

Town of Maggie Valley
Board of Aldermen Workshop Minutes
July 6, 2011

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MINUTES

Members Present: Mayor Roger McElroy, Aldermen: Phil Aldridge, Danya Vanhook, and Saralyn Price (3:40 p.m.)
Staff Present: Manager Tim Barth, Planning Director Nathan Clark, Public Works Director Mike Mehaffey, Chief Scott Sutton, Festival Director Audrey Hager, and Town Clerk Vickie Best
Others Present: Lynda Bennett, Ron DeSimone, Jim Blyth, and HCTDA Director Lynn Collins

The workshop began at 3:11 p.m. in the Town Hall Boardroom.

Road Maintenance

The current town road maintenance policy requires subdivisions to be 75% built-out before the roads can be dedicated to the town for maintenance or pay \$500 per undeveloped lot with road frontage. The reason for the required 75% build-out is so that roads will not be taken under the maintenance policy to early on in development, and the roads become in disrepair due to construction vehicles. The current cost to overlay 0.5 miles of road would cost \$46,750. The liability to the town would be too great to change the policy.

State statues require municipalities to provide the same services equally throughout the corporate limits. The road policy has applied to all subdivisions in the past. The residents still receive solid waste collection, sewer, and snow and ice removal when possible.

Alderman Vanhook agreed with the policy and asked that Manager Barth look into the \$500 per vacant lot to see if that is an adequate amount since the policy was originally written.

Alderman Vanhook also stated that she was concerned about changing the policy after an application is on the table. In an effort to be fair to all developers, in the past and here forward, it was determined that if the policy is changed, set the date of effectiveness to a later date.

The town has grown into areas with private roads. It was determined that all requests for non-powell bill road funding should apply in May, prior to the budget process, so that Council can make knowledgeable decisions on what roads should receive assistance and what roads will not. There are roads that can never be brought to town standards due to width and rights-of-way. Funding for roads that are brought up to town standards should receive additional funding, when possible.

The Campbell Woods HOA is piece-milling their road repairs due to the lack of HOA funds. The Town has assisted. Director Mehaffey felt that the town should not spend funds on roads that will never meet powell bill standards. Public Works patch roads that are non- powell bill out of the general fund. The past two winters have been hard on roads and sidewalks. Director Mehaffey also felt the town should look at the number of people these roads serve.

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Consideration of Purchasing Property

The property being considered is near the festival grounds and could serve multiple purposes. It is possible that the town has an opportunity to purchase the property at a reasonable cost. It is an investment in the town's future. The Maggie Valley Fireworks could not be shot at the current height, if the property was not available for use. The property has total creek frontage.

Council asked that Manager Barth investigate and bring the issue back before the board.

Restrooms/Pavilion for Parham Park

The request for bids on grading at the park has been advertised. The grading will include drainage features, an elevated pad for restrooms and pavilion as well as pervious surface for parking and a walking trail.

There is the possibility that the Town can get TDA funding to assist with the construction of a pavilion and restrooms. The town has TDA approved funding for the Festival Grounds lighting project for 10-years. The electrical project will be paid in full in five years. The additional funding could, with HCTDA approval, be reallocated to the Parham Park project.

Director Collins explained how the funding came about when she was the acting Maggie Valley Chamber Director and the additional electric was needed down the center of the festival grounds for associated events. When TDA funding is not spent, it rolls back into the appropriate zip code.

Parham Park is used regularly by tourist picnicking and sitting and enjoying Jonathan Creek. Now that the 4-plus-miles of sidewalk are completed and people begin using the sidewalk to walk, restrooms are needed to better serve the residents and tourist.

Mayor McElroy had concerns about using TDA funding when the funds are collected from motel room nights and should be used to increase tourism.

Alderman Price would like to see a building located on the Festival Grounds. Director Hager had concerns about locating another structure to the area and limiting the market. Alderman Price asked that Director Hager investigate the cost of a large tent.

Mayor McElroy felt that a MVTDA1% meeting should be called to see how the other members feel. Mayor McElroy stated that the use of MVTDA1% to install electricity down the center of the festival grounds increases event opportunities, while Parham Park serves as an asset to Town. Mayor McElroy added that the town could start out building two restrooms then a pavilion could be added later.

Director Mehaffey stated that the restroom should be constructed out of block to withstand abuse and make it easier to clean with a water hose.

Randy Cunningham agreed to draft a design for \$2.500, but when taken before Council earlier this year, it was denied.

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Council will discuss this issue at a later date; the lighting project will not be paid off for another two years.

The grading and engineering for Parham Park will be placed on the July 19, 2011 agenda.

There being no further business to discuss the meeting adjourned at 5:15 p.m. on motion of Alderman Vanhook with all members in favor.

Mayor Roger McElroy

Vickie Best, CMC, Town Clerk