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THE VILLAGE OF SUGAR MOUNTAIN

251 Dick Trundy Lane
Sugar Mountain, NC 28604

Manager's Monthly Report **February 17, 2026**

Timber Ridge Road: Tri-County Paving, with a contract of \$209,524.80 to repair Timber Ridge Road from Hurricane Helene damage has begun the repairs this week. The project is expected to be completed within 30 days, depending on the weather. The total project cost is estimated at \$350,000, with all costs being reimbursed by FEMA. This portion of Timber Ridge Road has been closed since Hurricane Helene in September 2024.

Golf Course- Helene Repairs: While we were able to get much of the Helene repairs completed on the course last season there is still considerable work to be done, with the stream restoration, culvert replacement, and cart path reconstruction. Wildlands Engineering is expected to have the final plans delivered to the Village for review in early March. Once reviewed, a request for proposals will be advertised for bids with this final phase of the project commencing in early April. To date, the Village has incurred expenditures to date of \$1,098,751 for Helene damages to the Golf Course. These costs are expected to be reimbursed by FEMA.

Tourism Development Authority (TDA) Board Meeting: The TDA Board met on Wednesday, February 11, 2026. The Board had a brief discussion on requests from businesses outside of Sugar Mountain being featured on the Village website and/or social media pages. The Board will have a policy that will only promote businesses within Sugar Mountain on the website. The Board approved 2026 Cooperative Promotions with Sugar Mountain Ski Resort in the amount of \$24,700. The Board discussed the addition of a crosswalk from the Resorts parking lots on Sugar Mountain Drive and will consider funding the project in the FY 2026-27 TDA Budget. Jeanine Hasty, Bramble Marketing, submitted the January 2026 marketing report.

The December 2025 collections of the occupancy tax showed an increase of \$25,486 or 20% in comparison to December 2024. The occupancy tax collections for the period January 2025 through December 2025 (\$834,773) have shown a \$94,733 or 11.35% increase in comparison to the same period of 2024 (\$740,040).

Courtyard Marriott at the Grandfather Center: The Courtyard Marriott at the Grandfather Center is expected to open in late March. They had anticipated opening this month but there have been delays in delivery of furniture and the installation of it due to the weather in the past month.

FEMA Update:

Projects (Expenditures) Submitted for reimbursement:

• Village Hall HVAC unit replacement	\$ 12,240.
• Golf Course Pond Debris Cleanout	\$ 105,739.
• Village Staff labor/Equipment – Debris Removal	\$ 253,135.
• Tennis Courts	\$ 166,387.
• Pedestrian Bridge/Walking Path	\$ 106,698.
• Road Repairs Group 1	\$ 100,874.
• Road Repairs Group 2	\$ 444,169.
• Emergency Protective Measures – Labor/Equipment	\$ 46,897.
• Temporary/Emergency Road Repairs Group 1	\$ 271,999.
• Temporary/Emergency Road Repairs Group 2	\$ 435,547.
• Golf Course (expenditures to date \$1,098,751)	<u>\$ 990,805.</u>
Total submissions to date:	\$2,934,490.

Reimbursements received to date:

• Village Hall HVAC unit replacement	\$ 12,240.
• Golf Course Pond Debris Cleanout	\$ 105,739.
• Tennis Courts	\$ 166,387.
• Pedestrian Bridge/Walking Path	\$ 106,698.
• Road Repairs Group 1	\$ 100,874.
• Village Staff labor/Equipment – Debris Removal	\$ 253,135.
• Road Repairs Group 2	\$ 444,169.
• Emergency Protective Measures – Labor/Equipment	<u>\$ 46,897.</u>
	\$1,236,139.

Billboard Tynecastle Highway: In September 2024, Hurricane Helene’s winds brought down the billboard at 2515 Tynecastle Highway. It lay on the ground for several months, then was dismantled and it lay in pieces until the owner of the property began to reconstruct it. The Village issued a stop work order on March 24, 2025. The owner applied for a sign permit to rebuild the billboard, and the application was denied by the Zoning Administrator, due to the structure being more than 50% damaged. The applicant then appealed this decision to the Board of Adjustment.

The Board of Adjustment met on May 27, 2025, to consider this appeal, and ruled in favor of the Zoning Administrator’s decision. Mr. Heaton then appealed to the Avery County Superior Court and the case was heard on February 2, 2026. The Superior Court has affirmed the Board of Adjustment’s decision. Mr. Heaton now has thirty days to file an appeal to the Court of Appeals.

Once this time period expires, the Village will remove the remaining wooden supports of the billboard.

Property Tax Collections: Of the \$1,452,742 total 2025 levy, \$1,389,521 or 95.65% has been collected with a balance of \$63,221 uncollected through February 12, 2026. A balance of \$4,447 remains uncollected for the 2016-2024 tax years. Taxes were due or must be post-marked by Tuesday, January 6, 2026 and have begun to accrue interest and penalties at this time.

Administrative Matters: Chief Turbyfill has received an application for employment to fill the vacant position in the Police Department following the resignation of Officer Michael Linkous at the end of February. Chief Turbyfill has begun the background checks on the applicant that are required before he can send all paperwork to the State for certification of the applicant.

North Carolina Statewide Primary Elections 2026: The 2026 primary election will be held on Tuesday, March 3, 2026.

Voter dates and deadlines for the 2026 Primary Election:

- February 12, 2026: In-person early voting begins.
- February 17, 2026: Absentee ballot request deadline 5pm
- February 28, 2026: In-person early voting ends 3pm
- March 3, 2026: Primary Election Day
- March 3, 2026: Absentee ballot return deadline 7:30pm

Location for early voting: Avery County Pool
220 Shady Street
Newland, NC 28657

Monday – Friday 8am – 7:30pm and Saturday, February 28, 2026 – 8am – 3pm

For more information on early voting visit: <https://www.ncsbe.gov/voting/vote-early-person>

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Susan Phillips", with a large, stylized flourish at the end.

Susan Phillips, Village Manager