

Town of Maggie Valley
Board of Aldermen Regularly Scheduled Meeting
January 20, 2026
MINUTES

Members Present:

Mayor Mike Eveland
Mayor Pro-Tem Jim Owens
Alderman John Hinton
Alderman Phillip Wight
Alderman Tim Wise

Members Absent:

None

Staff Present:

Sam Cullen, Interim Town Manager
Kathy Johnson, Town Clerk
Noah Taylor, Acting Planning Director
Seth Boyd, Public Works Director
Logan Wood, Patrol Lieutenant
Brian Gulden, Attorney

Others Present:

Randy Fisher.

Media Present:

No Media were present.

Mitchel Robinson interview (6:21pm)

Mitchel Robinson shared his professional background with the Board. He stated that he had worked for Champion for 41 years, starting by sweeping floors and eventually worked in logistics, shipping, and warehousing. After retirement, he worked selling motorcycles for about five years until the motorcycle business declined. He is currently employed at Crossroads Ford on Russ Avenue.

Mr. Robinson expressed that he sees an opportunity to improve the ABC Board. He acknowledged that he has been researching the position and its restrictions, noting that his interest is not due to anyone doing a poor job but rather to explore potential opportunities for enhancement. He emphasized that the town has significant investment in the operation and views the board's responsibility as managing the operation and preparing it for the future.

Mr. Robinson confirmed that he resides within the town limits. When asked about his willingness to serve on other boards such as the Zoning Board of Adjustment and Planning Board, he indicated that he would be willing to serve "if needed."

Alderman John Hinton noted that Mr. Robinson had previously interviewed for the Planning Board approximately three years ago and had been a finalist for that position. Alderman Hinton commented that he thinks Mr. Robinson would make an excellent appointment.

Mayor Eveland informed Mr. Robinson that there was one more interview scheduled for the beginning of February, and that the Board would vote on the appointment in March. He assured Mr. Robinson that they would contact him if there were any further questions.

Meeting Call to Order

Mayor Mike Eveland called the meeting to order at 6:31pm on Tuesday January 20, 2026, in the Maggie Valley Town Hall Boardroom 3987 Soco Road, Maggie Valley, NC 28751.

Approval of the Agenda/Conflict of Interest Declaration

No changes were made to the Agenda. Mayor Eveland asked if there were any conflicts of interest. There were none stated.

Consent Agenda

- a. *Budget to Actual*
- b. *A/R Report*
- c. *Tax Releases/Tax Reports*
- d. *Minutes: December 2nd and 9th.*
- e. *Resolution 26-02: Directing Town Clerk to Investigate an annexation Petition received. (Tyler and Elizabeth Beamer-115 Reuben Branch Rd. PIN# 7686-64-3480).*
- f. *Pause Economic Development Incentive Grant Program*

Alderman Tim Wise made a motion to accept the consent agenda as presented. The motion carried unanimously. (5-0)

Public Comment

Mayor Eveland opened the meeting for Public Comment. No citizens came forward to speak. He closed the public comment section of the meeting.

Project Agreement No.9: Jonathan Valley School Sewer Line/Streambank repairs.

The Board discussed Project Agreement No. 009 regarding the Jonathan Valley School sewer line and stream bank repairs. The agreement covered engineering design for repairing a damaged sewer line in front of Jonathan Valley School, including a damaged manhole from Hurricane Helene. The project would include the design work necessary to put the repairs out to bid.

During discussion, Attorney Brian Gulden raised concerns about the contract language. He noted potential missing elements in the agreement, including:

- No termination clause.
- No governing law specifying North Carolina jurisdiction.
- No defense provisions for potential design flaws.
- Missing FEMA terms that were present in Project Agreement No. 010.

There was extensive discussion about whether these terms might be covered in a master services agreement with Withers Ravenel. Public Works Director Seth Boyd confirmed that a master

services agreement exists that was bid out approximately a year ago, with these projects being handled as task orders under that agreement.

The Board decided to postpone action on both Project Agreements 009 and 010 until they could confirm the master services agreement contained the necessary legal protections. Town Manager Sam Cullen would send the master agreement to the attorney for review and potentially schedule a special meeting to approve the projects once legal questions were resolved.

Consideration of Donation to Haywood Waterways Association Polar Plunge.

The Board discussed a donation to the Haywood Waterways Association for their Polar Plunge event scheduled for February 7th. Manager Cullen recommended the traditional \$1,000 sponsorship level, which would provide the town with logo placement on the event sponsor board, newspaper ad recognition, thank you recognition, business spotlights on social media and in the newsletter, and signage at the event.

It was noted that Planning Director Noah Taylor would be representing the town as a "jumper" at the event. The Board acknowledged that Haywood Waterways Association has been a valuable resource and partner to the town.

Alderman John Hinton made a motion to donate \$1,000 to the Haywood Waterways Association Polar Plunge. Motion carried unanimously.

Other Business

a. Project Agreement No. 010: Spring Lake Road and Twinbrook Lane.

The Board reviewed Project Agreement No. 010 for Spring Lake Road and Twinbrook Lane. This project, with an engineering cost of \$170,300, would implement permanent repairs following emergency work that was previously done under FEMA Category B emergency repairs.

Mr. Boyd explained that this project would address several issues including stream bank stabilization, headwall repairs, and potential culvert upgrades behind the fire department. He noted that during the previous flood, water backed up and caused 6-8 inches of standing water in the fire department. The project would improve the existing 5-foot culvert that creates a single-lane bottleneck on the road.

Like Project Agreement No. 009, action on this item was postponed pending legal review of the master services agreement.

Department Head Reports

Sam Cullen, Interim Town Manager
Managers' BOA Meeting Report January 2026

- I have conducted employee evaluations for Department Heads and the Administration Department.
- The Town continues to receive a high volume of calls related to road maintenance. Noah, with the help of the city of Gastonia, has created a document that I would like to publish

on the sunshine list. This document contains pertinent information concerning street maintenance. I have attached it for your information.

- I have scheduled a presentation with the Haywood County Rotary Club for January 30th. Mayor Eveland and I will attend this presentation to review current initiatives of the Town with the club. I will use focus points from the strategic plan to guide the presentation, and I can provide a copy of the presentation for anyone who would like to see it.
- I Have met with Finance Director Misty Hagood and set a preliminary budget calendar which I will provide to the board ASAP.
- Reminder of our pay and classification study meeting on January 22nd at 10:00 am in the Flossie White Board Room. At this meeting we will have a presentation by Becky Veazy of MAPS and have time for discussion and questions. I have crafted a management recommendation for review as well because I believe there are recommendations in the study that should be considered immediate needs, and some should be scheduled over the next few years if the board wishes to implement them and as the budget allows.
- As you heard tonight, we have established a new style of department reports. The logistical reports are still in your packets, but the verbal reports will now focus on department highlights from the month.
- Additionally, I have established a new department head meeting schedule. This meeting takes place on the first Monday of each month. This gives us an opportunity to review the previous month and set goals for the coming month without disrupting any midmonth projects.
- Sam Cullen, Interim Town Manager



Who Maintains the Roads in Maggie Valley? Town Clarifies Responsibilities

Maggie Valley, NC- If you've ever driven down a bumpy street and wondered, "Why hasn't the Town fixed this yet?" — the answer may surprise you. Not all roads within Maggie Valley are maintained by the Town. Some belong to the State of North Carolina.

The Town's Public Works Department maintains 7.72 miles of Town streets, handling potholes, resurfacing, sidewalks, curbs, gutters, and street sweeping. Another 20-plus miles within Town limits are state-maintained roads, overseen by the North Carolina Department of Transportation (NCDOT). In North Carolina, counties do not own and maintain roads.

Town vs. State Roads

- Town streets: Some neighborhood streets and smaller local roads. Town crews handle all maintenance. For a [list](#) of the Town Streets, please visit the Street Maintenance page underneath the Community Tab with Subject; "Our Services" on our website.
- State roads: Route 19 (Soco Road) and ramps, highways, major thoroughfares, and roads with route numbers, such as U.S. 276. Repairs and improvements require NCDOT approval.

Tips for Residents

- Check for numbered designations: SR, U.S., or N.C. routes are state maintained.
- Use the [NCDOT Public Street Information Database](#) (HB620) to verify road ownership.
- Roads within Town limits without a number are likely Town streets.
- Heavier, through-traffic roads are usually state-maintained; smaller neighborhood streets are Town-managed.

For more information about the Town's Streets or to report an issue, visit the [Street Maintenance](#) page underneath the Community Tab with Subject; "Our Services" on the Town's website or call 828-926-0866. For more information about NCDOT roads and services, visit the [NCDOT website](#) or call 1-877-DOT4YOU (1-877-368-4968).

Seth Boyd, Public Works Director PUBLIC WORKS

- Monthly maintenance, general cleaning and repairs at Town Hall, Pavilion, Parham Park, Rathbone/Rich Park, Festival Grounds, Public Works buildings and Police Department.
- Monthly Recyclables approx. **12** tons.
- Monthly Solid Waste approx. **65** tons.
- Monthly White Goods/Electronics **1** pick-ups.
- Picked up miscellaneous residential brush and debris. **24** brush pick-ups that totaled **8** loads of brush.
- Monthly Snow Plowing/Salting. **4** Event
- Continuing maintenance and repairs on Welcome Banners, Miss Maggie Banners, and Summer Banners.
- Public Works continues upkeep of all Town facilities.

- Perform ditch, culvert, shoulder, and road maintenance along streets. Both private and Town streets.
- Service and/or repaired **3** Public Works vehicles/equipment **0** Administration and **3** Police vehicles.
- Picked up bagged trash and debris along Highway 19 and Highway 276 from Fie Top Road to the Wastewater Treatment Plant.
- Public Works has staffed **0** events at the Festival Grounds this month.
- Public Works continues inspections and testing infrastructure at Mountain View Estates.
- Public Works continues inspections and testing infrastructure in Valley Woods subdivision on Jonathan Creek as they begin building the first two homes.
- Town Staff is in continues contact with Engineers to help the Disaster projects progress as fast as possible.
- Public Works continues weekly meetings with DOT and their contractors for work on highway 276, Evans Cove bridge and Johnson Branch bridge.
- The highway 276 project is well underway. The work for the roundabout has started and will cause continual traffic issues for the next 3 or 4 months. All traffic at the 276 redlight will continue to be reduced to one lane in all directions with both ramps closed.

WWTP

- Daily and Monthly testing, monitoring, and analysis; Monthly cleaning and repairs.
- Monthly Road, Levee, equipment and building maintenance.
- Continued yearly sewer line, manhole, easement spraying and creek crossing inspections as required by DENR.
- Installed/repaired **1** sewer services issues, cleaned, and videoed approximately **1595'** feet of sewer line, inspected **21** sewer connections/installations, repaired/leak stopped **0** damaged manhole and inspected **16** manholes as we continue to work on I&I issues.
- Dewatered **44,000** gallons of digested sludge. Lime Stabilized **0** tons of dewatered sludge. Also, we hauled **64** tons of dewatered sludge to the landfill.
- Worked with business owners, homeowners, contractors, and others to help resolve sewer related issues such as rainwater getting into sewer lines, back-ups, video inspection, private line or service locations and damage to lines.
- Continue monthly sewer easement maintenance. Bush hogging, tree cutting, spraying and debris removal.
- This month we received **32** locate requests for NC811. These were all marked in a timely manner.
- McGill engineering has Completed updating our sewer maps on the most resent aerials provided from the county. We have received the hard copies and an electronic copy. I am still working with them to get our maps updated on NC811 database.
- Continue monitoring Johnathan Creek and stream banks for fallen and dead trees that could impact the Town's sewer creek crossings. This is now required by NCDEQ.
- Removed fallen trees and debris from Jonathan's Creek on Moody Farm Road, Stonebridge Campground, Valley Creek, and Campbell Creek.
- Grease in the Towns sewer collection system and in the Wastewater Treatment Plant is an ongoing and time-consuming problem. Regular grease trap pumping and maintenance is the key to keeping these problems to a minimum. All food handling businesses are required

to have grease-removing equipment installed and to maintain records of cleaning and maintaining their equipment. The sewer department staff regularly inspects this equipment and looks at records and logs of this maintenance. This month we performed 8 grease trap inspections. Of these 3 were found to be non-compliant. We continue to work with all businesses on their grease issues. We provide assistance and education in hopes of reducing the amount of grease in our sewer system.

- MV Sewer Dept has inspected all sewer infrastructure in the Maggie Valley RV Park, located behind the Citgo station. All sewer has passed, and we are waiting on as built plans for the project.
- We continue working on storm related issues. Sewer projects, engineering for stream bank repairs, WWTP bridge engineering and road repairs.
- Highway 276 double bridge project is in the design stage. Sam and I have received the design plans on the truss bridge for the pipe replacement. We are waiting for the design of the stream bank restoration portion of the project now.
- WWTP Bridge project is high on the priority list for repair. Site inspection has been completed by a structural engineer, and I have received the report. We are pushing hard for engineering to begin soon on this project.
- WNC Paving continues the widening portion of the project, which puts them in conflict with the Towns Manholes. The Sewer Dept. also inspects them frequently.
- Jordan Davis and Jarrod Holt have completed their Wastewater Operator Grade II test and are awaiting test results.

Logan Wood, Patrol Lieutenant

Incidents

- During this reporting month (December), the Maggie Valley Police Department (MVPD) investigated eighteen (18) incidents, which included Property Damage, Larceny, Simple Assault, Trespassing, Theft From Motor Vehicle, Drug/Narcotics Violations, and Liquor Law Violations.

Arrests

- Maggie Valley Police Officers arrested fifteen (15) individuals, resulting in eighteen (18) charges, which included Trespassing, Property Damage, Drug/Narcotics Violations, and Liquor Law Violations.

Motor Vehicle Traffic

- Maggie Valley Police Officers investigated five (5) motor vehicle accidents for the reporting period and issued two-hundred and twenty-one (221) traffic-related charges. Thirty-five (35) percent of charges were for speeding (17 citations and 61 written warnings).

Officer Activities

- **THIS LIST IS NOT A COMPREHENSIVE LIST OF ALL THE INCIDENTS FOR THE REPORTING PERIOD. SOME CASES, DUE TO THE INTEGERGY OF THE CASE, CAN NOT BE PUBLICLY DISCLOSED AT THIS TIME.**
- On 12/26/2025, Officer Stamey and K9 Officer Bellows were dispatched to an emergency traffic crash on Soco Road. Upon arrival, officers determined that the driver at fault had a suspended driver's license. Further investigation revealed the driver also had two pending charges for Driving While License Revoked. Officer Stamey issued the driver a citation

for Failure to Reduce Speed and placed the driver under arrest for Driving While License Revoked.

- On 12/20/2025, Officer Herbertson observed a vehicle traveling at a high rate of speed on Soco Road. Prior to the traffic stop, Officer Herbertson had also received a complaint regarding the same vehicle failing to maintain lane control. Officer Herbertson initiated a traffic stop and observed suspicious behavior from the occupants. During the stop, Officer Herbertson was advised that the passenger had an active order for arrest. Further investigation revealed the vehicle was displaying a fictitious registration tag and the driver's license was revoked. A search of the vehicle resulted in the discovery of narcotics. The passenger was placed under arrest.
- Officer Stamey and K9 Officer Bellows were dispatched to an active domestic disturbance. Upon arrival, the caller advised that Travis Brinson was on top of Jamie Bennett. Officers immediately separated the involved parties. After observing visible injuries on Ms. Bennett, officers placed Travis Brinson under arrest for Assault on a Female.
- Lieutenant Wood was dispatched to Smoky Mountain Cremations in reference to a suspicious person. The caller advised the individual was scaring employees inside the business and requested that she be removed from the property. Upon arrival, Lieutenant Wood made contact with Jennifer Ramirez, who was exhibiting signs consistent with narcotics use. Ramirez was checked for outstanding warrants, and dispatch advised she had several pending. Ramirez was subsequently placed under arrest. She was advised that she was not to return to the property.
- Lieutenant Wood, Officer Stamey, and K9 Officer Bellows were dispatched to a domestic disturbance. Upon arrival, the caller advised her son was becoming abusive and requested he be removed from the residence. Bryson Fletcher was located in the driveway. Officers made multiple attempts to calm Bryson and find a resolution for the night; however, he continued to be aggressive and yelled that he was going to burn the house down. Bryson was then placed under arrest.
- Lieutenant Wood, Officer Herbertson, and Officer Flowers were dispatched to Ghost Town in reference to trespassing. Officers conducted a search of the park but did not locate any individuals. Officers then investigated several vehicles parked near the entrance and discovered the vehicle registration had been removed and the VINs had been concealed to prevent identification. The vehicles were towed, and officers reviewed security footage, which provided descriptions of the suspects. Later that night, officers located all eight suspects and confronted them regarding the incident. Despite there being video evidence, the suspects denied being on the property and were subsequently placed under arrest.

Evidence Processing (E/P)

- Evidence Technicians O. Murphy and S. Justice processed two (2) items for the month. Evidence includes personal property.

Investigations (CID)

- Detective Clark followed up with a report of a child abuse with injuries. He has interviewed the suspect, who ultimately confessed. Detective Clark is following up with this case by securing criminal charges and a forensic interview has been scheduled for January.

- Lt. Greene followed up with a possible elder exploitation case. Lt. Greene worked with adult DSS and at this time, law enforcement is not needed and adult DSS is continuing to work with the victim.
- Detective Clark followed up with a larceny of a snowboard at Cataloochee Ski.
- Lt. Greene has attended several phone conferences with the district attorney's office preparing for the murder trial in March.

Follow up:

- Lt. Greene received the information from the bank involving the check from Town Hall. Lt. Greene identified the suspect and secured criminal charges.

K9 Program

- The K9 teams logged ten (10) training sessions and one (1) deployment.

Community Patrol and Interactions

- Maggie Valley Officers patrolled through our residential neighborhoods several times this month.
- Maggie Valley Officers performed their monthly business visits.
- Maggie Valley Officers responded to 310 Calls for Service (CFS) in this reporting period. The average number of calls for service per day has been consistently around 10 for the last several months.

Events, Schools, and Meetings

- Chief Boger, LT. Greene, and Det. Clark participated in the FOP Shop with a Cop. A very special thank you to everyone involved for all the hard work and dedication to this program.

Noah Taylor, Acting Planning Director

Mr. Taylor reported:

- He received his Certified Zoning Official (CZO) certification.
- Undertaken organizational improvements at Town Hall, consolidating files into one central location.
- Scheduled to attend a Certified Floodplain Manager (CFM) preparation class in March.
- Progress on subdivisions: Wildbrook Village nearing completion with 13 more permits pulled and approximately 6 homesites left; Valley View subdivision has only pulled 2 permits so far.

December 2025	33	Description
Residential Permits	6	New Structure, Creekwalk Lane x4 New Structure, 616 Twinbrook Lane New Structure, 81 Breezy Creek Lane
Commercial Permits	6	14 Lot Subdivision, MVRVP Sewer, 3211 Dellwood Road New Use, 2451 Soco Road New Use, 2495 Soco Road Sign, 2404 Dellwood Road New Structure, 1786 Soco Road
Floodplain Permits	1	Renovation, 2427 Soco Road
In Person Consultations	3	Town Infrastructure x2 Zoning question
Final Zoning Compliance	9	Clear Creek Lane x3 50 Sleeping Bear Ridge 55 Carsen Loop 179 Clearview Drive 186 Travelers Point 215 Travelers Point 475 Campbell Creek
Misc. Requests	1	Sewer
Notice of Violations	6	R.O.W. Signs x5 R.V., Dellwood Road
Resolved Violations	1	R.V., Dellwood Road

Adjournment

Alderman Tim Wise made a motion to adjourn the meeting at 7:02 pm. The motion carried unanimously.

Attest:

S: Mike Eveland

Mayor Mike Eveland

S: Kathy Johnson

Kathy Johnson, Town Clerk

S: Sam Cullen

Sam Cullen, Town Manager