

Town of Maggie Valley
Regularly Scheduled Board of Aldermen Meeting
August 5, 2008
3:30 p.m.
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, Police Chief Scott Sutton, and Town Clerk Vickie Best
Others Present: Six people

1. **Meeting Called to Order.**

Mayor McElroy called the meeting to order at 3:31 p.m. in the Town Hall Boardroom.

2. **Consent Agenda.**

- a. FY 2007-2008 Settlement of Taxes, including explanation of statutory requirement, summary page, Master Balance, and individual list of taxes owed.
- b. Order by the Board for the Collection of 2008 Taxes.
- c. Order by the Board for the Collection of 2007 and Prior Years' Taxes.

Mayor McElroy asked that the minutes of July 15, 2008 be added to the consent agenda. Council agreed.

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

3. a. **Public Hearing on Annexation of Charles & Debra Drace, 302 Bridle Drive, #12 Section C Horseshoe Cove, Parcel #7697-20-1366 (0.81 acres).**

- b. Consideration of Ordinance No. 642 to annex Charles & Debra Drace, 302 Bridle Drive, #12 Section C Horseshoe Cove, Parcel #7697-20-1366 (0.81 acres).

Mayor McElroy opened the public hearing at 3:34 p.m. without comment from the floor.

After further investigation, it was discovered that the parcel in question is part of the annexation to become effective June 2009.

No action was taken.

4. a. **Public Hearing on Annexation of Dellwood Baptist Church, 115 Hall Drive, Parcel #8607-11-2306 (4.976 acres).**

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b. Consideration of Ordinance No. 643 to annex Dellwood Baptist Church, 115 Hall Drive, Parcel #8607-11-2306 (4.976 acres).

**ALDERMAN PRICE MADE A MOTION TO ANNEX DELLWOOD BAPTIST CHURCH AS REQUESTED.
MOTION CARRIED UNANIMOUSLY.**

5. **Appearance of Ernestine Upchurch.**

Ms. UpChurch was unable to attend.

6. **Consideration of awarding a contract to Haynes for doing the lighting project on the remaining part of the Festival Grounds that does not have lights.**

The Maggie Valley TDA Subcommittee agreed to fund the lighting project up to \$20,000 for the next five years. The project will add electric receptacles in strategic areas as well as additional over-head lighting. The proposal from Haynes Electric to complete the project is estimated to cost close to \$90,000. Providing additional electrical outlets and lighting will be a great benefit to promoters and potential events.

**ALDERMAN ALDRIDGE MADE A MOTION TO APPROVE THE CONTRACT WITH HAYNES ELECTRIC TO ADD LIGHTING AND OUTLETS.
MOTION CARRIED UNANIMOUSLY.**

ALDERMAN DEMEOLA MADE A MOTION TO APPROVE RESOLUTION 08-35 APPROVING THE FINANCING THROUGH BB&T.

7. **Appearance of Lynn Collins to give an update on festivals and Chamber activities.**

Ms. Collins distributed advertising materials, maps, and pamphlets. Ms. Collins provided the following information:

- Festival Update: The Trout Festival was down by 30%. The decrease was attributed to economy and Trooper Blanton's Funeral procession.
- The Red, White & Boom was a success. Everyone enjoyed the fireworks.
- The July Arts & Craft Festival was down by approximately 50% but the vendors seemed to be happy with the show because the people that did attend were purchasing items.
- There are 27 teams registered for the BBQ Festival scheduled for September 25 and 26. The hope is to have 54 teams competing.
- There are 40 crafters signed up for the Fall Arts & Craft Festival.
- The Chamber/Visitors Center continues to seek additional festivals for Maggie Valley. In the past few weeks, they met with a local organization interested in promoting a Bluegrass Festival. Another contact wants to have a craft show Labor Day weekend 2009.

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- Alderman Price has been elected to the Chamber of Commerce Board. It is the desire of the Chamber that Ms. Price can act as a liaison between the Town and the Chamber.
- Ms. Collins encouraged Council to attend the 45th Anniversary Annual Awards Dinner & Induction Ceremony on August 14, 2008.
- The 1% TDA funding is being used to print 10,000 Bicentennial Driving Tour/Mountain Heritage Trout maps, 100,000 Elk brochures in conjunction with the Rocky Mountain Elk Foundation, and 25,000 Calendar of Events. Ads have been purchased in WNC Travel Guide, Blue Ridge Outdoors Annual Festival Guide, Points North Magazine, AAA Go Magazine, Smoky Mountain Living Magazine, Our State Magazine, Full Throttle Florida Edition Magazine, The Group Travel Leader Magazine, Wing World Magazine, Carolina County Magazine and Ski Adventure Magazine.
- Some of the funding will be used to pay a part-time staff person for the Visitors Center. The satellite Visitor Center in the A-frame building at Ghost Town was a successful venture. The satellite center is open five afternoons a week and all day on Saturday and Sunday.
- To date 24 new members have become Chamber members. Last year 70 new members were recruited. The goal is to reach the 400-member mark.
- The Chamber is currently in the process of getting a 2007/08 budget year audit.
- The members have appointed a building and finance committee that will be examining all of the options for finding the Chamber/Visitors Center a permanent home.

On behalf of the Chamber Board, Ms. Collins thanked Council and staff for all they do to assist the Chamber in their efforts to increase tourism and promote festivals.

Alderman Price interjected that she, as a Council member, does not want the motorcycle rally from Myrtle Beach back next year. The signage was disgraceful and the girls were skimpily dressed.

Council thanked Ms. Collins for her informative report.

8. Estimate on weatherizing the Pavilion.

The cost of installing an insulated drop ceiling cost approximately \$0.90 per square foot. The cost would be approximately \$6,284. Eight insulated panels for the garage doors would cost approximately \$1,327.18. The panels can be removed for the summer season. Alderman Edwards offered to donate a propane heater for the pavilion.

Council asked that the Manager talk with the Civic Association to see if they would be willing to assist with the cost of winterizing the pavilion.

**ALDERMAN ALDRIDGE MADE A MOTION TO TABLE THE ISSUE UNTIL
THE AUGUST 19, 2008 MEETING.**

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MOTION CARRIED UNANIMOUSLY.

9. **Events Planner position update.**

Manager Barth has narrowed the applications down to six and has commenced to calling those applicants to see if they are still interested in the part-time position. Manager Barth also interviewed a marketing firm from Asheville. Manager Barth was very impressed with the firm because of their desire to find out exactly what the Town wanted to take place at the Festival Grounds. The firm representatives toured the grounds and thought it was a great place to have festivals. They were impressed by what the Town had accomplished.

The marketing firm will give a presentation at the September 2, 2008 Board of Aldermen Meeting.

10. **Discussion regarding the two bedroom minimum sewer tap fee.**

Alderman Aldridge felt that Park Models should be charged a one-bedroom tap fee as opposed to the two-bedroom minimum. Alderman Aldridge stated that Kyle Edwards had discussed the issue with him.

The Town policy regarding this has always been to follow the State of North Carolina Department of Environment and Natural Resources, Division of Water Quality Administrative Code. The Administrative Code states, "In determining the volume of sewage from dwelling units, the flow rate shall be 120 gallons per day per bedroom. The minimum volume of sewage from each dwelling unit shall be 240 gallons per day and each additional bedroom above two bedrooms will increase the volume by 120 gallons per day." The state Division of Water Quality carefully monitors the amount of sewage capacity that the Town commits to various development projects to make sure that the Town does not commit more capacity than what the Town's wastewater treatment plant can treat. If the state makes the Town count each dwelling facility as having a minimum of 240 gallons of discharge, then it makes sense for the Town to charge for that capacity of the treatment plant that has to be set aside for that dwelling unit.

Haywood County Environmental Health follows the same guidelines as the Town. They have a specific letter from the state that says "park model" units are to be considered two bedroom regardless of how many bedrooms they have and must have the appropriate size septic system to handle that.

Alderman Edwards stated that the law should be changed. This issue should be discussed with the State Representatives.

Mayor McElroy stated that if the law were not changed through the State, then all of the residents that have complied and paid a two-bedroom tap fee for a park model would want to be refunded.

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Alderman Price suggested that the Manager and Public Works Director escort Council around to all of the park model parks. It is common for people to build additions to their park model.

Mr. Burton Edwards spoke from the floor informing Council that they are welcome to look at his books for his rental park models. Usually there are more than two people staying the night.

Mr. Mehaffey explained that the two-bedroom minimum was contested many years ago, but the State would not change the rules.

**ALDERMAN ALDRIDGE MADE A MOTION TO TABLE THE ISSUE UNTIL THE NEXT BOARD MEETING TO GATHER ADDITIONAL DATA AND TOUR THE PARK MODEL PARKS.
MOTION CARRIED UNANIMOUSLY.**

11. Manager's Report.

- Manager Barth asked that Council contact the clerk if they intend to attend the Annual Chamber Dinner on Thursday August 14, 2008.
- Manager Barth was contacted by the Van Winkle Law Firm to say that the Brannon Forest Lawsuit will be held during the August court session. The Judge will accept written materials only. The Van Winkle Firm is confident that the Town will win the suit.
- The Wellness Committee, chaired by Shayne Wheeler, has achieved great things. The Town received a \$650.00 grant from the League of Municipalities. Blood pressure cups are now available in the Administrative Office and the Police Department. A health screening will be held on Thursday free of charge for the employees. The League of Municipalities has now created a new program entitled Disease Risk Development, that Ms. Wheeler is looking at now.
- Council should notify Manager Barth as soon as possible if they plan to attend the annual League of Municipalities Conference.

12. Other Business.

▪ Mr. Burton Edwards addressed Council requesting that they notify both the Zoning Board of Adjustments and the Planning Board that the proposed 2008 flood maps should not be included in their decision making process. The maps have been found to have errors so new maps are going to be developed.

Council directed Manager Barth to write a letter to both the Planning Board and the Zoning Board of Adjustments explaining the situation.

▪ The Haywood Mountain Projects would like a representative from Maggie Valley to sit on the house rehabilitation committee. The appointment does not have to be an elected official.

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**ALDERMAN ALDRIDGE MADE A MOTION TO APPOINT MANAGER
BARTH TO THE COMMITTEE.
MOTION CARRIED UNANIMOUSLY.**

- Due to a lack of support, the limited amount of time to pull together the event, the 2008 Moon Light Race will not be held.

13. **Meeting Adjourned.**
**ON MOTION OF ALDERMAN PRICE, WITH ALL IN FAVOR, THE MEETING
ADJOURNED AT 4:40 PM.**

Mayor Roger McElroy

SEAL

Vickie Best, CMC, Town Clerk