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THE VILLAGE OF SUGAR MOUNTAIN
251 Dick Trundy Lane
Sugar Mountain, NC 28604

Manager's Monthly Report
April 21, 2026

Golf Course: Spring is here and the Golf Course has opened for play on Friday, April 17th. While work to repair the damage caused by Hurricane Helene is far from complete, the golf course is in great condition for this time of the year, and all eighteen holes are playable at this time. The major repairs still needed on the course are the stream restoration, culvert replacements, and repairs to several of the cart paths. The final engineering plans and bid package are now complete for this phase of the project. We anticipate advertising for construction bids in the upcoming weeks. There is a bat moratorium that is in effect from April 1st until September 30th and based on the availability of contractors, we are anticipating not commencing with this final phase of the golf course repairs until September 1st. Some of the work that can be completed by our golf maintenance staff will be done during the regular golf season.

Tennis Courts: The tentative opening day for the 2026 Tennis Season is Monday, May 11th. Staff have begun preparing the courts for play.

Tourism Development Authority (TDA) Board Meeting: The TDA Board met on Wednesday, April 8, 2026. The Board approved the FY 2025-26 audit contract with Misty Watson in the amount of \$3,600. The Board approved funding in the amount of \$2,740 for the planting of twelve trees on the Golf Course. Budget Ordinance amendment #1 was approved in the amount of \$32,100.

The February 2026 collections of the occupancy tax showed an increase of \$12,092 or 11% in comparison to February 2025. The occupancy tax collections for the period March 2025 through February 2026 (\$836,434) have shown a \$102,943 or 12.31% increase in comparison to the same period of 2025 (\$733,491).

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.
• Road Repairs Group 3	\$ 421,142.
• Emergency Protective Measures – Labor/Equipment	\$ 46,897.
• Golf Course (expenditures to date \$ 1,221,004.)	\$ 1,190,977.
• Timber Ridge Road Repairs	\$ 376,336.
• Temporary/Emergency Road Repairs Group 1	\$ 85,477.
• Temporary/Emergency Road Repairs Group 2	<u>\$ 109,818.</u>
Total submissions to date:	\$ 3,419,889.

Reimbursements received to date:

• 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.
• Golf Course	<u>\$ 1,171,605.</u>
	\$ 2,407,744.

Balance of reimbursements due to the Village \$ 1,732,669.

Courtyard Marriott Opening: After four plus years of planning, permitting delays, as well as other factors, the Courtyard Marriott at the Grandfather Center will be opening its doors on April 23rd. They have scheduled a ribbon cutting ceremony on Tuesday, May 19th from 4-5:00 pm. I will provide more details of this ceremony as received.

This hotel will provide another option for accommodation to our visitors on Sugar Mountain throughout the year. The estimated real and personal property tax valuation for the hotel is \$20M+. At our current tax rate of \$.28, this will add approximately \$56K per year to our tax base. The hotel will also generate approximately \$150K annually in occupancy tax for the TDA.

N.C. Department of Transportation (DOT) Biannual Cleanup Drive: The NC DOT has begun their biannual cleanup drive April 11 – 25, 2026. As in the past, volunteers are needed. To volunteer, send an email to: litternews@ncdot.gov



Property Tax Collections: Of the \$1,452,742 total 2025 levy, \$1,438,426 or 99.02% has been collected with a balance of \$14,316 uncollected through April 15, 2026. A balance of \$2,892 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. Letters have been sent as a reminder to all property owners that they have past due property taxes and Tammy will ask the Council to approve advertisement of the 2025 tax lien listing at the April 21st Council meeting.

Administrative Matters: I would like to welcome Marvin Fabian to the Village as our newest police officer. Marvin graduated from BLET in August 2025 and previously worked as a telecommunicator.

Respectfully submitted,

A handwritten signature in cursive script that reads "Susan Phillips".

Susan Phillips, Village Manager