMeola
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, Public Works Director Mike Mehaffey, and Town Clerk Vickie Best
Others Present: Approximately 18 people

After Mayor McElroy opened the public hearing at 5:36 p.m. in the Flossy White Room of Town Hall, the meeting was turned over to John McHenry with Benchmark Associates.

Mr. McHenry reviewed all of the particulars relevant to the General Statues to include the procedural and technical schedules adhered too. The Resolution of Intent was adopted on March 25, 2008. The annexation, if approved, will become effective July 1, 2009. Council will take action on June 17, 2008 at the regularly scheduled Board of Aldermen Meeting beginning at 5:30 p.m. in the Town Hall Boardroom. Each area (A through G) will be addressed separately. If one area is omitted from the annexation, it would not affect the other areas. If all annexation areas are adopted, 133 new households and 166.261 acres will be added to the corporate limits of Maggie Valley.

Mr. McHenry opened the floor for public comment.

Dale Walksler, owner of the Wheels Through Time museum, addressed Council stating that all of this started about seven years ago. Water bills show that the museum uses approximately the same amount of water as a mobile home. There were seven septic fields on the property that was previously used by a campground. The septic systems should have carried any waste coming from the museum. Mr. Walksler recited the definition of what a public servant's duties are and how they should be accomplished. Mr. Walksler stated that he was told the septic fields had been condemned and that he had no choice but to connect the museum to municipal sewer. Mr. Walksler felt the Town of Maggie Valley had cost him close to \$150,000 for sewer that he did not need.

Mr. Walksler informed Council that Wheels Through Time is currently for sale. He felt the Board of Aldermen could omit the property from the annexation or he would donate his property to Wheels Through Time, a non-profit organization, and the Town would not be able to collect taxes. "The museum has brought a tremendous amount of visitors to the valley without any assistance from the Town or the County."

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Joe Maniscalco, addressed Council stating that he has 3 ½ acres and he wasn't sure if he could even get sewer. Mr. Maniscalco wants to combine the acreage to form a homestead. He is now near completion; the roads have been installed as well as the landscaping. The roads are gated in such a manner that you have to be allowed to enter the property. "There are a lot of mechanics on the property". Mr. Maniscalco went on to state that his notification letter was not postmarked. The annexation required time-table was not followed. Two of his parcels were identified as vacant when there are structures located on the property.

Mr. Clark read the protest letters received by mail and e-mail. **SEE ATTACHMENTS**

Stan Naplen, 532 Henry Dingus Way, stated that there was no sense arguing over the issue. Campbell Woods will not be able to get road maintenance although the town official have promised to talk with Jim Paxton, the developer. The residents want all of the services offered by the town. The residents want rid of the gate.

Manny Moore clarified what had been said, the Maggie Valley taxes would be based on the assessed value that Haywood County uses. If roads meet town standards, the town will take over maintenance. There is a policy in place for substandard roads, so that the roads may be brought into the town's street system, if brought up to standard, and a dedicated right of way is in place.

Paul White, addressed the audience stating that he was involved in fighting the in-voluntary annexation seven years ago. "The town is just seeking tax dollars. There were mistakes found in the last annexation. It cost the town over \$100,000 due to the lawsuit. A condominium project has been stopped, due to this office. Maggie Valley Country Club is down in sales. Council must get their lick in, because there are only four other states that allow in-voluntary annexation. They have made mistakes on this annexation too." Mr. White went on to inform the Council that Mayor McElroy, Manager Barth and Mike Mehaffey were the ones leading them down this rosy path, which is wrong.

Elizabeth Corbin stated that Jim Paxton has the power over the Campbell Woods Subdivision. The residents have sent letters and made appeals, but there have been no positive results.

Art Lynch, stated that there were no benefits other than paying out \$780 per year in a tax increase. Mr. Lynch stated that he did not need police protection because he has an ADT system.

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Copies of the service plan are available in the Clerk's office for anyone interested.

**THERE BEING NO FURTHER BUSINESS TO DISCUSS, ON MOTION OF
ALDERMAN PRICE, WITH ALL IN FAVOR THE MEETING ADJOURNED AT
6:30 P.M.**

Mayor Roger McElroy

Vickie Best, CMC, Town Clerk