



AGENDA
Regular Town Council
Tuesday, June 11, 2019
Council Chambers 3:00 PM

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8. NEW BUSINESS

- 8.1. Shane Park Property Rezoning 45 - 50

This is a staff-initiated request, proposing to rezone an approximately 3.5-acre property located on Pine Ridge Road and Buckeye Creek Road. The request is to rezone the undeveloped property from the Low Density Residential (R-1) zoning district to the Private-Public Service District (PS) zoning district. The purpose of the rezoning is to allow for development of the site as the proposed Shane Outpost Park. The property is located completely within the Buckeye Creek Critical (WS-IIC) watershed overlay district.

The Town Council may approve a conventional rezoning to Public-Private Service (PS) district, as recommended by staff and the Planning Board, consider another zoning district, deny the rezoning request, or consider other options. The Planning Board recommended approval of the rezoning request unanimously at the regular meeting on April 23, 2019.

[Output Document \(Staff Report - 0133\) - Pdf](#)

- 8.2. Zoning Permitted Use Table Text Amendment 51 - 62

The Town of Beech Mountain staff is requesting to amend the §154.091 PERMITTED USE TABLE of the zoning ordinance to include Campgrounds as a Conditional Use. The purpose of this text amendment would allow the Shane Park property to be developed as a park with a campground amenity, provided it meets the conditions of the Code of Ordinance.

The Town Council may approve the text amendment as recommended by staff and the Planning Board, deny the zoning amendment request, or consider other options. The Planning Board recommended approval of the text amendment request unanimously at the regular meeting on April 23, 2019.

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- 8.3. FY:2019-2020 Annual Budget 63 - 88

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- 9.1. Tourism Development Authority member nomination

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11. TOWN COUNCIL COMMENTS
12. CITIZENS' AGENDA COMMENTS
13. ADJOURNMENT



MINUTES

FY 2019-20 Budget Town Council Meeting

10:00 AM - Wednesday, April 17, 2019
Council Chambers

The FY 2019-20 Budget Town Council of the Town of Beech Mountain was called to order on Wednesday, April 17, 2019, at 10:00 AM, in the Council Chambers, with the following members present:

COUNCIL PRESENT: Mayor Renee Castiglione
Vice-Mayor Barry Kaufman
Councilman Carl Marquardt
Councilman Wendel Sauer
Councilman Weidner Abernethy

COUNCIL EXCUSED:

STAFF PRESENT: Town Manager Tim Holloman
Attorney Stacy Eggers, IV
Town Clerk Tamara Mercer
Parks and Rec Director Sean Royall
Director of Special Projects Riley Hatch
Director of Infrastructure Robert Heaton
Fire Chief Robert Pudney
Public Utilities Superintendent Daniel Davis

1. CALL TO ORDER

2. ADOPTION OF AGENDA

2.1. Agenda Adoption

Motion

Wendel Sauer made a motion to adopt the agenda and Barry Kaufman seconded the motion. CARRIED. unanimously.

3. OLD BUSINESS

3.1. Golf Cart Ordinance amended language:

Chairman Carol Beckmann read a statement from the Golf Cart Committee. She stated that in the Golf Cart Committee discussions, some felt

it was necessary to recommend changes that were fair to everyone and would apply to all tax payers equally; regardless of whether or not they are golfers/club members or non-club members. Chairman Beckmann added that the ordinance needed to be enforceable by the Town Police, and there was a need to eliminate vague/unenforceable language which this proposed recommendation addressed. The current language in the ordinance requires a golf cart traveler in the vehicle to be traveling to the Club and to be going to play golf which has its own issues for enforcement.

Proposed language addressing golf cart usage on Beech Mountain:

1. This proposal separates Regulation of Golf Carts 72.03 from Regulation of Utility Vehicles 72.04 and defines each of the vehicles in 72.02.
2. As for Regulation of Utility Vehicles 72.04, the ordinance adopted in 2003 and amended by Council in 2018 applies virtually as is with only minor changes such as adding Chestnut Way to the list of roads and removing any reference to Golf Carts.
3. As for Regulation of Golf Carts 72.03:
 - a. Recommendation that this ordinance apply to all Town roads except HWY 184.
 - b. Recommendation for some additional safety rules and equipment for golf carts in addition to those already required: brake lights must operate independently of tail lights, carts must be equipped with a mechanically operated horn, carts must be equipped with reflectors affixed permanently to each side of the golf cart, limit of one person per seat, maximum speed of 20 mph as is defined in the definition of a golf cart, head lights and tail lights must be illuminated at all times while on Town roads, carts may only operate 1/2 hour before sunrise and 1/2 after sunset, and only operated March through November (already required are rear view mirrors, drivers have valid driver's license, golf carts stay to the right and yield right of way, head lights, brake lights).
 - c. Required proof of insurance coverage for operating a golf cart OFF an individual's property
 - d. Recommendation is limited to only electric/battery powered golf carts.
 - e. Annual inspection by the Beech Mountain Police Department to ensure all safety/equipment and insurance proof requirements are followed and may not be operated on the roads without display of valid decal.

Not included in the ordinance is a recommendation that signage be erected at the entrance to the Town and on main roads leaving HWY 184 that warn drivers about golf carts, bikes and pedestrians on roads.

Not included in the ordinance is a recommendation that the inspection fees for golf carts be increased and it is our understanding that the Town Manager is proposing a fee schedule for Council consideration.

Chairman Beckmann added that since the last Golf Cart Committee meeting last week and through discussions with members of Council, some comments/suggestions by Council members that have merit include:

- a. Requirement is for a valid driver's license, recommendation for increase of minimum age to 18 or 21
- b. In addition to one person per seat, perhaps restrict seating in rear facing

seats while on Town roads

Chairman Beckmann noted that both the Town Council and the Golf Cart Committee are cognizant of and share the desire for safe operation of golf carts on Beech Mountain roads. The Golf Cart Committee recommended the aforementioned language in a 5 to 2 vote for the regulation of golf carts, wherein Council may take action either as presented or as Council amends.

In response to Councilman Marquardt's question regarding the two dissenting votes, Chairman Beckmann said the overriding objections by the two members for this recommendation were due to safety concerns by those members who were opposed to the proposed language.

There was further discussion regarding the actual number of golf carts operating on the mountain currently and how many of those golf carts were registered. Mr. Urs Gsteiger, who served on the Golf Cart Committee, said of the approximately 50 carts, roughly 25 were registered and the number is probably lower for inspections this year. Six carts are privately owned and the various requirements and inspections for carts was commented on.

Councilman Marquardt pointed out that the recommendation was to open town roads up for golf cart usage. Mr. Brian Barnes, member of the Golf Cart Committee, reviewed the difference between electric and utility vehicles he further clarified the differences between residential, commercial, gas and electric powered golf carts. Chairman Beckmann said there was no change to the UTV ordinance, that would remain in place as to those restrictions and regulations. Their recommendation was for a clearer definition of golf carts, commercial club carts as to electric and gas combustible engine and she added that Chapter 72.04, the regulation of UTVs; that ordinance is the same. In-state and out-of-state vehicles were discussed with regards to registration and inspections.

Mayor Castiglione agrees with the safety requirements as suggested by the committee. Mr. Barnes said it would probably cost several hundred dollars to upgrade a vehicle as proposed and he described how a low speed electrical cart operates. Most vehicles have headlights and taillights but not turn signals nor do they usually come equipped with a horn.

In response to Councilman Sauer's inquiry, Chief of Police, Tim Barnett explained the current penalties and fines which are in the ordinance and violations such as speed or inspections are fines defined by General Statute. Chief Barnett also explained that mechanically most carts cannot perform over 20 m.p.h. He explained how they check the model, year, make and VIN# as well as the proof of liability insurance must be provided by the licensed owner of the vehicle.

Councilman Marquardt noted that most existing carts won't be compliant with the new proposed safety features and he inquired into the timeline for these new requirements such as horns and seatbelts. Mayor Castiglione said she was not prepared to vote today, and she suggested Council table this for further deliberations. Vice mayor Kaufman questioned the Police Chief if he

foresaw any issues with enforcing the new ordinance; Chief Barnett answered that they patrol whichever ordinance is currently in place. He reviewed the procedure for repeat offenders and said eventually the town may seize a vehicle if necessary he added that all motor vehicle laws apply to golf carts. Further examples of driver behavior was discussed as well as rear facing passenger carts and whether rear facing passengers should be banned.

It was noted by Chairman Beckmann that people are already operating vehicles on our roads, but this proposed language gives the police department teeth to enforce what is already occurring. If people are driving carts to the trail heads, this allows people to do that. We are just enforcing additional safety features. Mayor Castiglione added safety is the issue and our roads must be considered because if a cart must yield to on-coming traffic or move to the right, there are very few places on the mountain to yield properly. A car must go into traffic on other side, so she has questions and she suggested Council place this on the May agenda and for further deliberations and Council may vote on the issue then.

Chairman Beckmann pointed out that they had suggested additional roadway cautionary signage and the golf cart usage would be limited to March through November. Councilman Abernethy believed more citizens would be in favor of this type of ordinance.

Motion

Carl Marquardt made a motion to table the topic to the May 7, 2019 meeting and Barry Kaufman seconded the motion. CARRIED. unanimously.

4. HEALTH INSURANCE PLAN

4.1. Health Insurance Plan FY 2019-2020

Ms. Angela Green, Business and Membership Services Consultant for the League of Municipalities said she had been meeting with the Employee Health Insurance committee as well as with the Town Manager throughout this process and was available to answer Council's questions and concerns.

Mayor Castiglione reviewed the timeline as we arrived at this point of deliberations working on the best health care plan for the Town and she asked to hear from the Employee Committee.

Chief Bob Pudney stated that the plans were submitted by four different brokers and the Medcost 700 Healthcare plan was voted on by the committee who vetted the plans. Chief Pudney noted that the decision was made last year to implement the self-insured/reference-based pricing insurance plan and the majority of employees' complaints were that there was a lack of providers in our network. The reference based price model was a complicated problem for many people to manage and keep track of and the committee which represented all employees was formed to address this problem. Chief Pudney

was also concerned with the risk to the employees as well as the tax payers since stop loss costs and risks can be uncertain.

The employees surveyed wanted more traditional insurance coverages and card simplicity and their doctors to be covered by the plan. The proposed League plan addresses those issues. Chief Pudney noted that the unknown costs were an issue with the old plan but with the new plan it is all specified and a finite amount of dollars that we know is a fixed premium. He added that is what the employees want.

The Town is currently covered under the League's Medcost plans for dental, vision and workers compensation so this will consolidate the plans as well. Mr. Holloman provided all of the costs from all the submitted plans and he pointed out the comparisons page for Council's review. He noted the Town's savings and said leaving the self-insured plan will eliminate the risk to the Town. Medcost is an improvement over the current plans network problems so it's a win-win for us. This plan was also what employees' committee recommended.

Councilman Marquardt noted this was a more attractive plan and the doctors will be in-network. He stated that ever escalating costs of health care is a given and we will always be facing the unknown. The Town is going to reach a point of increased costs and he asked if this was discussed in the committee. Mr. Holloman answered that this was discussed, and we know there will be an increase in the employee's contribution for the future.

Councilman Marquardt stated he supports the change to this proposed plan. The current insurance plan was widely unpopular that was put in place last year, but Council was trying to address increasing costs. Costs were rising to over \$589,000 so last year when the quote was \$493,000 based on the claims, it made sense. Mayor Castiglione noted that more people understand the traditional plan with the usual 80/20 percent between the insurance company and the insured as a typical coverage plan.

There was further discussion of the single employee costs the family plan costs and the percentages paid by the Town and what is paid by the employee for the coverage. The benefits the employees receive, and the cost of living was discussed, and Councilman Abernethy said the increased costs of healthcare needs to be passed onto the employees. He added that the annual bonuses of 2% should be capped.

Mayor Castiglione questioned Mr. Sean Royal, the Director of Parks and Recreation, as to the costs to add his newborn child and he explained how much the costs were on his wife's healthcare plan and how much the costs were on the Town's healthcare plan. Mr. Royal added he would elect to keep his child on the new proposed League plan.

Mr. Holloman reviewed the other plans that were quoted as submitted in the packet. Mr. Daniel Davis, Public Works Director, stated that by consensus the Public Works Department recommended Council change to the proposed healthcare plan with the League as the other plans submitted were

higher and were experimental. He stated it was an issue of confidence in the current plan as they are unhappy with the management and/ or administrators because of the problems with doctors in our area being out of network. He stated that the employees had discussed we may be paying a higher price for coverage over time.

Mr. Holloman highlighted the Wellness Care Program, Teledoc, and other preventative maintenance programs would be in place to help keep the costs down and employees healthy. In response to a question by Mayor Castiglione, Mr. Davis said the doctors in Tennessee was included in the network by Medcost.

Councilman Marquardt suggested the Town Manager monitor the monthly costs in the upcoming year for increases in claims and increased costs. He stated he was ready to move forward supporting the proposed plan and Vice mayor Kaufman agreed adding that the increased premium costs would need to be shared by the employees.

Motion

Carl Marquardt made a motion to approve the 700 Medcost Health Insurance plan to be moved forward onto the FY: 2019-2020 Budget and Wendel Sauer seconded the motion. CARRIED. unanimously.

5. UTILITY CONSULTANT REPORT: MCGILL AND ASSOCIATES ENGINEERING

- 5.1. Mr. Holloman reviewed the meeting schedule thus far for the past Budget workshops leading up to the two scheduled public hearings on the FY:2019-2020 Budget adoption. The First hearing will be held on May 7, 2019, then the additional Budget workshop on May 24th and the second public hearing is scheduled for June 11, 2019. He introduced Mr. Dale Schepers with McGill and Associates Engineering.

Construction Engineer, Mr. Dale Schepers, stated that they had performed a utility rate analysis and followed the AWWA (American Water Works Association) methodology standards, specifically to Beech Mountain's Public Works system. They calculated the included costs and studied how they are managed. The rate analysis justified a service rate approach to address the utility needs. The goal is for the Town's utility to be self-sufficient, sustainable, it needs to be reasonable and applicable in understanding how the charges are applied and they performed a billing system revenue report. McGill and Associates worked with the staff closely in order to compile the data.

Mr. Schepers said the cash/needs approach is an AWWA standard approach. They determine what the revenue utility requirements are and how much money we need in order to run the system and allocate costs which are then translated to the various customer classes. On Beech Mountain the annual population clearly varies and the consumption patterns vary which is unique to Beech Mountain, but the system still must functionally operate the

same for day to day operations. We adjust for peak demands, but the allocation remains the same.

Mr. Schepers reviewed the submitted rate sheets. He noted the base minimum included 3,000 gallons for either a residential or a commercial customer. The customer classes were differentiated by the volume charge. Mr. Holloman pointed out a correction on the rate sheet noting that it is supposed to increase to \$39.50 from \$38.00 not \$39.00 and the surcharge is a capital fee.

5.2. Utility Report Continued:

Mr. Schepers reviewed the existing rates, the planned improvements, the current maintenance costs and the approximate estimate for repairing the reservoir dam compared with actual revenue sources and there is an estimated revenue and rate increase which is listed in the projections. The dollar amount for an increase is recommended in the report. He pointed out the recommended surcharge and the dollar amount becomes an increase of \$3, \$5 incrementally till 2021. The collections rate is stable, and we will operate the existing services and maintenance plan, but we also look to future debt obligations and manage those in the model. He went through the details of the cash finance and line items in the report and expenses and revenues and pointed out several scenarios for the asset management, but the bottom line is the recommended rate increase of \$10.00 per month for next fiscal year in order to maintain the overall health of the utility system. In comparison with the State requirements, a system should be at a 50% financial indicator and the Town of Beech Mountain's Utility system is at 95% as far as the fiscally responsible overall health of the revenues to debt of the system. He stressed exercising good conservative fiscal management and we want to remain at or above where we are today.

He reviewed how the NC State and the Local Government Commission monitors us in comparison to other districts and how our management of the utility is measured by the State, wherein you can go online to view the report. Mr. Schepers pointed out line 45 which shows an average residential monthly bill of \$87.50 with the projected rate increase as proposed of 2.3 % or 3.3 % etc. and with the \$2.00 surcharge he showed what the actual increase will take it to \$93.50 for an average residential bill. Mr. Holloman added that this is just for water and sewer and did not include the sanitation increase added to the bills. He also pointed out the capital improvement projects through 2020- 2023 and for the new Public Works facility as it was already calculated and secured by the Town.

5.3. Mr. Schepers said the last page of the report for Capital improvement plan was a ten-year CIP and it was a typo mistake so for the next ten years we have a capital needs of \$27,900,000 which is a sizable debt projected. He continued to review the report by line details and said the sewer mains are listed in the report and includes the debt issuances for the major capital projects. He pointed out when they occur and for what. The 'raw water capital project' or the Watauga Water Intake is listed as are the supplemental wells. He pointed out the costs are included as \$15 million and these variables are unknown. Since it takes 18 to 24 months to complete test level drilling for a

well, the capital needs approach lists the projected projects.

We are still waiting for the Army Corps of Engineers and DENR to give us the new water quality release numbers and this must be resolved in order to move forward with our supplemental needs assessment.

Mr. Daniel Davis said we have identified 5 likely sites and we will first work on the 3 most likely to yield for water use or we might have nothing in them. We have the hydro studies from the geological experts, who identified the list, and the first three we will pursue. He explained the procedure for drilling and hope to produce 2,000 gallons per minute, but it may yield gallons per minute, which translates to 54-gallons per day. He explained what qualified for the threshold and we won't recommend a well that doesn't produce.

Director of Infrastructure, Mr. Robert Heaton reviewed why we need to find another water source. Councilman Abernethy questioned the process moving forward and Mr. Heaton said because the viability of the Watauga River Intake project could change which is why we perform due diligence and we check and drill for wells. Mr. Heaton added that is because we are not sure of what amount the wells may yield, we look to pursue all methods of finding more capacity. He stated that the State will not mandate Watauga County to allow or to force the Watauga Water Intake project to move forward. The State mandate to the Town is that we locate new water sources whether its Elk River, 15 new wells or the Watauga River. When the Town was permitted in the 1980s, we did not have the water capacity to allow for what we are now, so technically if the State or Federal Government wanted to enforce the requirements and regulations, they could as we do not have the water source for the capacity needs. The State agencies are allowing us to work through and to arrive at the future plan. We are working with the Army Corps to arrive at the minimum release reduction but unfortunately, we are going to have to spend more money to find alternative water sources.

There was a further question and answer period regarding the utility system analysis report and the submitted findings to explain the recommended rate increase and the future needs and water intake needs of the Town. Mr. Holloman reviewed the due diligence the Town is performing in order to serve the Town's needs and those of its citizens and customers.

The Mayor recessed the meeting for a break.

6. FY: 2019-2020 ANNUAL BUDGET

6.1. FY 2019-2020 Draft Budget Presentation-

Mr. Holloman noted that both the utility report, the draft budget and the PowerPoint would be posted on the website. The review included the fund balances, tax base and unrestricted cash reserves, the departmental overviews, the debt services and Mr. Holloman said he would introduce the proposed vacation buy-back program. Administration maintenance and

upgrades included re-flooring of Town Hall offices, security cameras for Town Hall and the plan and design work for constructing the new public safety building were included in the proposed budget.

Mr. Holloman pointed out that the Tourism Development Authority salaries and other expenses were listed previously in the Administration line items and are now listed separately for added transparency. At the TDA retreat in March, the TDA Board recommended increasing the advertising and marketing budget to \$10,000 from \$1,250. In response to Mayor Castiglione's inquiry, Mr. Holloman explained the structural set-up of the TDA and relationship the Town has with the agency. He said the TDA reimburses the Town for half of the TDA director's salary. Approximately the Town pays \$44,000 which includes all the employees' salaries and benefits for the TDA.

There was further discussion of the TDA Charter and the goals and accomplishments related to tourism, recreation, growth and economic development. Councilman Marquardt said the TDA could become self-funding and the Council could change direction as we ask what benefit the Town receives for return on investment. Mayor Castiglione added that we hoped to attract new entrepreneurial businesses such as IT or on-line platforms and that hasn't occurred, we are still a retirement home and tourism destination. The Visitors Center houses the TDA and the Chamber of Commerce and they are too entwined, perhaps the Town's focus should just be manning the visitor's and answering their questions.

Mr. Marquardt surmised it maybe muddled, because it is the Chamber's purview to promote the members of the Chamber of Commerce, while the TDA promotes all businesses, so is there a conflict of interest there. Councilman Marquardt asked if we have unified goals and what is the Town's relationship to their goals. Councilman Sauer said there are 42 business members in the Chamber.

Councilman Marquardt said the occupancy tax rate was set at 6% by the General Assembly for tourism collection and Mr. Holloman added the Legislature probably will not increase that rate for the hospitality industry. Various plans for a new set-up and layout of the building was mentioned, such as building a wall inside the building. Mayor Castiglione stated that Town Council could re-define a new model at the Visitor's Center addressing the salary and overhead of utility costs. The Town can employ our own person to work the Center and respond to questions comprehensively as an employee of the Town so there is no co-mingling of the State mandated charter as set for the TDA and the private organization of the Chamber of Commerce. Future conversations can clarify what the Town expects out of the Visitor's Center.

- 6.2. Mr. Holloman reviewed the Town's departments and began with the Police Department expenditures such as the new vehicle costs, the portable information sign, the AED's (defibrillators), the upgrades to computer work stations and the server software. Mr. Holloman presented a chart for the take home car program, the annual costs and savings, fuel usage, oil changes, tire and brake replacement. There was further question and answer period as explained by Chief Barnett. Chief Barnett reported that the program has allowed him to retain employees and reduce employee turn-over. Councilman

Marquardt noted that the take home vehicle so-far, is a success as far as recruitment for the department and Chief Barnett agreed. Since the take home car program started he has not lost anyone and that is the best record in four years, so it is a success for the retention of employees.

The Fire Department has a project scheduled for paving, we will budget \$50,000 for apron paving. For the Planning and Inspections Department, we have budgeted \$35,000 for a new vehicle and \$101,000 for the streetscape project.

Mayor Castiglione wanted to address added maintenance projects such as culverts cleaned out. Director of Infrastructure, Mr. Robert Heaton explained where crews were working on roadways such as up on North Pinnacle and Pine Ridge Road. He noted that private culverts are the residents' responsibility but for our new culverts, we have a list for replacements as well as the general maintenance list. He continued to detail out the various projects for water and sewer and utilities and the expenditures by Public Works, as well Mr. Holloman reviewed the various costs associated with those projects.

Mr. Holloman reviewed the phases planned out for our streetscape project and the Parks and Recreation PARTF grant which the Director is submitting. He noted what funds are allocated for the Shane Outpost Park greenspace and in August we will learn if we will receive the grant. Capital projects were discussed, and Mr. Daniel Davis answered questions regarding the manhole repairs, water meters, fire hydrants and flushing the lines. As well as reviewing the SRP water improvement and sewer improvement projects. The cash reserves for Sanitation was also submitted.

Mr. Holloman said the Staff proposes a 1% cola and 2 % merit increase for salary cost of living adjustments which is an average. Councilman Sauer believed it was a mistake to eliminate the Christmas bonuses for those without longevity, and he felt Council could discuss pro-rating a bonus for newly hired employees. Mayor Castiglione agreed it could be pro-rated to \$25 per month but to leave the longevity as is.

Motion

Wendel Sauer made a motion to prorate a bonus for newly hired employees for \$25 per month for the first year of employment Renee Castiglione seconded the motion. DEFEATED. 2-3 (opposed: Barry Kaufman, Carl Marquardt, and Weidner Abernethy).

- 6.3.** Mr. Holloman stated the last years' increases for water and sewer and intake, there was a \$3.00 increase in 2017, \$4.00 increase for 2018 but for 2019, Staff is proposing a \$5.00 for Sanitation and a \$5.00 increase for water and sewer so a total for utility bills would be an increase of \$10 per customer. There was a lengthy discussion period and suggestions of dumpster fees, commercial fees and Public Works costs and expenditures were discussed. Mr. Heaton explained where the costs and expenditures were being spent in the system. Mr. Holloman noted how the customers would be notified of the

upcoming proposed increase of fees. He pointed out there was no proposed increase in property taxes as well as the employee cost of living and merit pay with Mr. Holloman explaining the proposed employee vacation buy-back program.

Mr. Davis said the vacation buy-back program would allow an employee the ability to decide to choose. Councilman Marquardt inquired into the accrual time and Mr. Holloman explained the maximum an employee can accrue currently is 240 hours, and any time over that goes into the State retirement plan, such as accrued sick time. Six weeks is allowed, but the time is capped with some employees with seniority in the system, who have accumulated more.

Mayor Castiglione agreed with the idea and said she disagrees with telling an employee, who does not want to, to mandate that they have to take the vacation time. For the new fiscal year it would be up to that person and right now it is not an option.

Mr. Holloman pointed out that the Town has paid off the Buckeye Recreation Center capital project loan, so there is no more debt and he reviewed our other debt services, the requirements for lease purchases and future projects such as body cameras and the generator upgrades. The upcoming scheduled meeting dates were reviewed. The first public hearing will be on May 7, there will be another workshop on May 24 and the second public hearing is scheduled for June 11, 2019. Staff requests Council to continue to review and make suggestions we can arrive on a consensus and Mr. Holloman provided the Town's expenditures and invoices as per requested by Councilman Abernethy.

7. ADJOURNMENT

- 7.1. There being no further business, Mayor Castiglione requested an adjournment at 1:37 p.m.

Motion

Wendel Sauer made a motion to adjourn and Weidner Abernethy seconded the motion. CARRIED. unanimously.

Town Clerk

Mayor, Town of Beech Mountain



MINUTES

FY 2019-20 Budget Town Council Meeting

2:00 PM - Friday, May 24, 2019
Council Chambers

The FY 2019-20 Budget Town Council of the Town of Beech Mountain was called to order on Friday, May 24, 2019, at 2:00 PM, in the Council Chambers, with the following members present:

COUNCIL PRESENT: Mayor Renee Castiglione
Vice-Mayor Barry Kaufman
Councilman Carl Marquardt
Councilman Weidner Abernethy
Councilman Wendel Sauer

COUNCIL EXCUSED:

STAFF PRESENT: Town Manager Tim Holloman
Town Clerk Tamara Mercer
Finance Officer Steve Smith
Director of Special Projects Riley Hatch
Police Captain Renee Carpenter
Chief of Police Tim Barnett
Director of Infrastructure Robert Heaton
Fire Chief Bob Pudney

1. CALL TO ORDER

2. AGENDA

2.1. Adoption of Agenda

Motion

Wendel Sauer made a motion to adopt the agenda and Weidner Abernethy seconded the motion. CARRIED. unanimously.

3. OLD BUSINESS

3.1. Buckeye Lake water reservoir repair Budget Amendment

Mr. Holloman introduced Defiant Marine, Inc. owner Mr. Tim Farris and Project Manager, Ty Browne. Mr. Farris recounted the original contract specs

and project scope and then explained the issues and problems they encountered with the valve gate. He then noted they have one more day here on the mountain and were pleased to report the project scope completion. He thanked the Town of Beech Mountain team of Public Works, Police Department and Fire Department for saving Mr. Browne's life when the water reservoir accident occurred last November, and Mr. Browne expressed his gratitude.

Director of Infrastructure, Robert Heaton further explained the original plan to fix and repair the dam. He said the bottom of the lake was like a train track structure, with couplings and the different anchoring system of the sluice gate. He noted the project spec changes were based on the suggestions by the Army Corps of Engineers and the consultants and the engineers had added 9 feet of concrete. At one point we had a crew of over 65 people working on the project. He stated they have opened the actuator testing the gate. Mr. Heaton stated that the contractor, Defiant Marine is highly recommended by Public Works and we will look to work with them again if needed in the future.

In response to Councilman Abernethy's inquiry as to why the costs rose over budget by \$206,000, Mr. Heaton said the issues and problems could not have been foreseen until we had the dive team in place inspecting the structures and we received the engineers sealed plans by the Army Corp of Engineers, in order to pass inspections.

Motion

Wendel Sauer made a motion to approve the budget amendment request 2018-2019 #2019-12 for the additional dam repair expense at Buckeye Lake mechanical discharge point for \$206,000. Barry Kaufman seconded the motion. CARRIED. unanimously.

4. NEW BUSINESS: FY 2019-2020 ANNUAL BUDGET

4.1. FY: 2019-2020 Annual Budget

Mr. Holloman reviewed the changes as directed by Council from the May 7, 2019 public hearing on the Annual Budget FY: 2019-2020. He said there included an area for citizen at the sled hill to be protected from the road traffic. He said the fence area will have a waiting deck, where parents and children can orderly stand in-line. This was added into the budget as complaints and safety issues arose with the use of the sled hill. Further deck and waiting area details were discussed. Councilman Abernethy questioned the justification for spending the money.

Mr. Holloman said we removed the design work for the public safety building since that capital project is for the future and the specs may change. The visions plan for 2024 was discussed. There was a question and answer period wherein Council and Mr. Heaton discussed roads, potholes and infrastructure maintenance.

The General Fund summary was reviewed with the changes and revisions, Mr. Holloman explained those adjustments. The 911 system and

data processing were discussed, and the 911 funding source is not from Beech Mountain tax money.

The health insurance increases to employees and the cost increases to the employees for their dependents' coverage was reviewed. Mr. Holloman explained the plan increases across the coverages and stated the employees projected payment increase will be \$16,000. Councilman Marquardt believes these costs should rise over the years and that will begin to meet what Council has pledged to the tax payers. Claims, health insurance benefit categories were further discussed. Mayor Castiglione reviewed the insurance plan and said this is the basics of the plan, which is a normal PPO plan that has been chosen. The 80/20 plan and the cost sharing between the Town and employees' premiums, is a normal health insurance plan. It is not a Cadillac insurance plan as some have defined.

Motion

Carl Marquardt made a motion to accept the Medcost 700 Health Insurance Plan as administered by the NC League of Municipalities for the Town's employees. Wendel Sauer seconded the motion. CARRIED. 3-2 (opposed: Barry Kaufman and Weidner Abernethy).

4.2. Amendment to the Town's Personnel Policy- Employee Vacation

Mr. Holloman proposed an addendum to the Town's Personnel Policy. He said we can allow an employee to cash in their vacation in lieu of taking the vacation time up to 5 days and this will reduce the future liability of employee vacation time as budgeted. He further explained the accrual of vacation time for full-time employees and their vacation benefits. The maximum for vacation days accrual is 240 hours and we propose to reduce it to 200 hours maximum with the 5 day buy-back allowed to the employee. In response to Councilman Abernethy's inquiry into the future liability, Mr. Holloman explained that any remaining time is carried over and goes into the State Retirement Plan, but to reduce the liability for payout by the Town, an employee can elect to buy-back their accrued vacation time now up to five (5) days.

Mr. Holloman reviewed the time-line for the Annual Budget adoption and stated that the revised Budget with the Fee Schedule will be posted on-line and available in the Clerk's office for public inspection and the second Public Hearing is scheduled for June 11, 2019 including the budget message. If Council has any new changes, we are moving forward, unless we have new changes.

4.3. Mayor Castiglione recognized the public present and Mr. Urs Gsteiger inquired if the Parks and Recreation reductions to the budget were included, to which Mayor Castiglione stated they were included. There was further discussion regarding the proposed language to the Personnel Policy for Employee Vacation buy-back allowance.

5. ADJOURNMENT

5.1. There being no further business, Councilman Abernethy thanked our

military and those scarifies made serving our country for Memorial Day.

Motion

Weidner Abernethy made a motion to adjourn at 2:31 p.m. and Wendel Sauer seconded the motion. CARRIED. unanimously.

Town Clerk

Mayor, Town of Beech Mountain



COUNCIL ACTION ITEM

TO: Mayor and Town Council
FROM: Steve Smith
DATE: June 11, 2019
SUBJECT: July 2014-June 2017 Capital Project Ordinance

FOR THE PURPOSE OF:

To close Capital Project Ordinance

ATTACHED FOR YOUR CONSIDERATION:

Original Buckeye Water Treatment Plant Ordinance approved 11th day of June 2014

GENERAL IMPLICATIONS:

Buckeye Water Treatment Plant completion and closing of construction ordinance Fund 91. This will zero out Fund 91 and transfer all remaining assets to Water Utility Fund 30. Those assets include building, associated equipment and cash. The cash remaining is a result of the town's contribution being greater than the original \$1.72 million. Expenditures associated with the project prior to the opening of this ordinance, investment earnings and sales and uses tax refunds are reasons for excess funds.

SIGNATURES:

Town Manager

Town Clerk

Ordinance No.
TOWN OF BEECH MOUNTAIN, NORTH CAROLINA
JULY 2014- JUNE 2017 CAPITAL PROJECT ORDINANCE

BE IT ORDAINED by the Council of the Town of Beech Mountain, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1: The project authorized is the Buckeye Lake Water Treatment Plant Replacement Project to be financed by a loan with USDA-RD in the amount of \$4,300,000 and by using Fund Balance in the amount of \$1,720,000.

Section 2: The officers of the Town of Beech Mountain are hereby directed to proceed with the capital project within the budget contained herein.

Section 3: The following amounts are appropriated for the project:

Attorney Fees	\$	15,000
Engineering Fees		335,000
Construction Costs		5,660,000
Contingency		<u>10,000</u>
Total appropriations		<u>\$6,020,000</u>

Section 4: The following revenues are anticipated to be available to complete this project:

Proceeds – USDA Loan		\$4,300,000
Water/Sewer Fund Balance		320,000
General Fund Balance		<u>1,400,000</u>
Total estimated revenue		<u>\$6,020,000</u>

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agency, the grant agreements, and federal regulations.

Section 6: Funds may be advanced from the Water/Sewer Fund for the purpose of making payments as due. Reimbursement requests should be made to the grantor agency in an orderly and timely manner.

Section 7: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and on the total revenues received or claimed.

Section 8: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Council.

Section 9: Copies of this capital project ordinance shall be furnished to the Clerk to the Council, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted this 11th day of June 2014.



Richard H. Owen, Mayor

ATTEST:


Jennifer Broderick, Town Clerk



COUNCIL ACTION ITEM

TO: Mayor and Town Council
FROM: Tim Holloman
DATE: June 11, 2019
SUBJECT: Golf Cart amendment for Clubhouse Road

FOR THE PURPOSE OF:

and to include an amendment to Chapter 72, Section .06 to establish and clarify the rules and regulations for golf cart usage on Clubhouse Road.

SIGNATURES:

Town Manager

Town Clerk

Ordinance No. 2019-04

§72.06

TOWN OF BEECH MOUNTAIN

AN ORDINANCE TO AMEND CHAPTER 72 ‘GOLF CARTS AND UTILITY VEHICLES

WHEREAS, the Town of Beech Mountain is a resort and family oriented which has a number of residents, property owners, and renters; and

WHEREAS, the Town of Beech Mountain desires to maintain a high standard for the quality life for its citizens, visitors, and guests; and

WHEREAS, N.C. Gen. Stat. §160A-296(a) provides “A city shall have general authority and control over all public streets, sidewalks, alleys, bridges, and other ways of public passage within its corporate limits except to the extent that authority and control over certain streets and bridges is vested in the Board of Transportation,” and

WHEREAS, on June 2, 2003, the North Carolina General Assembly enacted Session Law 2003-124, which stated in part: “Notwithstanding the provisions of G.S. 20-50 and G.S. 20-54, the Town of Beech Mountain may, by ordinance, regulate the operation of golf carts and utility vehicles, specify the persons authorized to operate golf carts and utility vehicles, and specify required equipment, load limits, and the hours and methods of operation of the golf carts and utility vehicles; and

WHEREAS, this Session Law was amended and reaffirmed to include other municipalities, including the enactments of Session Law 2004-58, Session Law 2007-204, Session Law 2007-259, Session Law 2009-459, Session Law 2011-171, and Session Law 2013-172; and

WHEREAS, the Town of Beech Mountain Town Council recently passed an Ordinance amending the Rules and Regulations for the operation of golf carts and utility vehicles; and

WHEREAS, it has come to the attention of the Town Council that golf carts used on the Beech Mountain Golf Course must travel along Clubhouse Road to reach the parking areas of the Golf Course; and

WHEREAS, requiring the safety standards set forth in the Ordinance would result in an unnecessary hardship to the Beech Mountain golf course and great expense for golf carts otherwise used exclusively on private property and the golf course; and

WHEREAS, the Town Council for the Town of Beech Mountain finds that allowing golf carts to traverse Clubhouse Road without meeting the safety standards required elsewhere in the Town of Beech Mountain would not pose as great a health or safety hazard as their use on other areas

of Beech Mountain;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BEECH MOUNTAIN, NORTH CAROLINA, THAT:

SECTION I. CHAPTER 72 of the Town of Beech Mountain Code of Ordinances is hereby amended as follows:

§72.06 EXEMPTION FOR GOLF CARTS ON CERTAIN ROADS.

The use of Golf Carts on Clubhouse Road shall not be required to meet the regulations set forth in §72.03(A), (B), (C), (E), (F), (G), (H), (J), (K), (O), or (R) of this Chapter.

SECTION II. CODIFICATION. The provisions of Sections I of this Ordinance shall be published as appropriate in the Town of Beech Mountain Code of Ordinances as soon as practicable.

SECTION III. SEVERABILITY CLAUSE. If any section, part or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the Town Council in passing this Ordinance that its parts shall be severable and all other parts of the Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION IV. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall take effect upon adoption.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council of Beech Mountain, North Carolina, at which a quorum was present and which was held on the ___th day of _____, 2019.

This Ordinance adopted the _____th day of _____, 2019.

Renee D. Castiglione, Mayor

Attest:

Tamara Mercer
Town Clerk



COUNCIL ACTION ITEM

TO: Mayor and Town Council
FROM: Bob Pudney
DATE: June 11, 2019
SUBJECT: Land Donation to Town of Beech Mountain: McCormick Peatross parcel
approx. 17 acres

FOR THE PURPOSE OF:

the acceptance and conveyance of donated property to the Town of Beech Mountain. Approximately 17.73 acres PID: 1941-13-13-7425-00000 Tract 119 located off Buckeye Creek Road in the Buckeye Lake Area. Tax value \$48,900.

SIGNATURES:

Town Manager

Town Clerk

EGGERS, EGGERS, EGGERS, AND EGGERS, PLLC
ATTORNEYS AND COUNSELORS AT LAW

P.O. BOX 248

BOONE, NORTH CAROLINA 28607

PHONE (828) 264-3601
FAX (828) 262-5229
737 WEST KING STREET

STACY C. EGGERS, JR.
STACY C. EGGERS, III (1948-1990)
STACY C. EGGERS, IV
KIMBERLY M. EGGERS
CHRISTOPHER C. BARNES
JONATHAN D. GREEN
JOSHUA S. COFFEY

May 27, 2019

Andrew H. Peatross, Jr.
John McCormick
1719 Banbury Road
Raleigh, NC 27608

Re: Donation of Parcel 1941-13-13-7425-00000
Tract 119, 17.73 acres; Town of Beech Mountain

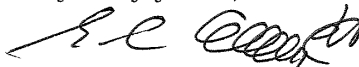
Dear Mr. Peatross and Mr. McCormick,

I hope this finds you well. Tim Holloman, the Town Manager for the Town of Beech Mountain, has asked me to contact you regarding your discussions with the Town about donation of your tract to the Town of Beech Mountain. If this is correct, please contact me at (828) 264-3601 so that we may discuss the details of this transfer and I can obtain some additional information from you needed to complete this transaction.

In order to the Town to accept the donation of this property, all town and county property taxes must be paid through the current tax year and the property must be free and clear of any and all encumbrances. The Town of Beech Mountain will pay the costs of my services for the preparation of the General Warranty Deed, lien affidavit, and 1099 form, as well as the costs to record the deed.

It is also my understanding that the Town will advance the costs of an appraisal of this property, which will be reimbursed to the Town upon the completion of this transaction. Upon the acceptance of the donation by the Town Council and the recording of the Deed, the Town of Beech Mountain will provide to you a donation letter in the amount of the appraisal. While I cannot give you personal tax advice, the Town of Beech Mountain is a municipal corporation of the State of North Carolina and such donation is for a public purpose, pursuant to 26 U.S.C. §170(c)(1) of the Internal Revenue Code. If this is agreeable to you, I will look forward to speaking with you soon.

Very truly yours,



Stacy C. Eggers, IV

Cc: Tim Holloman, Town Manager

AVERY COUNTY

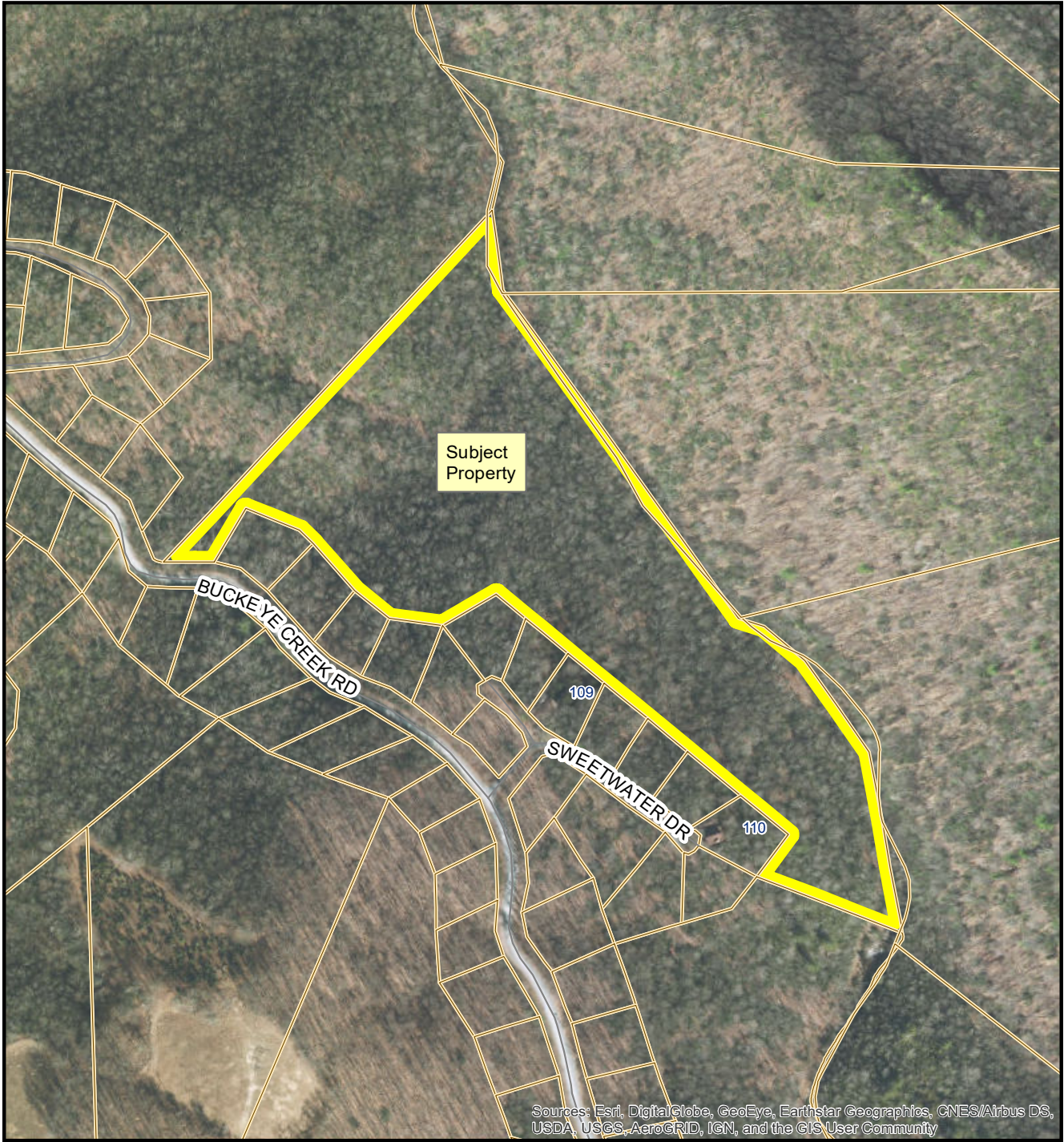
5/28/2019 2:57:46 PM

PEATROSS, ANDREW H JR
 BUCKEYE CREEK RD
 27979

Return/Appeal Notes: Parcel: 1941-13-13-7425-00000
 PLAT: / UNIQ ID 28100

Reval Year: 2018 Tax Year: 2019 COUNTY WIDE (100), FIRE TAX (100) CARD NO. 1 of 1
 Appraised by 10 on 07/13/2012 02229 BUCKEYE LAKE AREA 17.730 AC 17.730 AC SRC= Inspection
 TW-03 CI-02 FR-09 EX- AT- LAST ACTION 20180413

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE																									
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO																										
	97	00							% GOOD																										
BUILDING ADJUSTMENTS		TYPE: VACANT				DEPR. BUILDING VALUE - CARD				0																									
TOTAL ADJUSTMENT FACTOR		STYLE:				DEPR. OB/XF VALUE - CARD				0																									
TOTAL QUALITY INDEX						MARKET LAND VALUE - CARD				48,900																									
						TOTAL MARKET VALUE - CARD				48,900																									
						TOTAL APPRAISED VALUE - CARD				48,900																									
						TOTAL APPRAISED VALUE - PARCEL				48,900																									
						TOTAL PRESENT USE VALUE - PARCEL				0																									
						TOTAL VALUE DEFERRED - PARCEL				0																									
						TOTAL TAXABLE VALUE - PARCEL				48,900																									
						PRIOR																													
						BUILDING VALUE				0																									
						OBXF VALUE				0																									
						LAND VALUE				48,900																									
						PRESENT USE VALUE				0																									
						DEFERRED VALUE				0																									
						TOTAL VALUE				48,900																									
PERMIT																																			
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ROUT: WTRSHD:																																			
SALES DATA																																			
OFF. RECORD		DATE		DEED TYPE		Q/U/V/I		INDICATE SALES PRICE																											
BOOK	PAGE	MOYR																																	
00271	0708	6	1995	WD	Q	V		18500																											
0271	0708	6	1995	WD	X	V		18500																											
00271	0708	6	1995	WD	X	V		18500																											
00260	0532	8	1994	WD	C	V		2500																											
00242	0228	3	1993	WD	R	V		10000																											
00120	1250	1	1980		X	V		10000																											
HEATED AREA																																			
NOTES																																			
SUBAREA		GS AREA		RPL CS		CODE QUALITY		DESCRIPTION		COUNT		LTH WTH		UNITS		UNIT PRICE		ORIG % COND		BLDG#		SIZE FACT		AYB EYB		ANN DEP RATE		% OVR COND		OB/XF DEPR. VALUE					
TYPE						TOTAL OB/XF VALUE																													
FIREPLACE																																			
SUBAREA TOTALS																																			
BUILDING DIMENSIONS																																			
LAND INFORMATION																																			
HIGHEST AND BEST USE		USE CODE		LOCAL ZONING		FRONTAGE		DEPTH		DEPTH / SIZE		LND MOD		COND FACT		OTHER ADJUSTMENTS AND NOTES		ROAD TYPE		LAND UNIT PRICE		TOTAL LAND UNITS		UNT TYP		TOTAL ADJUST		ADJUSTED UNIT PRICE		LAND VALUE		OVERRIDE VALUE		LAND NOTES	
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TOTAL MARKET LAND DATA														17.730																					
TOTAL PRESENT USE DATA																																			



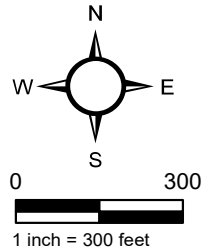
Author: Preston Yates Date: 5/28/2019 Document: \\SERVER12\Shared Folders\Company\Planning\MAPS\Projects\McCormick-Peatross Property.mxd



MCCORMICK - PEATROSS PROPERTY MAP

Source: Beech Mountain GIS

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COUNCIL ACTION ITEM

TO: Mayor and Town Council
FROM: Tim Holloman
DATE: June 11, 2019
SUBJECT: Land Donation to Town of Beech Mountain- Taylor parcel

FOR THE PURPOSE OF:

the acceptance and conveyance of donated property to the Town of Beech Mountain from Ted and Debra Taylor off of Gumtree Road. Approximately 1 acre PID: 1931-00-85-4180-00000 BM Buckeye Hills Tax value approx. \$2,500-\$5,000.

SIGNATURES:

Town Manager

Town Clerk

EGGERS, EGGERS, EGGERS, AND EGGERS, PLLC
ATTORNEYS AND COUNSELORS AT LAW

STACY C. EGGERS, JR.
STACY C. EGGERS, III (1948-1990)
STACY C. EGGERS, IV
KIMBERLY M. EGGERS
CHRISTOPHER C. BARNES
JONATHAN D. GREEN
JOSHUA S. COFFEY

P.O. BOX 248
BOONE, NORTH CAROLINA 28607

PHONE (828) 264-3601
FAX (828) 262-5229
737 WEST KING STREET

May 27, 2019

Ted R. Taylor and wife
Debra Taylor
5725 Chestnut Hills Drive
Kingsport, TN 37664

Re: Donation of Parcel 1931-00-85-4180-00000
Buckeye Hills West; Town of Beech Mountain

Dear Mr. and Mrs. Taylor,

I hope this finds you well. Tim Holloman, the Town Manager for the Town of Beech Mountain, has asked me to contact you regarding your discussions with him about donation of your lot on Gumtree Road to the Town of Beech Mountain. If this is correct, please contact me at (828) 264-3601 so that we may discuss the details of this transfer and I can obtain some additional information from you needed to complete this transaction.

In order to the Town to accept the donation of this property, all town and county property taxes must be paid through the current tax year and the property must be free and clear of any and all encumbrances. The Town of Beech Mountain will pay the costs of my services for the preparation of the General Warranty Deed, lien affidavit, and 1099 form, as well as the costs to record the deed.

Upon the acceptance of the donation by the Town Council and the recording of the Deed, the Town of Beech Mountain will provide to you a donation letter in an amount equal to the assessed tax value for the property unless you wish to obtain an appraisal for an alternate amount. While I cannot give you personal tax advice, the Town of Beech Mountain is a municipal corporation of the State of North Carolina and such donation is for a public purpose, pursuant to 26 U.S.C. §170(c)(1) of the Internal Revenue Code.

If this is agreeable to you, I will look forward to speaking with you soon.

Very truly yours,



Stacy C. Eggers, IV

Cc: Tim Holloman, Town Manager

AVERY COUNTY

5/28/2019 3:12:45 PM

TAYLOR, TED R & TAYLOR, DEBRA Return/Appeal Notes: **Parcel: 1931-00-85-4180-00000**
 GUMTREE RD PLAT: / UNIQ ID 27122
 10867

Reval Year: 2018 Tax Year: 2019 COUNTY WIDE (100), FIRE TAX (100) CARD NO. 1 of 1
 Appraised by 10 on 09/30/2015 02202 BUCKEYE HILLS 1.000 LT SRC= Inspection
 TW-03 CI-02 FR-09 EX- AT- LAST ACTION 20180413

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO				
	97	00							% GOOD				
TOTAL ADJUSTMENT FACTOR		TYPE: VACANT								DEPR. BUILDING VALUE - CARD			
TOTAL QUALITY INDEX		STYLE:								DEPR. OB/XF VALUE - CARD			
										MARKET LAND VALUE - CARD			
										TOTAL MARKET VALUE - CARD			
										TOTAL APPRAISED VALUE - CARD			
										TOTAL APPRAISED VALUE - PARCEL			
										TOTAL PRESENT USE VALUE - PARCEL			
										TOTAL VALUE DEFERRED - PARCEL			
										TOTAL TAXABLE VALUE - PARCEL			
										PRIOR			
										BUILDING VALUE			
										OBXF VALUE			
										LAND VALUE			
										PRESENT USE VALUE			
										DEFERRED VALUE			
										TOTAL VALUE			
PERMIT													
CODE		DATE		NOTE		NUMBER		AMOUNT					
ROUT: WTRSHD:													
SALES DATA													
OFF. RECORD		DATE		DEED TYPE		Q/UV/1		INDICATE SALES PRICE					
BOOK PAGE		MO/YR											
HEATED AREA													
NOTES													

SUBAREA		GS	RPL	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE		0																	
FIREPLACE																			
SUBAREA																			
TOTALS																			

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100		0	0	1.0000	0	0.2500			10,000.00	1.000	LT	0.250	2,500.00	2500	0	

TOTAL MARKET LAND DATA 2,500

TOTAL PRESENT USE DATA



Author: Preston Yates

Date: 5/28/2019

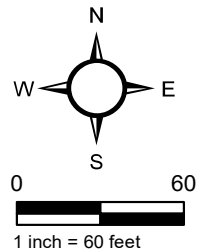
Document: \\SERVER12\Shared Folders\Company\Planning\MAPS\Projects\Taylor Property.mxd



TAYLOR PROPERTY MAP

Source: Beech Mountain GIS

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TOWN OF BEECH MOUNTAIN
 403 BEECH MOUNTAIN PKWY
 BEECH MOUNTAIN, NC 28604-8012



If you have sold this real property assessed to you, please forward the "Tax Notice" to the new owner or notify this office.

MORTGAGE ESCROW: Property owners are responsible for ensuring full payment of this bill. If funds are held in escrow, please forward this bill to the appropriate mortgage company. **It is your sole responsibility to ensure that your mortgage lender has submitted payment of your taxes.**

For your convenience, partial payments will be accepted but account must be paid in full by January 5.

INTEREST accrues at the rate of 2% in January and 3/4% of 1% each month thereafter until paid in full.

FAILURE TO PAY: Delinquent taxes are subject to garnishment of wages, attachment of bank account, and foreclosure proceedings after January 5. Unpaid taxes are subject to newspaper advertisement in accordance with NCGS 105-369.

TAYLOR, TED R & DEBRA
 5725 CHESTNUT HILLS DR
 KINGSPORT, TN 37664

YEAR		
2012		
BILL NUMBER	PARCEL ID	PROPERTY DESCRIPTION
10812.0	19310085418000000	BM BUCKEYE HILLS W 20

REAL VALUE	PERSONAL VALUE	EXEMPT VALUE	TAX RATE	TAXABLE VALUE
\$5,000.00		\$0.00	0.640/\$100	\$5,000.00

DESCRIPTION	AMOUNT	<p>TO PAY BY CREDIT CARD OR ELECTRONIC CHECK BY PHONE: THE TOWN ACCEPTS AMERICAN EXPRESS, DISCOVER, MASTER CARD, VISA</p> <p>CALL 1-800-2PAYTAX (1-800-272-9829) AT THE PROMPT, ENTER JURISDICTION CODE # 3971 OR VISIT WWW.OFFICIALPAYMENTS.COM</p> <p>There is a fee charged by Official Payments Corp, for this service.</p>
TOWN TAX (AVERY)	\$32.00	
Interest/Penalty	\$0.00	
PRIOR YEARS <i>IF</i> DUE BILLED SEPARATELY		
TOTAL DUE PAY THIS AMOUNT	\$0.00	

Failure to receive a tax notice does not relieve the taxpayer of obligation to pay taxes when due.
**DETACH AND RETAIN TOP PORTION FOR YOUR RECORDS
 PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT**

YEAR	TOWN OF BEECH MOUNTAIN		
2012			
BILL NUMBER	PARCEL ID	PROPERTY DESCRIPTION	AMOUNT DUE
10812.0	19310085418000000	BM BUCKEYE HILLS W 20	\$0.00
PLEASE PAY IMMEDIATELY. INTEREST FOR 2012 TAX BEGINS 1-7-2018			AMOUNT ENCLOSED

TOWN OF BEECH MOUNTAIN TAX
 PO BOX 890064
 CHARLOTTE, NC 28289-0064

TAYLOR, TED R & DEBRA
 5725 CHESTNUT HILLS DR
 KINGSPORT, TN 37664





COUNCIL ACTION ITEM

TO: Town Council
FROM: Preston Yates
DATE: June 11, 2019
SUBJECT: Board of Adjustment Meeting Time Change

FOR THE PURPOSE OF:

The purpose of the requested action is to accept the Board of Adjustment Regular Meeting time change as voted on and approved by the Board. At the last regularly scheduled meeting of the Board of Adjustment, on Tuesday June 4, 2019, the Board voted unanimously to move the regular meeting time of the Board from 6:00pm to 4:00pm. As approved, the Board of Adjustment will meet on the 1st Tuesday of each month at 4:00pm, as needed.

STAFF RECOMMENDATION:

Staff supports the Board of Adjustment's recommended time change.

SIGNATURES:

Town Manager

Town Clerk



COUNCIL ACTION ITEM

TO: Town Council
FROM: Steve Smith
DATE: June 11, 2019
SUBJECT: Budget Amendment #2019-13

ATTACHED FOR YOUR CONSIDERATION:
Final adjustment of accounts for year end purposes

SUPPORTING DOCUMENTS:
Budget Amendment #2019-13

SIGNATURES:

Town Manager

Town Clerk

**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA
2018-2019 BUDGET ORDINANCE
AMENDMENT # 2019-13**

**TO THE ORDINANCE APPROPRIATING FUNDS FOR THE
OPERATING EXPENSES FOR TOWN OF BEECH MOUNTAIN**

BE IT ORDAINED BY THE TOWN OF BEECH MOUNTAIN TOWN COUNCIL:

GENERAL FUND:

A. EXPENDITURES

1. To provide for increases and/or (decreases) in existing Funds:

a. General Fund:	
1. Administration	\$ (61,725)
2. Tax Collection	3,600
3. Police Department	67,500
4. Fire Department	8,750
5. Special Projects	3,000
6. Building Inspection	2,350
7. Planning	16,100
8. Vehicle Maintenance	32,000
9. Public Works	(2,775)
10. Recreation	<u>3,350</u>

TOTAL ADJUSTMENT TO EXPENDITURES **\$72,150**

B. REVENUES

2. To provide for adjustments to revenues:

a. General Fund:	
1. Special Events	\$22,075
2. Vehicle Tax	4,862
3. Interest on Investment	30,000
4. Transfer from the TDA -Admin Fees	2,000
5. Fines and Penalties	23,800
6. Tax Advertising Cost	413
7. Fund Balance Appropriated	<u>(11,000)</u>

TOTAL ADJUSTMENT TO GENERAL FUND REVENUE **\$72,150**

WATER UTILITY FUND:

C. EXPENDITURES

1. To provide for increases and/or (decreases) in existing Funds:

a. Water Utility:

1. Administration	\$63,568
2. Water Maintenance	32,769
3. Sewer Maintenance	(13,993)
4. Taps and System	<u>(70,054)</u>

TOTAL ADJUSTMENT TO EXPENDITURES \$12,290

D. REVENUES

2. To provide for adjustments to revenues:

b. Water Utility Fund:

1. Interest on Investments	9,325
2. Water and Sewer Penalties	692
3. Reconnections Fees	330
4. Gain on the Sale of Assets	<u>1,943</u>

TOTAL ADJUSTMENT TO REVENUE \$12,290

SANITATION UTILITY FUND:

E. EXPENDITURES

1. To provide for increases and/or (decreases) in existing Funds:

a. Sanitation Utility:

1. Sanitation Fund Expenditures	<u>\$5,883</u>
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TOTAL ADJUSTMENT TO EXPENDITURES \$5,883

F. REVENUE

2. To provide for adjustments to revenues:

b. Sanitation Utility Fund:	<u>5,883</u>
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TOTAL ADJUSTMENT TO REVENUE \$5,883

FY 2018 – 2019 Original General Fund Budget	\$7,157,721
Amendment #2019-03	60,000
Amendment #2019-04	27,000
Amendment #2019-05	365,000
Amendment #2019-07	136,480
Amendment #2119-13	<u>72,150</u>
FY 2018 – 2019 Amended General Fund Budget	<u>\$7,818,351</u>

FY 2018 – 2019 Original Water Utility Budget	\$2,625,887
Amendment #2019-02	59,250
Amendment #2019-08	443,135
Amendment #2019-11	390,900
Amendment #2019-12	206,000
Amendment #2019-13	<u>12,290</u>
FY 2018 – 2019 Amended Water Utility Budget	<u>\$3,736,562</u>

FY 2018 – 2019 Original Sanitation Utility Budget	\$579,747
Amendment #2019-01	20,000
Amendment #2019-06	20,435
Amendment #2019-10	31,234
Amendment #2019-13	5,883
FY 2018 – 2019 Amended Sanitation Utility Budget	<u>\$657,299</u>

APPROVED THIS THE 11^H DAY of June 2019

 Tamara Mercer, Clerk

 Renee Castiglione, Mayor



ORDINANCE

TO: Town Council
FROM: Preston Yates
DATE: June 11, 2019
SUBJECT: Shane Park Property Rezoning

FOR THE PURPOSE OF:

Public Hearing to consider rezoning of Shane Park property.

STAFF RECOMMENDATION:

This is a staff-initiated request, proposing to rezone an approximately 3.5-acre property located on Pine Ridge Road and Buckeye Creek Road. The request is to rezone the undeveloped property from the Low Density Residential (R-1) zoning district to the Private-Public Service District (PS) zoning district. The purpose of the rezoning is to allow for development of the site as the proposed Shane Outpost Park. The property is located completely within the Buckeye Creek Critical (WS-IIC) watershed overlay district.

The Town Council may approve a conventional rezoning to Public-Private Service (PS) district, as recommended by staff and the Planning Board, consider another zoning district, deny the rezoning request, or consider other options. The Planning Board recommended approval of the rezoning request unanimously at the regular meeting on April 23, 2019.

SIGNATURES:

Town Manager

Town Clerk

Town of Beech Mountain

Planning Staff Report



Rezoning No. RZ 2019-01		
Meeting Date(s):	Planning Board:	April 23, 2019
	Call for Public Hearing:	May 7, 2019
	Council Public Hearing:	June 11, 2019
Prepared By:	Preston Yates, Planning Director	
Applicant(s):	Staff	
Applicant's Request:	Rezone subject property from the Low Density Residential (R-1) zoning district to the Public-Private Service (PS) zoning district	
Staff Recommendation:	Approval of rezoning from R-1 to PS	

Background Information

The Town of Beech Mountain staff is requesting to rezone an approximately **3.5 acre** property located on Pine Ridge Road and Buckeye Creek Road, which sits to the south of Buckeye Lake along Buckeye Creek. The request is to rezone the undeveloped property from the Low Density Residential (R-1) zoning district to the Public-Private Service (PS) zoning district. The purpose of the rezoning is to provide consistency with property's ownership and intended use as a park. The property is located completely within the Buckeye Creek WS-IIC critical watershed overlay district.

Property Information

	Property Use	Land Use	Zoning
Existing	Vacant	Low Density Residential	R-1
Proposed	Park	Public-Private Service	PS

Surrounding Property Information

	Existing Use	Land Use	Zoning
Northwest	Vacant	Single-Family Residential	R-2
Northeast	Park/Rec. Center	Public-Private Service	PS
South	Vacant	Low Density Single-Family Residential	R-1
East	Vacant	Single-Family Residential	R-2
West	Vacant	Low Density Single-Family Residential	R-1

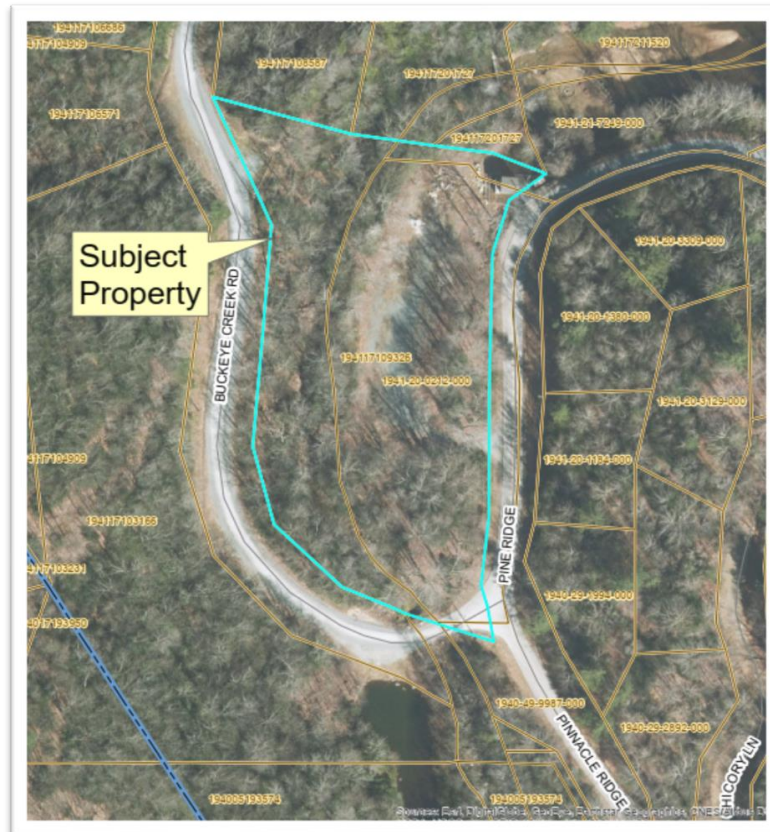
Staff Analysis

General Information

The subject property is located along Pine Ridge Road and Buckeye Creek Road, south of and immediately adjacent to Buckeye Lake and the Buckeye Recreation Center. The property is located along Buckeye Creek and currently contains a well pump house, which supplements water to Buckeye Lake. Current plans are for the property to be developed as a park. The property is contiguous with the Buckeye Lake Recreation Center complex and will become a part of that recreation area with connecting trails.

Water Supply Watershed Protection (WSWP)

The entirety of the 3.5 acre property lies within the Buckeye Creek WS-IIC Critical Water Supply Watershed Protection overlay district. The Buckeye Creek WS-IIC district is an overlay district as shown on the official Zoning Map primarily intended to maintain a predominantly undeveloped land use intensity pattern. Single-family uses, where permitted, shall be allowed at a maximum of one dwelling unit per acre on a project by project basis. All other residential and non-residential



development shall be allowed a maximum of 6% built-upon area, where permitted.

Rezoning:

The rezoning request is for a conventional rezoning of the subject property from R-1 Low Density Residential to PS Public-Private Service District. The surrounding properties are zoned PS, R-1, and R-2. The existing PS zoning lies north of the subject property and is contiguous to the proposed rezoning. As such, this rezoning would be consistent with State zoning laws and would constitute an expansion of the PS zoning district. This rezoning request does not affect the Watershed Protection (Buckeye Creek WS-IIC) overlay district, which will remain unchanged and apply to any development of the property. A comparison of the permitted and conditional uses for R-1 and PS zoning districts is included below in Table 1.

Table 1: (P = Permitted; C = Allowed as a conditional use; Blank space = Not permitted)

USE	R-1	PS
Single-family residential	P	
Multi-family residential R-3		
Multi-family residential R-3A		
Multi-family residential R-3B		
Planned Unit Developments		
Cluster developments		
Accessory buildings	P	P
Hotels and motels		
Type I group homes	P	
Type II group homes		
Churches, public and private schools		P
Public or private non-profit recreational facilities (parks, playgrounds and the like)	P	P
Private recreational facilities, profit (bowling alleys, skating rinks, country clubs and the like)		P
Government protective services	P	P
Public utilities and pumping stations	P	P
Water and sewer plants; water storage tanks	C	C
Banks and other financial institutions		
Restaurants		P
Hospitals, health clinics and doctors' offices		
Fraternal clubs or lodges		P
Motor vehicle service stations		
Self-service laundry and dry cleaning services		
Libraries		P
Mechanical car washes		
Professional and business offices and services		P
Retail, coml services, sales and rentals of goods		P
Noncommercial radio and television towers; satellite dishes	C	C
Mobile homes		
Telecommunications towers	C	
Mixed Use Residential/ Commercial		
Campgrounds	C	
Wind Energy System - Commercial	C	C
Wind Energy System - Accessory	C	
Manufacturing/ Processing, Heavy ¹		
Manufacturing/ Processing, Light		
Residential Vacation Rental	P	P
Sexually Oriented Businesses		

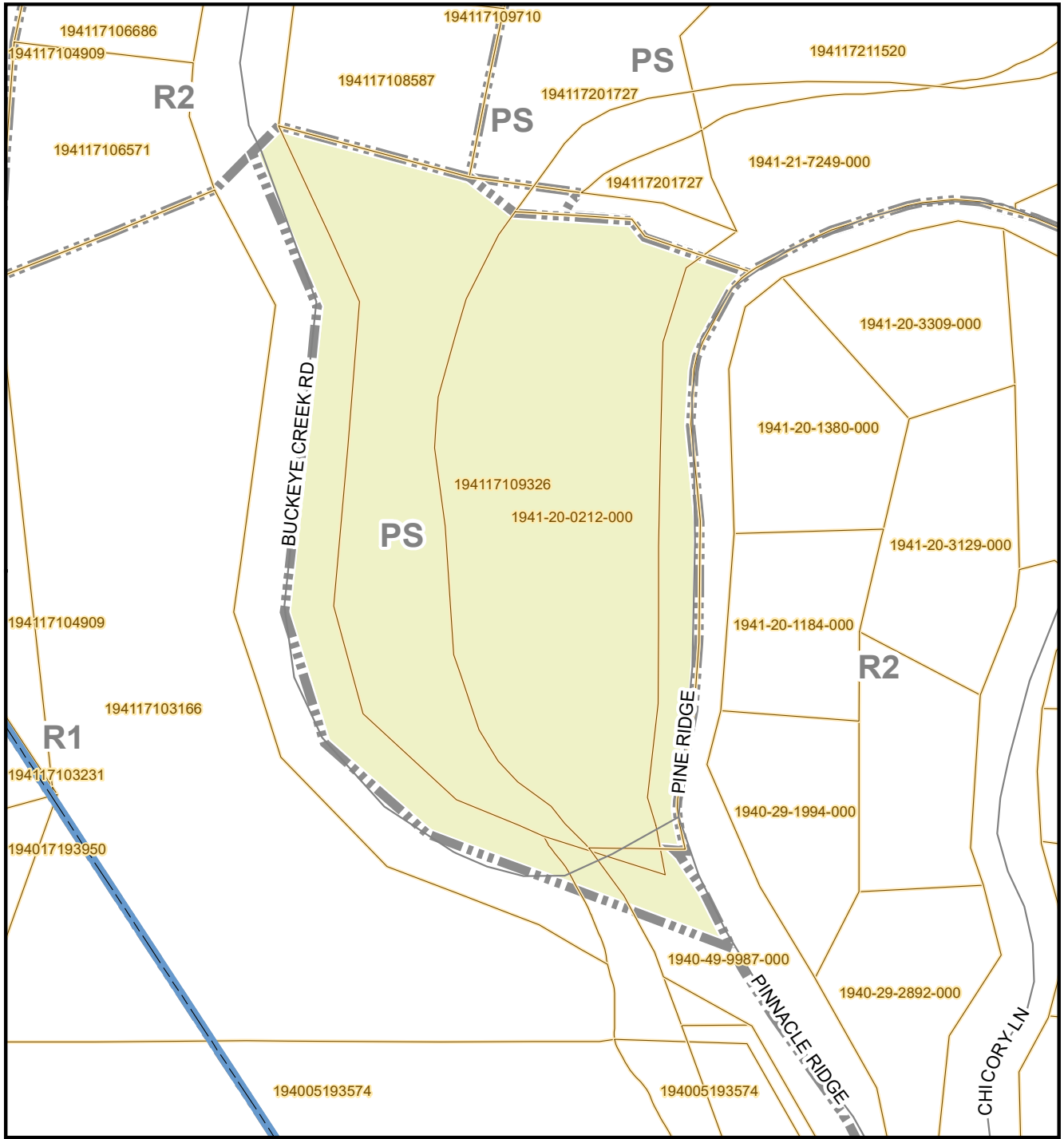
Summary and Recommendation

Town staff is requesting a conventional rezoning, which would be a consistent zoning with the Buckeye Lake Recreation Area and other Town owned properties. As indicated in Table 1, the development of the property as a park would be a permitted use in both the R-1 zoning district, as well as the PS zoning district. Town staff is also seeking to amend the permitted use table in a separate action, which would allow campgrounds as a conditional use in the PS zoning district. However, staff believes that this rezoning is appropriate even if the text amendment is not approved. Staff finds the rezoning consistent with the Comprehensive Plan.

The Town Council may approve a conventional rezoning to Public-Private Service (PS) district, as recommended by staff and the Planning Board, consider another zoning district, deny the rezoning request, or consider other options. ***The Planning Board recommended approval of the rezoning request unanimously at the regular meeting on April 23, 2019.***

Statement of Plan Consistency:

Staff finds that the proposed rezoning and development is generally consistent with the Town's Comprehensive Plan. Specifically, staff finds the proposal consistent with LU.G4 Prioritize Recreational Land Use and LU.G4.P2 Acquire Land for Recreational Purposes. The proposal is also found to be consistent with Policy R.G2.P1 Strive to offer the best [recreational] programming and activities that are fun, safe, fulfilling, and rewarding.



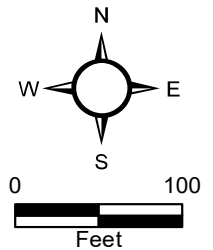
Author: Preston Yates Date: 4/21/2019 Document: \\SERVER12\Shared Folders\Company\Planning\IMAPS\Projects\Shane Park Rezoning.mxd



SHANE OUTPOST PARK REZONING REQUEST

Source: Beech Mountain GIS

This product is for informational purposes and is not suitable for legal, engineering, or surveying purposes. Users of this map and the contents therein are solely responsible for interpretations made from these products. Town of Beech Mountain cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.





ORDINANCE

TO: Town Council
FROM: Preston Yates
DATE: June 11, 2019
SUBJECT: Zoning Permitted Use Table Text Amendment

FOR THE PURPOSE OF:

Public Hearing to consider adding Campgrounds as a Conditional Use to the Permitted Use Table in the Public-Private Service (PS) zoning district.

STAFF RECOMMENDATION:

The Town of Beech Mountain staff is requesting to amend the §154.091 PERMITTED USE TABLE of the zoning ordinance to include Campgrounds as a Conditional Use. The purpose of this text amendment would allow the Shane Park property to be developed as a park with a campground amenity, provided it meets the conditions of the Code of Ordinance.

The Town Council may approve the text amendment as recommended by staff and the Planning Board, deny the zoning amendment request, or consider other options. The Planning Board recommended approval of the text amendment request unanimously at the regular meeting on April 23, 2019.

SIGNATURES:

Town Manager

Town Clerk

Town of Beech Mountain

Planning Staff Report



Rezoning No. ZA 2019-01		
Meeting Date(s):	Planning Board:	April 23, 2019
	Call for Public Hearing:	May 7, 2019
	Council Public Hearing:	June 11, 2019
Prepared By:	Preston Yates, Planning Director	
Applicant(s):	Staff	
Applicant's Request:	Staff is requesting to add Campgrounds as a Conditional Use to the Public-Private Service (PS) zoning district in the permitted use table.	
Staff Recommendation:	Approval of text amendment.	

Background Information

The Town of Beech Mountain staff is requesting to amend the §154.091 PERMITTED USE TABLE of the zoning ordinance to include Campgrounds as a Conditional Use. The purpose of this text amendment would allow the Shane Park property to be developed as a park with a campground amenity, provided it meets the conditions of the Code of Ordinance.

Staff Analysis

The Code of Ordinances lists Permitted and Conditional Uses for each zoning district established and displayed on the Official Zoning Map. Currently, parks are allowed by right in the Public-Private Service (PS) district, but campgrounds are not allowed as a permitted or conditional use. This amendment would add campgrounds as a conditional use in the PS district. Under a Conditional Use, a project must meet certain conditions to be approved as an allowed use. Below are the general and specific conditions excerpted from the Code of Ordinances dealing with Conditional Uses and Campgrounds.

§ 154.116 PROCEDURE FOR OBTAINING A CONDITIONAL USE PERMIT.

(A) *Written application.* A written application for a Conditional Use Permit shall be submitted to the Zoning Administrator.

(B) *Conference.* After submission of an application for a Conditional Use Permit the Zoning Administrator shall arrange a conference with the applicant. The Zoning Administrator shall also send the Planning Board an agenda for the meeting. At the conference the applicant shall submit a sketch development plan and a brief description of the proposed development strategy. The applicant shall also submit proposed design specifications for proposed commercial buildings. The conference is designed to inform the applicant of the local government's regulations and policies concerning development alternatives and to inform the local government of the applicant's intentions, enough to be able to give him or her some informal, nonbinding

feedback on the acceptability of his or her plan. The greater the level of common understanding between the applicant and the local government that can be achieved at the conference stage, the smoother the remaining steps of the review and approval process will be. At the conference a date for a public hearing shall be determined. ¹

(C) *Notice of hearing.* The Board of Adjustment shall give public notice of the hearing in a newspaper having general circulation in Beech Mountain published at least five days prior to the date of the hearing. The Board shall mail notices of the hearing to the affected parties, to members of the Planning Board, and to such other persons as the Zoning Administrator shall direct at least seven days prior to the hearing. Such notice shall state the location of the building or lot, the general nature of the applicant's request, and the time and place of the hearing. ²

(D) *Copies of final development plan to be submitted.* At least ten days prior to the date set for the hearing, the applicant shall submit three copies of the final development plan to the Zoning Administrator. The development plan shall contain a map or maps drawn to scale, with the date of preparation, and shall contain, where applicable, the following information:

(1) Existing site conditions, including contours, water courses, identified flood hazard areas, any unique natural or man made features.

(2) Boundary lines of the proposed development, proposed lot lines and plot designs.

(3) Proposed location and use of all existing and proposed structures.

(4) Location and size of all areas to be conveyed, dedicated or reserved as common open space, parks, recreational areas, school sites and similar public and semi-public uses.

(5) The existing and proposed street system, including location and number of off-street parking spaces, service areas, loading areas, and major points of access to public rights-of-way. Notations of proposed ownership of the street system (public or private). Documentation from the Beech Mountain Fire Department of the adequacy of the development's facilities for emergency medical and fire services.

(6) Approximate location of proposed utility systems, including documentation approving the proposed water and sewer systems from the appropriate local and state agencies. Documentation of an approved Sedimentation and Erosion Control Plan shall also be submitted where required.

(7) Location and/or notation of existing and proposed easements and rights-of-way.

(8) The proposed treatment of the perimeter of the development including materials and/or techniques such as screens, fences and walls.

(9) Information on adjacent land areas, including land use, zoning classifications, public facilities, and any unique natural features.

(10) Where applicable, the following written documentation shall be submitted:

(a) A legal description of the total site proposed for development, including a statement of present and proposed ownership.

(b) The zoning district or districts in which the project is located.

(c) A development schedule indicating approximate beginning and completion dates of the development, including any proposed stages.

(d) A statement of the applicant's intentions with regard to the future selling and/or leasing of all or portions of the development.

(e) Quantitative data for the following: proposed total number and type of residential dwelling units; parcel size; gross residential densities; and total amount of open space.

(f) Plan for maintenance of common areas, recreation areas, open spaces, streets and utilities.

(11) Any additional information required by the Board of Adjustment in order to evaluate the impact of the proposed development. The Zoning Administrator or the Board of Adjustment may waive a particular requirement if in its opinion the inclusion is not essential to a proper decision of the project.

(E) *Hearing.*

(1) *Conduct of hearing.* Any party may appear in person or by agent or by attorney at the hearing. The order of business for hearing shall be as follows: (a) The Chairperson, or such person as he or she shall direct, shall give a preliminary statement of the case; (b) the applicant shall present the argument in support of his or her application; (c) persons opposed to granting the application shall present the argument against the application; (d) both sides will be permitted to present rebuttals to opposing testimony; (e) the Chairperson shall summarize the evidence which has been presented, giving the parties opportunity to make objections and corrections. Witnesses may be called and factual evidence may be submitted, but the Board shall not be limited to consideration of only such evidence as would be admissible in a court of law. The Board may view the premises before arriving at a decision. All witnesses before the Board shall be placed under oath and the opposing party may cross-examine them.

(2) *Rehearings.* An application for a rehearing may be made in the same manner as provided for an original hearing. Evidence in support of the application shall initially be limited to that which is necessary to enable the Board to determine whether there has been a substantial change in the facts, evidence, or conditions in the case. The application for rehearing shall be denied by the Board if from the record it finds that there has been no substantial change in facts, evidence or conditions. If the Board finds that there has been a change, it shall thereupon treat the request in the same manner as any other application.

(F) *Conditions for granting approval.*

(1) If the Board of Adjustment finds that, in the particular case in question, the use for which the Conditional Use Permit is sought will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use, and will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood, a permit may be granted. In granting such a permit, the Board of Adjustment may designate such conditions in connection therewith as will, in its opinion, assure that the proposed use will conform to the requirements and spirit of this chapter.

(2) If at any time after a Conditional Use Permit has been issued the Board of Adjustment finds that the conditions imposed and agreements made have not been or are not being fulfilled by the holder of a Conditional Use Permit, the permit shall be terminated and the operation of such use discontinued. If a Conditional Use Permit is terminated for any reason, it may be reinstated only after a public hearing is held.

(3) Before any Conditional Use Permit is issued, the Board shall make written findings certifying compliance with the specific rules governing the individual conditional use as outlined in § 154.117, and that satisfactory provision and arrangement has been made for at least the following, where applicable.

(a) Satisfactory ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control.

(b) Provision of off-street parking and loading areas where required, with particular attention to the items in division (F)(3)(a) above, and the economic, noise, glare and odor effects of the conditional use on adjoining properties in the area.

- (c) Adequate and proper utilities with reference to locations, availability and compatibility.
- (d) Buffering, with reference to type, location and dimensions.
- (e) Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effect and compatibility and harmony with properties in the district.
- (f) Playgrounds, open spaces, yards, landscaping, access ways, pedestrian ways, with reference to location, size and suitability.
- (g) Buildings and structures, with reference to location, size and use.
- (h) Hours of operation, with particular reference to protecting and maintaining the character of the neighborhood.

(P) *Campgrounds.*

(1) *Purpose.* The purpose of this section is to provide standards for the private development of campgrounds as temporary seasonal accommodations for tourists and citizens, not designed for long-term lease or stay. Furthermore, this section aims to regulate and guide the establishment of campgrounds in order to promote public health, safety, and general welfare. This section is designed to accomplish the following specific objectives:

- (a) To further the orderly layout of campgrounds;
- (b) To secure safety from fire, panic, and other dangers;
- (c) To provide adequate light and air;
- (d) To ensure that facilities for transportation, parking, water, sewage, and accessory recreational activities are provided for campground visitors;
- (e) To ensure that campgrounds have a minimal adverse effect upon the neighborhoods or locations in which they are located; and
- (f) To ensure that such campgrounds are not used as permanent places of abode.

(2) *Scope.* This section shall pertain to the development of campgrounds for tent camping, recreational vehicle camping, and mixed tent/ RV camping. Permanent structures for camping such as “rustic camping cabins” are not covered under this section.

(3) *Plan submission.* Prior to the construction of a campground or the expansion of an existing campground, the developer shall submit a campground plan to the Board of Adjustments in accordance with § 154.116. The plan shall be prepared by a registered land surveyor currently licensed and registered in the State of North Carolina and shall include the following items in addition to the requirements of § 154.116(D):

- (a) Name of the park and developer;
- (b) Vicinity map and site plan showing relationship between campground and surrounding area;
- (c) Proposed camper spaces well defined, indicating accurate dimensions and site numbers;
- (d) Surface and/or subsurface drainage plan and flood plain information, if necessary;
- (e) Site data:
 - 1. Acreage in total tract;
 - 2. Acreage in campgrounds, if applicable;
 - 3. Total number of spaces; and
 - 4. Lineal feet in streets;
- (f) Landscaping and buffering;
- (g) Adjoining property owners;
- (h) Title, date, graphic scale, north arrow;

- (i) Method of garbage disposal; and
 - (j) Other items as necessary to illustrate that the design standards below will be met.
- (4) *Design standards.* The following standards shall be considered the minimum requirements for all campgrounds.
- (a) All campgrounds shall have a gross land area of at least five acres.
 - (b) *Minimum space design.* The following minimum space requirements also takes into account the need for adequate space to prevent overcrowding, prevent fire hazards, provide sufficient light and air, promote compatibility with neighboring land uses, and further the intent of the zoning Code for the Town of Beech Mountain.

<i>Tent Camp Spaces</i>	<i>All Other Camp Spaces</i>
Minimum Space: 800 sq. ft.	Minimum Space: 1250 sq. ft.
Minimum Space Width: 20 feet	Minimum Space Width: 25 feet

- (c) A minimum of 30% of the total land area shall be devoted to accessible common open space intended for recreational use. These areas are separate from the camper spaces, and shall be grouped and of character suitable for active and passive recreation and shall be reasonably located for safe and convenient access to guests.
- (d) Each camper shall be located at least 30 feet from the edge of any publicly-maintained right of way.
- (e) Each camper space shall be identified by a permanent number which shall not be changed. The appropriate number of each camper space must be permanent and visibly displayed on each space. Each number shall be placed on a concrete, wood, metal, or any permanent post and conspicuously located on the lot.
- (f) All spaces shall be located on sites with elevations that are not susceptible to flooding. The spaces shall be graded to prevent any water from ponding or accumulating within the park. Each space shall be properly graded to obtain a reasonably flat site for a campground and to provide adequate drainage away from the space.
- (g) All spaces shall be located on sites with an average slope of less than 18%.
- (h) *Permanent residence for owner-operator/superintendent.* One single family dwelling shall be permitted on a campground. This residence shall comply with all regulations for single family dwellings in the Town of Beech Mountain Code of Ordinances and in the applicable North Carolina State Building Codes.
- (i) *Service building.*
 - 1. Each campground shall have at least one service building to provide necessary sanitation, restrooms, and laundry tray. This structure may also contain a retail sales counter and/or coin operated machine for the campground guests use, provided there is no exterior advertising. Vending machines may also be permitted in a sheltered area. Service buildings may have one private apartment for use as quarters for a campground owner/ operator.
 - 2. All public areas of service buildings shall be provided and maintained in a clean and sanitary condition and kept in good repair at all times. They shall be safely and adequately lighted. Facilities shall be easily accessible and conveniently located. All buildings shall be constructed in accordance with the N.C. State Building Code.
- (j) *Bath houses.*

1. In addition to the required restrooms in the service building as described above, campgrounds with greater than 50 camp sites must have additional restroom and bathing facilities for men and women (i.e. “bath houses”) as described below:

51 - 100 campsites	1 additional bath house (total 2)
101-150 campsites	2 additional bath houses (total 3)
151-200 campsites	3 additional bath houses (total 4)
> 200 campsites	4 additional bath houses (total 5)

2. These “bath houses” shall provide separate facilities for men and women, and shall have a minimum of:

- a. Two toilets, two showers, and two sinks for women; and
- b. Two toilets, two showers, and two sinks for men.

(k) Permanent structures (i.e. decks, porches, storage buildings) are prohibited on individual camp sites with the exception of concrete pads or other permanent hard surface pads not to exceed 300 square feet on a tent site and 500 square feet on all other sites.

(l) The campground owner is responsible for refuse collection. Storage, collection, and disposal of refuse shall be so managed as not to create health hazards, rodent harborage, insect-breeding areas, accident, fire hazards, or air pollution. The method of garbage disposal shall be noted on the plan and shall be in accordance with Title V, Chapter 50 of the Town of Beech Mountain Code of Ordinances.

(m) One off-street parking space shall be provided and maintained for each camp space. Any other parking needs shall be supplied by a centralized common parking area for the campground. Required parking spaces shall be included within the minimum required space area for each camp space.

(n) No camp space within a campground shall directly access a public road. Access to all camp spaces and accessory structures within the campground shall be made using internal streets.

(o) *Internal streets.* One-way streets shall have minimum width of 16 feet. Two-way streets shall have a minimum width of 18 feet. Such streets shall be well maintained and clearly identified. All streets within the campground shall be privately owned and maintained. Each camper space shall abut an internal street within the campground. All internal streets that dead-end shall be provided with a permanent turnaround. All parking within the campground shall take place off the internal street within designated parking areas only. All internal streets within the campground shall be equipped with adequate and suitable drainage facilities. In accordance with § 154.116(D)(5), documentation of adequacy for emergency medical and fire services will be required from the Beech Mountain Fire Department.

(p) *Buffering.* A buffer strip at least 30 feet in width shall be maintained around the perimeter of the parcel on which the campground is situated. This strip shall be free of all encroachment by buildings, parking areas or impervious coverage. No designated camper spaces shall include any areas required for buffering. This area shall contain adequate vegetation, fencing, or landscaping to minimize the visual and noise impact of the campground upon the neighboring parcels.

(q) *Utility requirements.* Accessible, adequate, safe and potable water as well as adequate and safe sewage disposal facilities shall be provided in each campground. To achieve these

ends, Chapter 51 of the Town of Beech Mountain Code of Ordinances (Water and Sewer Use) shall apply with only the following exceptions:

1. Where town water or sewer systems exist within 1,000 feet of the park, the town may require the developer to connect to such system(s). When connected to such systems their supply shall be used exclusively;

2. Each campground shall provide a minimum of one sewage dumping station and at least one sewage dumping station for each 50 recreational vehicle camper spaces, which are not equipped with individual sewer and water connections. Sewage dumping stations shall be approved by the appropriate County Health Authority;

3. Connection fees for water and sewer for campsites provided with individual water and sewer connections or services shall be based on the current connection fee rates established by the Town Council based on 100 square feet per site regardless of the actual size of such site. The master schedule of fees is maintained in the Clerk's office. Standard connection fee rates shall apply to bath houses, service buildings, and any other permanent structures on the premises; and

4. The Beech Mountain Fire Department may require the installation of fire hydrants as necessary to ensure safety. In accordance with § 154.116(D)(5), documentation of adequacy for emergency medical and fire services will be required from the Beech Mountain Fire Department before a conditional use permit is granted.

(r) *Campfires*. Campfires and fire pits shall be designed and located according to the following restrictions:

1. The location of these sites shall be selected with safety as a priority;

2. They shall be in open areas away from structures, campers, and debris. To this end no designated campfire site may be within eight feet of the line separating camp spaces; and

3. They shall be lined with permanent campfire rings, constructed of steel or other suitable material and embedded in concrete or rocks, in order to prevent the spread of fire.

(5) *Operating regulations*. The person to whom an operating permit for a campground is issued shall operate the campground in compliance with this section and shall provide adequate supervision to maintain the campground, its facilities and equipment in good repair and in a clean and sanitary condition. The campground owner shall notify campground visitors of all applicable provisions of this section and inform them of their responsibilities under this section.

(a) Every campground owner or operator shall maintain an accurate register containing a record of all occupants and owners of campers in the campground. The register shall be available for inspection at all times by authorized town representatives. The register shall contain the following information:

1. Name and address of the occupants of each space;

2. Camper space number; and

3. Date when occupancy within the campground begins and date when occupancy within the campground ceases.

(b) No more than one camper may be parked on any one space. Campers shall not be permitted on parcels, lots, or spaces other than those approved through these regulations.

(c) Building and grounds shall be maintained free of rodent\insect harborage and infestation. Extermination methods and other control measures shall be in accordance with the requirements of licensed pest control operators. The campground owner shall be responsible for pest extermination and pest control measures to prevent the development of unsanitary conditions.

(d) Maintenance of all internal streets and drainage facilities shall be the responsibility of the owner of the campground. Such streets shall be maintained in a manner to be free from pot holes, breaks in the pavement, rough surfaces, ponding of water and associated problems which would impede or cause hazards to motor vehicles. Speed reduction bumps on paved internal streets are permissible, but they shall be painted and appropriate signs indicating the bump must be placed along the street.

(e) It shall be unlawful to park or store a manufactured home or a type of recreational vehicle that is designed for permanent residence or long term stay in a campground. “Park Model” RV’s are considered to be designed for long term stay.

(f) The transfer of title of a camper space or spaces either by sale or by any other manner shall be prohibited within a campground as long as the campground is in operation.

(g) All camping units must be placed individually on approved camper spaces where all design standards and utilities have been completed. No more than one camper may be parked on any one space. Campers shall not be permitted on parcels, lots, or spaces other than those approved through these regulations.

(h) No camper space shall be used as a permanent place of abode. Any action toward removal of wheels of a camper except for temporary purposes of repair is hereby prohibited. Underpinning/underskirting is prohibited.

(i) No campground may operate and must be vacated of all campers during the months of January and February.

(j) Campfires:

1. Are permitted only when weather and conditions allow;
2. Must be extinguished between midnight and sunrise;
3. Must be attended while burning;
4. Are limited to designated sites; and

5. The sites shall be inspected by the Town Manager or his or her designee on an annual basis and a yearly permit issued if safety standards are met.

(6) *Enforcement.* Failure to comply with the operating regulations for campgrounds shall be considered a zoning violation and shall subject the offender to civil penalties in accordance with § 154.376 of this chapter. Furthermore, continued violation of these regulations shall constitute a breach of the conditional use permit, and such permit may be revoked in accordance with § 154.116(F)(2).

Summary and Recommendation

Town staff is requesting a text amendment to add Campgrounds as a Conditional Use to the PS zoning district in the Permitted Use Table. This amendment would allow the Shane Park Property to obtain a conditional use permit to include a campground amenity. A Conditional Use permit quasi-judicial hearing would be held with the Board of Adjustments provided the conditions are met.

The Town Council may approve the text amendment as recommended by staff and the Planning Board, deny the zoning amendment request, or consider other options. ***The Planning Board recommended approval of the text amendment request unanimously at the regular meeting on April 23, 2019.***

Statement of Plan Consistency:

Staff finds that the proposed text amendment and development is generally consistent with the Town's Comprehensive Plan. Specifically, staff finds the proposal consistent with LU.G4 Prioritize Recreational Land Use and LU.G4.P2 Acquire Land for Recreational Purposes. The proposal is also found to be consistent with Policy R.G2.P1 Strive to offer the best [recreational] programming and activities that are fun, safe, fulfilling, and rewarding.

§ 154.091 PERMITTED USE TABLE.

- (A) P = Permitted.
- (B) C = Allowed as a conditional use.
- (C) Blank space = Not permitted.

	Single-Family				Multi-Family		Commercial		Public	Resort
	R-1	R-2	R-2A	MH	R-3A	R-3B	CS 1	CS 2	PS	BMR
Single-family residential	P	P	P		P	P	P	P		P
Multi-family residential R-3										P
Multi-family residential R-3A					P					P
Multi-family residential R-3B					P	P				P
Planned Unit Developments					C	C				C
Cluster developments										P
Accessory buildings	P	P	P		P	P	P	P	P	P
Hotels and motels							C			P
Type I group homes	P	P	P	P	P	P	P	P		P
Type II group homes										
Churches, public and private schools							P	P	P	P
Public or private non-profit recreational facilities (parks, playgrounds and the like)	P	P	P		P	P	P	P	P	P
Private recreational facilities, profit (bowling alleys, skating rinks, country clubs and the like)							P		P	P
Government protective services	P	P	P		P	P	P	P	P	P
Public utilities and pumping stations	P	P	P		P	P	P	P	P	P
Water and sewer plants; water storage tanks	C	C	C		C	C	C	C	C	C
Banks and other financial institutions							P	P		P
Restaurants							P		P	P
Hospitals, health clinics and doctors' offices							P	P		P
Fraternal clubs or lodges							P	P	P	P
Motor vehicle service stations							C	C		C
Self-service laundry and dry cleaning services							P	P		P
Libraries							P	P	P	P
Mechanical car washes							C			C
Professional and business offices and services							P	P	P	P
Retail, coml services, sales and rentals of goods							P	P	P	P
Noncommercial radio and television towers; satellite dishes	C	C	C		C	C	C	C	C	P
Mobile homes				P						
Telecommunications towers	C			C						
Mixed Use Residential/ Commercial							P			
Campgrounds	C								<input checked="" type="checkbox"/>	
Wind Energy System - Commercial	C								C	
Wind Energy System - Accessory	C	C		C			C	C		
Manufacturing/ Processing, Heavy 1										
Manufacturing/							C			

Commented [PY1]: Add Campgrounds as a Conditional Use to the PS zoning district

Processing, Light										
Residential Vacation Rental	P	P	P	P		P		P	P	P
Sexually Oriented Businesses								C		

¹ Due to the scenic beauty of Beech Mountain, its reputation as a peaceful retirement and resort area community, its emphasis on tourism, the elevation of the town and its views, the Council finds that heavy manufacturing and processing would be incompatible with the community of the Town of Beech Mountain and would injure the nature of the community and its focus on tourism, nature, and recreation.

No Conditional Use Permit required for a satellite dish that is (a) no greater than 24 inches in diameter, (b) attached to the building structure, and (c) placed no higher than the highest point of the structure. (1989 Code, Title V, Ch. 51, Art. VIII, § 801) (Ord. passed 5-11-2010; Ord. passed 12-14-2010; Ord. passed 2-8-2011; Ord. passed 3-8-2011; Ord. passed 8-9-2011; Ord. passed 11-15-2011; Ord. 2012-04, passed 5-8-2012; Ord. 2013-02, passed 1-8-2013; Ord. 2016-08, passed 5-10-2016)



ORDINANCE

TO: Mayor and Town Council
FROM: Tim Holloman
DATE: June 11, 2019
SUBJECT: FY:2019-2020 Annual Budget

FOR THE PURPOSE OF:

and Pursuant to §159-8 Annual Balanced Budget Ordinance; the Town Council for the Town of Beech Mountain adoption of Annual Budget for FY:2019-2020 as prescribed for local governments. The unit of local government shall cover a fiscal year beginning July 1 and ending June 30, wherein Staff and Council has proceeded with the following scheduled calendar meetings for FY: 2019-2020 Annual Budget and Fee Schedule.

On January 15, 2019, Town Council held a planning retreat / workshop I; on March 29, 2019, the Town Finance Officer, Town Manager and individual Department Heads finalize departmental budgets; on April 17, 2019 there was a Town Council Budget Workshop II & public presentation of the budget; on May 7, 2019 Town Council held the 1st Public Hearing on the Annual Budget at the Town Council regular meeting; on May 24, 2019, another Town Council Budget Workshop III & public presentation of the revised budget was held; on June 11, 2019, the 2nd Public Hearing on the Annual Budget at the Town Council regular meeting.

SIGNATURES:

Town Manager

Town Clerk

**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA
2019-2020 BUDGET ORDINANCE**

BE IT ORDAINED BY THE TOWN OF BEECH MOUNTAIN TOWN COUNCIL:

SECTION 1. GENERAL FUND.

A. REVENUES. It is estimated that the revenues as listed below will be available during the fiscal year beginning July 1, 2019 and ending June 30, 2020, to meet the appropriations as set forth in Subsection C below. All fees, commissions and sums paid to or collected by any Town official, officer or agent for any service performed by such official, officer or agent in his official capacity shall insure to the benefit of the Town and become Town funds.

Local Revenue:

Current Year's Property Taxes	\$ 3,876,757
Prior Year's Property Taxes	60,000
Vehicle Tax	55,000
Interest on Taxes	18,000
Interest on Investments	121,190
Rent Income	6,000
Recreation Income	50,000
Hold Harmless Funds	261,200
Fire Department Revenue	105,000
Street Scape Program Grant	105,000
State Franchise Tax	250,000
Cable TV Franchise Tax	30,000
Beer and Wine Tax	1,500
Powell Bill	112,058
Local Sales Tax	1,015,862
Building Inspection Fees	27,500
Planning & Zoning Fees	3,000
Other Revenue	270,630
Fund Balance Appropriated	453,166
Transfer from TDA – Salaries	<u>36,591</u>
Subtotal	<u>\$2,379,882</u>

TOTAL GENERAL FUND REVENUE \$6,858,454

Note: See Budget Planning Document for complete listing of all revenues, pages 7-9

B. AD VALOREM TAX LEVY. There is hereby levied for the fiscal year 2019-2020 an ad valorem property tax on all property in the Town of Beech Mountain as of January 1, 2018, at a rate of .732¢ on each hundred dollars (\$100.00) assessed value pursuant to and in accordance with the Machinery Act of Chapter 105 of the North Carolina General Statutes and other applicable laws. Property shall be assessed at one hundred percent (100%) of its true value. The estimated revenues from the ad valorem property tax set out in Section 1-A of this Ordinance are based on an estimated collection during the 2018-2019 fiscal year of ninety-Seven percent (97%) of the levy.

C. APPROPRIATIONS. The following amounts are hereby appropriated to the Town Manager for the operation of the Town of Beech Mountain and its departments and agencies for the fiscal year beginning July 1, 2019 and ending June 30, 2020. In administering the programs authorized under this Ordinance, the Town Manager is authorized to make transfers from one appropriation to another within the same fund. Any such transfer shall be reported to the Town Council at its next regular meeting and shall be recorded in the minutes of that meeting. The Town Manager is authorized to make expenditures of \$10,000 or less from contingency appropriations by transfer to departments and agencies. Any such expenditure shall be reported to the Town Council at its next regular meeting and recorded in the minutes of that meeting. The Town Manager may establish personnel positions which may become necessary within the funds provided in this Ordinance or amendments thereto.

Administration	\$1,726,791
Tax Collection	47,717
Visitor Center	145,080
Police	1,202,509
Fire	442,826
Special Projects	118,988
Building Inspections	75,755
Planning	315,745
Vehicle Maintenance	177,259
Public Works	1,683,183
Recreation	<u>922,601</u>
TOTAL APPROPRIATIONS	<u>\$6,858,454</u>

SECTION 2. WATER AND SEWER FUND.

A. REVENUES. It is estimated that the revenues of the funds as listed below will be available during the fiscal year beginning July 1, 2019 and ending June 30, 2020, to meet the appropriations approved for operations of the Town of Beech Mountain Water and Sewer Fund as set forth in Section 2-B below.

Interest on Investments	\$ 22,000
Metered Sales	2,203,646
Connection Fees	3,000
Availability Fees	5,000
Reconnect Fees	4,000
Other Revenue	8,500
State Revolving Loan Proceeds	1,740,000
Transfer from General Fund	150,000
Watauga River Intake	73,000
Fund Balance Appropriated	<u>416,843</u>
TOTAL REVENUES	<u>\$4,625,989</u>

B. APPROPRIATIONS. The following amounts are hereby appropriated to the Town Manager for the operation of the Town of Beech Mountain Water and Sewer for the fiscal year. In administrating the programs authorized under this Ordinance, the Town Manager is authorized to make transfers from one appropriation to another within the same fund. Any such transfer shall be reported in accordance with the provisions of Section 1-C of this Ordinance. The Town Manager is authorized to make expenditures of \$10,000 or less from the contingency appropriation by transfer to the appropriate line item within the same fund. Any such expenditure shall be reported to the Town Council in accordance with the provisions of Section 1-C of this Ordinance.

Water and Sewer Administration	\$1,245,009
Water Treatment	2,758,271
Wastewater Treatment	275,314
Taps and Systems Maintenance	<u>347,395</u>
TOTAL WATER & SEWER FUND APPROPRIATIONS	<u>\$4,625,989</u>

SECTION 3. SANITATION FUND.

This Fund is provided for the operations and accounting purposes of the Town’s Solid Waste Management function.

A. REVENUES. It is estimated that the following revenues, from the following sources, will be available during the fiscal year to meet the total appropriations approved and specified in Section 3-B below.

Sanitation User Fees	\$ 430,509
Recycling Revenue	40,000
Solid Waste Disposal Tax	150
Other	<u>3,700</u>
	\$484,259
TOTAL REVENUES	<u>\$ 484,259</u>

B. APPROPRIATIONS. The following amount is hereby appropriated to the Town Manager for the operation of the Sanitation Fund for the fiscal year.

All Line Items: Total Appropriation	<u>\$ 484,259</u>
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SECTION 4. 9-1-1 EMERGENCY TELEPHONE FUND.

A. REVENUES. It is estimated that the following revenues, from the following sources, will be available during the fiscal year to meet the total appropriations approved and specified in Section 4-B below.

9-1-1 Subscriber Fees	\$65,236
9-1-1 Transfer from Reserve	21,694
Other	1,000
TOTAL REVENUES	<u>\$ 87,930</u>

B. APPROPRIATIONS. The following amount is hereby appropriated to the Town Manager for the operation of the 9-1-1 Emergency telephone Fund for the fiscal year.

All Line Items: Total Appropriations	<u>\$ 87,930</u>
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SECTION 5. SPECIAL REVENUE FUND

A. REVENUES. It is estimated that the following revenues, from the following sources, will be available during the fiscal year to meet the total appropriations approved and specified in Section 5-B below.

BEEHCOP Promotions \$ 500

TOTAL REVENUES \$ 500

B. APPROPRIATIONS. The following amount is hereby appropriated to the Town Manager for the operation of the Special Revenue Fund for the fiscal year.

All Line Items: Total Appropriations \$ 500

Ordained this, the 11th day of June 2019.

Renee Castiglione, Mayor

ATTEST:

Tamara Mercer Beech Mountain Town Clerk

**Town of Beech Mountain
Schedule of Fees
July 1, 2019**

Error(s) or omission(s) in the fee schedule do not render the document invalid. The Town Manager shall have the authority to set any fee not otherwise listed and shall have authority to make any interpretations of any fee listed on this schedule. Fees subject to change by Council.

Administration				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Maps	Town and Hiking / Biking Maps	\$0.50	\$0.50	\$0.50
Copy and Print Fees	8 1/2 x 11 Black and White	\$0.25	\$0.25	\$0.25
Copy and Print Fees	8 1/2 x 11 Color	\$0.50	\$0.50	\$0.50
Copy and Print Fees	8 1/2 x14 Black and White	\$0.50	\$0.50	\$0.50
Copy and Print Fees	11 x 17 Black & White	\$1	\$1	\$1
Large Maps	Per Sq. Ft.	\$1	\$1	\$1
Aerial Photography On Photo Paper	Per Sq. Ft.	\$2.50	\$2.50	\$2.50
Fax – To Send	First page	\$2.50	\$2.50	\$2.50
Fax – To Send	Second page and each page thereafter	\$0.50	\$0.50	\$0.50
Fax – To Receive	First page	\$1	\$1	\$1
Fax – To Receive	Second page and each page thereafter	\$0.50	\$0.50	\$0.50
Cd – Compact Disk	Per cd	\$0.50	\$0.50	\$0.50
Mailing Labels From Tax Department	All current mailing labels held by tax department	\$70	\$70	\$70
Council Room Rental	Per hour	\$20	\$20	\$20
Council Room Rental – Clean Up Fee	Charged if group does not clean room after use	Cleaning service cost	Cleaning service cost	Cleaning service cost
Returned Check	Insufficient funds	\$28	\$28	\$28
Notary	Fee charged per signature – NCGS 10B-31 & 10B-32	\$5	\$5	\$5
Public Information Requests	NCGS Chapter 132-1: A special service charge may be required for extensive information	See listed fee(s)	See listed fee(s)	See listed fee(s)
Special Event Permit	Up to 250 person, § 91.37	No Charge	No Charge	No Charge

Administration				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Special Event Permit	500 – 1,000 persons, § 91.37	\$100	\$100	\$100
Special Event Permit	Over 1,000 persons, § 91.37	\$200	\$200	\$200

Tax				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
2016-2017	2017-2018	2018-2019	\$0.732	\$0.732
Millage Rate Penalty	On January 6 th interest added on delinquent tax amount	2%	2%	2%
Millage Rate Penalty	On first of every month after first month of delinquency tax amount will be assessed interest	0.75%	0.75%	0.75%
Occupancy Tax – Avery County	NCGS legislation	6%	6%	6%
Occupancy Tax – Watauga County	NCGS legislation	6%	6%	6%
Occupancy Tax Penalty	Charged each month of delinquency	5% with Monthly Maximum of \$25	5% with Monthly Maximum of \$25	5% with Monthly Maximum of \$25
Tax Labels	Mailing addresses on labels	\$70	\$70	\$70
Advertisement Fee	Ad valorem penalty for nonpayment requires posting in newspaper of general circulation. Fee is determined at time of advertisement.	TBD Annually	TBD Annually	TBD Annually
Online Payment	Merchant fee	3%	3%	3%

Parks and Recreation				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Gym Use	Daily	<i>Removed 16-17</i>	<i>Removed 16-17</i>	<i>Removed 16-17</i>
Child Playroom	Daily	<i>Removed 16-17</i>	<i>Removed 16-17</i>	<i>Removed 16-17</i>
Weight Room	Daily	<i>Removed 16-17</i>	<i>Removed 16-17</i>	<i>Removed 16-17</i>
Indoor Tennis Court	Daily	<i>Removed 16-17</i>	<i>Removed 16-17</i>	<i>Removed 16-17</i>
Daily All-Inclusive Pass	New proposed fee for Non Pass-Holders	\$3	\$3	\$3
Fitness Class	No Pass Holder	\$5	\$5	\$5
Mountain Bike Lessons	Hourly	\$40	\$40	\$40
Mountain Bike Guide	Hourly	\$10	\$10	\$10
Personal Training	Single Session - Pass Holder	\$30	\$30	\$30
Personal Training	10 Session Packet - Pass Holder	\$250	\$250	\$250
Personal Training	Single Session - Non-Pass Holder	\$35	\$35	\$35
Personal Training	10 Session Packet - Non-Pass Holder	\$300	\$300	\$300
Tennis Ball Machine	Buckeye Recreation Center	\$10	\$10	\$10
Family Annual Pass	Resident	\$175	\$175	\$175
Family Annual Pass	Non-Resident	\$200	\$200	\$200
Individual Annual Pass	Resident	\$100	\$100	\$100
Individual Annual Pass	Non-Resident	\$125	\$125	\$125
Family Week Pass	Buckeye Recreation Center	\$30	\$30	\$30
Individual Week Pass	Buckeye Recreation Center	\$20	\$20	\$20
Pavilion Rental	4 hours	N/A	\$20	\$20
Pavilion Rental	8 hours	N/A	\$40	\$40

Parks and Recreation				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Facility Room Rental	4 Hour Rental		\$60	\$60
Facility Room Rental	8 Hour Rental		\$100	\$100
Facility Room Rental	Per Hour		\$30	\$30
Facility Room Rental – After Hours	Per hour on all room/area rental types	\$30	\$50	\$50
Facility Room Rental Security Deposit	Refundable deposit		\$100	\$100
Set-up Fee	Optional fee		\$25	\$25
Wedding/Special Event	4 Hour Rental		\$125	\$125
Wedding/Special Event	8 Hour Rental		\$250	\$250
Wedding/Special Event Deposit	Non-Refundable Deposit		\$350	\$350
Gymnasium Rental	8 Hour Rental	\$150	\$300	\$300
Gymnasium Rental Security Deposit	Buckeye Recreation Center	\$200	\$200	\$200
Buckeye Lake Protection – Enforcement of Regulations	1st Violation	\$100	\$100	\$100
Buckeye Lake Protection – Enforcement of Regulations	2nd Violation	\$500	\$500	\$500
Buckeye Lake Protection – Enforcement of Regulations	3rd Violation	\$1,000	\$1,000	\$1,000
Parks and Recreation Committee Compensation	Per meeting pay for committee member attendance	\$15	\$15	\$15

**Combined into daily all-inclusive pass*

Utilities - Water and Sewer

Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Water – Monthly All Rate Categories	Watauga River Intake – Capital	n/a	\$1.00	\$3.00
Water – Monthly Residential Rate	Base to 3,000 gallons	\$36.50	\$38.00	\$39.50
Water – Monthly Residential Rate	Per 1,000 gallons for 3,000 to 4,999 range	\$5	\$5	\$5
Water – Monthly Residential Rate	Per 1,000 gallons for 5,000 to 9,999 range	\$6.50	\$6.50	\$6.50
Water – Monthly Residential Rate	Per 1,000 gallons for 10,000 to 999,999 range	\$7.50	\$7.50	\$7.50
Water – Monthly Commercial Rate	Base to 3,000 gallons	\$36.50	\$38.00	\$39.50
Water – Monthly Commercial Rate	Per 1,000 gallons for 3,000 to 4,999 range	\$3.75	\$3.75	\$3.75
Water – Monthly Commercial Rate	Per 1,000 gallons for 5,000 to 9,999 range	\$4	\$4	\$4
Water – Monthly Commercial Rate	Per 1,000 gallons for 10,000 to 999,999 range	\$4.25	\$4.25	\$4.25
Sewer – Monthly Residential Rate	Base to 3,000 gallons	\$36.50	\$38.00	\$39.50
Sewer – Monthly Residential Rate	Per 1,000 gallons for 3,000 to 4,999 range	\$5	\$5	\$5
Sewer – Monthly Residential Rate	Per 1,000 gallons for 5,000 to 9,999 range	\$6.50	\$6.50	\$6.50
Sewer – Monthly Residential Rate	Per 1,000 gallons for 10,000 to 999,999 range	\$7.50	\$7.50	\$7.50
Sewer – Monthly Commercial Rate	Base to 3,000 gallons	\$36.50	\$38.00	\$39.50
Sewer – Monthly Commercial Rate	Per 1,000 gallons for 3,000 to 4,999 range	\$3.75	\$3.75	\$3.75
Sewer – Monthly Commercial Rate	Per 1,000 gallons for 5,000 to 9,999 range	\$4	\$4	\$4
Sewer – Monthly Commercial Rate	Per 1,000 gallons for 10,000 to 999,999 range	\$4.25	\$4.25	\$4.25
Water – Monthly Out of Town Residential Rate	Current rate times two	See Note	See Note	See Note
Water – Monthly Out of Town Commercial Rate	Current rate times two	See Note	See Note	See Note
Sewer – Monthly Out of Town Residential Rate	Current rate times two	See Note	See Note	See Note
Sewer - Monthly Out of Town Commercial Rate	Current rate times two	See Note	See Note	See Note
Connection Fee (<i>Water</i>)	Per heated Sq. Ft.	\$0.90	\$0.90	\$0.90
Connection Fee (<i>Sewer</i>)	Per heated Sq. Ft.	\$0.90	\$0.90	\$0.90
Sewer Tap Fee		\$1,000	\$1,000	\$1,000

Utilities - Water and Sewer				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Water Tap Fee		\$1,000	\$1,000	\$1,000
Utility Billing Late Fee	Applied to water, sewer, recycling, and garbage pickup charges	1.5% per month	1.5% per month	1.5% per month
Sewer Nonpayment	Service discontinued due to delinquent account. Account brought current and deposit of equal to twice the basic deposit required prior to reconnection of service.	See Note	See Note	See Note
Water Cut On/off Fee – Customer Request	Monday thru Friday during business hours	\$50 ⁱ	\$50 ⁱⁱ	\$50 ⁱⁱⁱ
Water Cut On/off Fee – Customer Request	Holiday, weekend, and after hours	\$100 ^{iv}	\$100 ^v	\$100 ^{vi}
Water Cut On Fee	Due to failure to pay bill, prevent fraud by customer, violation of utility code or disconnection of electric service	\$50 ^{vii}	\$50 ^{viii}	\$50 ^{ix}
Water - Deposit Residential	Required deposit amount is the same for out of Town accounts	\$50	\$50	\$50
Water – Deposit Commercial	Required deposit amount is the same for out of Town accounts	\$75	\$75	\$75
Sewer – Deposit Residential	Required deposit amount is the same for out of Town accounts	\$50	\$50	\$50
Sewer – Deposit Commercial	Required deposit amount is the same for out of Town accounts	\$75	\$75	\$75
Water Data Log	1 free annually (rolling forward calendar measurement), thereafter \$25	\$25	\$25	\$25
Rereading Meter	Free for first reading, apply fee within 12 month period thereafter	\$10	\$10	\$10
Water Meter Flow Test	Tested in House	\$50	\$50	\$50
Water Meter Calibration	Sent to Factory for Testing	\$85	\$85	\$85

Utilities - Water and Sewer

Utilities - Water and Sewer				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Water – Owners of More Than One Dwelling	House, business, apartment, dwelling unit or establishment on one water meter regardless of the status of the dwellings. Water rate per consumption according to the meter reading, or minimum rates times the number of dwellings.	See Note	See Note	See Note
Sewer – Owners of More Than One Dwelling	House, business, apartment, dwelling unit or establishment on one sewer line regardless of the status of the dwellings. Sewer rate charged for each dwelling unit using the Town's system.	See Note	See Note	See Note
Sprinkler System	Accounts for sprinkler systems only shall not be billed a minimum charge, with the exception where negligence occurs	See Note	See Note	See Note
Fire Use	Accounts shall not be charged for water utilized in the extinguishment of fire.	See Note	See Note	See Note
Water Bill Adjustment	Leak adjustment form completed and approved by staff. 15% reduction to water charges for billing period exceeding \$500 in which the number of gallons recorded on the water meter for the billing period in question must be at least twice the average gallons consumed above the previous 12 months	See Note	See Note	See Note
Sewer Bill Adjustment	Leak adjustment form completed and approved by staff. Bill reduced to average sewer charge or sewer minimum, whichever greater.	See Note	See Note	See Note
Water Shortage Mandatory Reductions (<i>Stages 2 and 3</i>)	First violation	Warning	Warning	Warning
Water Shortage Mandatory Reductions (<i>Stages 2 and 3</i>)	Second violation	\$250	\$250	\$250

Utilities - Water and Sewer

Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Water Shortage Mandatory Reductions (<i>Stages 2 and 3</i>)	Third violation – Discontinuation of Service	See Note	See Note	See Note
Water Shortage Emergency Reductions	First violation	\$250	\$250	\$250
Water Shortage Emergency Reductions	Second violation – Discontinuation of Service	See Note	See Note	See Note
Water Shortage Emergency Reductions	Third violation – Discontinuation of Service	See Note	See Note	See Note
Water Shortage Water Rationing	First violation	\$500	\$500	\$500
Water Shortage Water Rationing	Second violation – Discontinuation of Service	See Note	See Note	See Note
Water Shortage Rationing	Third violation – Discontinuation of Service	See Note	See Note	See Note
Water Shortage - Drought Surcharge	Effective stages 3, 4, and 5	TBD	TBD	TBD
Cross Connection – Enforcement Procedures	§ 51.119 Enforcement by civil penalty	See Note	See Note	See Note
Enforcement Procedures – Water Disconnect (<i>Disconnection of Meter</i>)	<p>§ 51.134 (A) The town may disconnect the water meter of a customer after service has been discontinued due to reason in divisions (A), (B), (G), (H), (J), (K), (L) or (M) set forth in § 51.133 above.1 Subject to the provisions of § 51.135 below, the meter will only be reconnected after the customer has: (1) Corrected the conditions which were responsible for the disconnection of the meter. (2) Paid the appropriate reconnection fee as set forth herein, plus all other unpaid charges.</p> <p>(B) If an owner requests disconnection or is cut off for good cause (e.g. Non-payment of the bill) and then is reconnected at the same address within one year of disconnection, the reconnection charge shall be the appropriate base charge times the number of months disconnected plus \$100. If disconnection is for a period of longer than one year or is sold to a new owner during a period of disconnection, the fee for reconnection shall be in the amount required for a new connection.</p>	See Note	See Note	See Note

Utilities - Water and Sewer				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Enforcement Procedures - Utility	Penalty for chapter of ordinances where penalty is not prescribed, § 11.01	See Note	See Note	See Note
Water Nonpayment	Service discontinued due to delinquent account. Account brought current and deposit of equal to twice the basic deposit required prior to reconnection of service.	See Note	See Note	See Note
Online Payment	Merchant fee	\$5.95	\$5.95	\$5.95

Sanitation				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Residential Dumpster	2 Cubic Yard – monthly	\$35.38	\$35.38	\$35.38
Residential Dumpster	3 Cubic Yard – monthly	\$42.19	\$42.19	\$42.19
Residential Dumpster	4 Cubic Yard – monthly	\$47.63	\$47.63	\$47.63
Residential Dumpster	6 Cubic Yard – monthly	\$58.51	\$58.51	\$58.51
Residential Dumpster	8 Cubic Yard – monthly	\$69.40	\$69.40	\$69.40
Residential Dumpster	10 Cubic Yard – monthly	\$80.29	\$80.29	\$80.29
Commercial Dumpster	2 Cubic Yard – monthly	\$40.82	\$40.82	\$40.82
Commercial Dumpster	3 Cubic Yard – monthly	\$50.35	\$50.35	\$50.35
Commercial Dumpster	4 Cubic Yard – monthly	\$59.87	\$59.87	\$59.87
Commercial Dumpster	6 Cubic Yard – monthly	\$78.93	\$78.93	\$78.93
Commercial Dumpster	8 Cubic Yard – monthly	\$90.72	\$90.72	\$90.72
Commercial Dumpster	10 Cubic Yard – monthly	\$109.77	\$109.77	\$109.77
Weekly Pickup Curbside	Monthly	\$13.61	\$13.61	\$13.61
Recycling Rate	Monthly	\$1.36	\$1.36	\$1.36
Other Sanitation Fee	Special sanitation collection	\$30	\$30	\$30
Other Sanitation Fee	Hourly rate for 2 workers and 1 truck	\$60	\$60	\$60
Other Sanitation Fee	Hourly rate for cleanups that take more than 20 minutes	\$60	\$60	\$60
Sanitation Penalties	§ 11.01	See Note	See Note	See Note

Building Inspections and Planning

Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Zoning Permit and Compliance 10.1		\$130	\$130	\$130
Heated Square Foot Charge		\$0.30	\$0.30	\$0.30
Unheated Square Foot Charge		\$0.15	\$0.15	\$0.15
Homeowner Recovery Fund		\$10	\$10	\$10
Connection Fee (<i>Water</i>)	Per heated Sq. Ft.	\$0.90	\$0.90	\$0.90
Connection Fee (<i>Sewer</i>)	Per heated Sq. Ft.	\$0.90	\$0.90	\$0.90
Sewer Tap Fee		\$1,000	\$1,000	\$1,000
Water Tap Fee		\$1,000	\$1,000	\$1,000
Pavement Cut		\$200	\$200	\$200
Hot Tub Service		\$50	\$50	\$50
Lp Gas Line Pressure Test New Device		\$25	\$25	\$25
Water Heater Change Out		\$50	\$50	\$50
Residential Electric Service Change-Out With New Inside Wiring		\$75	\$75	\$75
Residential Electric Service Change-Out Without New Inside Wiring		\$50	\$50	\$50
Temporary Electric Board Reconnections		\$50	\$50	\$50
Water Supply Repairs		\$50	\$50	\$50
Permit Card Replacement		\$5	\$5	\$5
Residential Soil and Erosion Control Permit, Single Family Dwelling		\$75	\$75	\$75

Building Inspections and Planning

Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Driveway Permit		\$25	\$25	\$25
Reinspection Request		\$50	\$50	\$50
Repairs Under \$5,000	Other than structural	\$50	\$50	\$50
Additions/Remodeling/Renovations	Up to 500 Sq. Ft.	\$100	\$100	\$100
Over 500 Sq. Ft.,	Minimum plus-.16/each additional Sq. Ft.	\$0.16	\$0.16	\$0.16
Deck Construction	Up to 500 Sq. Ft.	\$75	\$75	\$75
Deck Construction	Over 500 Sq. Ft., minimum plus-.09/each additional Sq. Ft.	\$0.09	\$0.09	\$0.09
New Roof Over Existing Sun Deck		\$50	\$50	\$50
Unattached Garage or Storage	Up to 500 Sq. Ft.	\$75	\$75	\$75
Concentrated Structural Repair	Beam, Header, Post, etc.	\$50	\$50	\$50
Ramps to Existing Decks		\$50	\$50	\$50
Repairs Over \$5,000		\$100	\$100	\$100
Roofing - Up to 30 Squares		\$100	\$100	\$100
Roofing – 31 Squares or More	Roofing minimum plus \$5/each additional square	\$5	\$5	\$5
Window(s) Replacement		\$100	\$100	\$100
New Furnace/Heating or Cooling Installation-No Ductwork and/or Electric		\$50	\$50	\$50
New Furnace/Heating or Cooling Installation-New Ductwork and/or Electric		\$75	\$75	\$75
Siding Replacement		\$100	\$100	\$100
Flooring Replacement		\$100	\$100	\$100

Building Inspections and Planning

Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Manufactured Home	Single wide	\$75	\$75	\$75
Manufactured Home	Double wide	\$100	\$100	\$100
Manufactured Home	Triple wide	\$150	\$150	\$150
Cablevision Power Booster		\$50	\$50	\$50
Construction office Electric		\$50	\$50	\$50
Telephone Switching Stations		\$50	\$50	\$50
Telecommunication Tower Violation(s)	Civil penalty per sign	\$100	\$100	\$100
Non-Residential Electric Service without New Inside Wiring		\$75	\$75	\$75
Non-Residential Electric Service with New Inside Wiring		\$100	\$100	\$100
Change Type of Occupancy (All)		\$250	\$250	\$250
Conditional Use Permit		\$250	\$250	\$250
Variance Request		\$300	\$300	\$300
Zoning Permit and Compliance 10.2		\$180	\$180	\$180
New Commercial Construction-Heated	Per Sq. Ft.	\$0.25	\$0.25	\$0.25
New Commercial Construction-Unheated	Per Sq. Ft.	\$0.15	\$0.15	\$0.15
Commercial Storage Building	Per Sq. Ft.	\$0.25	\$0.25	\$0.25
Plat Review Minor Sub-Division	Requires 3 copies of the final plat with submission	\$20	\$20	\$20
Plat Review Up to 10 Lots	Up to 10 lots	\$250	\$250	\$250
Plat Review	Over 10 lots – \$250 for first 10 lots, then \$50 for each additional lot	\$50	\$50	\$50
Communication Towers		\$1,000	\$1,000	\$1,000

Building Inspections and Planning

Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Appeal to Board of Adjustment		\$350	\$350	\$350
Sign Permit-Free Standing		\$50	\$50	\$50
Sign Permit-Temporary		\$15	\$15	\$15
Sign Permit - Short Term Sign Violation	Civil penalty per sign	\$25	\$25	\$25
Non-Residential Soil and Erosion Control Permits	Up to 1 acre	\$150	\$150	\$150
Non-Residential Soil and Erosion Control Permits	1 to 5 acres	\$250	\$250	\$250
Non-Residential Soil and Erosion Control Permits	Over 5 acres	\$50	\$50	\$50
Commercial Projects	Lots under .5 acre	\$200	\$200	\$200
Commercial Projects	Lots over .5 acre	\$1,100	\$1,100	\$1,100
Change In Use of Structure	Up to 2,800 Sq. Ft.	\$200	\$200	\$200
Change In Use of Structure	Over 2,800 Sq. Ft.	\$1,100	\$1,100	\$1,100
Subdivision Fees-Minor		\$100	\$100	\$100
Subdivision Fees-Major		\$750	\$750	\$750
Subdivision Fees-Per Lot		\$50	\$50	\$50
Rezoning Request-Conventional		\$300	\$300	\$300
Rezoning Request-Conditional District		\$500	\$500	\$500
Variance		\$350	\$350	\$350
Administrative Review		\$300	\$300	\$300
Special Use Permit		\$600	\$600	\$600
Special Use Permit-Modification		\$600	\$600	\$600
Driveway Permit Fee		\$50	\$50	\$50

Building Inspections and Planning

Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Annexation Petition		\$350	\$350	\$350
Other Changes-Zoning Confirmation Letter Or Other Type		\$30	\$30	\$30
Working Without A Permit	Double all fees	See Note	See Note	See Note
Renewal of Expired or Revoked Permit	Full Cost + Fines	See Note	See Note	See Note
Planning Board Compensation	Per meeting pay for committee member attendance	\$15	\$15	\$15
Board of Adjustment Compensation	Per meeting pay for committee member attendance	\$15	\$15	\$15
Tree Board Compensation	Per meeting pay for committee member attendance	\$15	\$15	\$15
Evidence of Insurance Required of Contractors	Requirement for contractors registered to work in Town	\$100,000	\$100,000	\$100,000
Building Permit	Not required for items under this dollar threshold	\$5,000	\$5,000	\$5,000
Removal or Demolition of a Building or Structure	Bond required	\$500	\$500	\$500
Removing Notice From Condemned Building	§ 11.01	See Note	See Note	See Note
Enforcement - Failure Or Refusal To Comply With Order	To comply with Chapter 150 of Code, § 11.01	See Note	See Note	See Note
Blasting Permit	Chapter 152	See Note	See Note	See Note
Soil Erosion Civil Penalties	Civil penalties	\$5,000	\$5,000	\$5,000
Soil Erosion Criminal Penalties	Class 2 Misdemeanor which may include a fine not to exceed \$5,000	Up to \$5,000	Up to \$5,000	Up to \$5,000
Flood Damage Violation	Any person who violates this subchapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$50 or imprisoned for not more than 30 days, or both. Each day such violation continues shall be considered a separate offense.	Up to \$50	Up to \$50	Up to \$50

Building Inspections and Planning

Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Modular Home Violation	Civil penalty per sign	\$500	\$500	\$500
Tree Penalty For Cutting Trees Not Meeting Permissible Criteria Set Forth In 154.360(C)	Civil penalty per tree	\$1,000	\$1,000	\$1,000
Tree Penalty For All Violations Other Than Cutting Or Removal of Tree Not Meeting Permissible Criteria Set Forth In 154.360(C)	Civil penalty per tree	\$100	\$100	\$100
General Zoning Violation Enforcement	Chapter 11 civil penalty for building and zoning violations not otherwise specified.	\$100	\$100	\$100

Police

Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Off-Duty Police officer Employment	Per hour (Minimum invoice 2 hours)	\$25	\$25	\$30/hr
Off-Duty Patrol Vehicle	Per vehicle for up to 3 hours of use (Minimum invoice 2 Hrs)	\$30	\$30	\$35/hr
Off-Duty Patrol Vehicle	Per vehicle per day	\$100	\$100	\$125
Golf Cart Registration	Individual Inspection and Permit	\$25	\$25	\$75
Golf Cart Registration	Fleet Inspection and Permitting	-	-	\$500
Dog Tag – Registration Cost	Police department issues tag	\$1	\$1	\$1
False Alarms	§§ 95.04, 11.01	\$100	\$100	\$100
Smoke detectors	§ 95.99 penalty – Chapter 95	See Note	See Note	See Note
Traffic Regulations	§ 70.99 penalty – Chapter 70 and Chapter 73	See Note	See Note	See Note
Parking Regulations	Chapter 71 and Chapter 74	\$10	\$10	\$10
Golf Carts and Utility Vehicles	§ 70.99 penalty – Chapter 72	\$25	\$25	\$25
Protection of Children	Chapter 130	\$500	\$500	\$500
Sex Offender on Parks and Recreation Facilities	§ 130.04, NCGS 160A-174, NCGS 14.4	\$500	\$500	\$500
Dumping or Littering	NCGS § 14-3.1	\$100	\$100	\$100
Ski Pass Violation	§§ 90.02, 90.99	\$100	\$100	\$100
Noise Violation	NCGS § 14-3.1	\$100	\$100	\$100
Burning Violation	§§ 90.03, 90.99	\$500	\$500	\$500
Land Line Telephones	§§ 90.04, 90.99	\$100	\$100	\$100
Dog Tag – Failure to Register	§§ 92.17, 92.21 – Warning, followed by penalty for each such violation	\$100	\$100	\$100
Dog – Failure to Inoculate	§§ 92.18, 92.21 – Warning, followed by penalty for each such violation	\$100	\$100	\$100
Dog – Collar and Identification	§§ 92.19, 92.21 – Warning, followed by penalty for each such violation	\$100	\$100	\$100
Animal Found at Large	§§ 92.20, 92.21 – Fee + court costs and attorney fees	\$100	\$100	\$100

Dog – Excessive Barking	§§ 92.20, 92.21 – Fee + court costs and attorney fees	\$100	\$100	\$100
Police				
Type of Service	Unit Description / Detail	2017-2018	2018-2019	2019-2020
Dog – Chases, Threatens, or Snaps	§§ 92.20, 92.21 – Fee + court costs and attorney fees	\$100	\$100	\$100
Dog – Caused Physical Injury	§§ 92.20, 92.21 – Fee + court costs and attorney fees	\$500	\$500	\$500
Discharge Firearm – No Damage or Injury	Upon conviction Class 3 misdemeanor. See §§ 131.02, 131.99	\$50	\$50	\$50
Discharge Firearm – Damage or Injury	Upon conviction Class 3 misdemeanor. See §§ 131.02, 131.99	Up to \$500	Up to \$500	Up to \$500

Notes:

-
- i Water Cut On/off Fee – Customer Request Monday thru Friday during business hours amended through Council action the 12th of September, 2017 from \$25 to \$50 with an effective date of October 1, 2017.*
 - ii Water Cut On/off Fee – Customer Request Monday thru Friday during business hours amended through Council action the 12th of September, 2017 from \$25 to \$50 with an effective date of October 1, 2017.*
 - iii Water Cut On/off Fee – Customer Request Monday thru Friday during business hours amended through Council action the 12th of September, 2017 from \$25 to \$50 with an effective date of October 1, 2017.*
 - iv Water Cut On/off Fee – Customer Request Holiday, weekend, and after hours amended through Council action the 12th of September, 2017 from \$45 to \$100 with an effective date of October 1, 2017.*
 - v Water Cut On/off Fee – Customer Request Holiday, weekend, and after hours amended through Council action the 12th of September, 2017 from \$45 to \$100 with an effective date of October 1, 2017.*
 - vi Water Cut On/off Fee – Customer Request Holiday, weekend, and after hours amended through Council action the 12th of September, 2017 from \$45 to \$100 with an effective date of October 1, 2017.*
 - vii Water Cut On Fee Failure to Pay amended through Council action the 12th of September, 2017 from \$25 to \$50 with an effective date of October 1, 2017.*
 - viii Water Cut On Fee Failure to Pay amended through Council action the 12th of September, 2017 from \$25 to \$50 with an effective date of October 1, 2017.*
 - ix Water Cut On Fee Failure to Pay amended through Council action the 12th of September, 2017 from \$25 to \$50 with an effective date of October 1, 2017.*



COUNCIL ACTION ITEM

TO: Mayor and Town Council
FROM: Tim Holloman
DATE: June 11, 2019
SUBJECT: Town Personnel Policy Article VI Employee Benefits

FOR THE PURPOSE OF:

amending the Town Personnel Policy, Article VI Employee Benefits, allowing an employee the option to request in writing that the employee may receive pay in lieu of vacation time for up to five (5) days of vacation leave annually.

SIGNATURES:

Town Manager

Town Clerk

ARTICLE VI EMPLOYEE BENEFITS

Section 8. Vacation Leave: Maximum Accumulation

Vacation Leave may be accumulated without any applicable maximum until December 31 of each year.

However, if the employee departs from service, payment for accumulated vacation leave shall not exceed 25 days prorated as shown in Section 16. Effective the first payroll in each calendar year, any employee with more than 25 days of accumulated leave shall have the excess accumulation removed so that only 25 days are carried forward to January 1 of the next calendar year. Employees are not eligible to receive pay for all vacation not taken. Employees will be allowed to request in writing that they receive pay in lieu of vacation time, for up to 5 days of vacation leave annually as approved by the manager within budget restraints. Employees must have 5 days remaining to receive any pay for vacation leave. Employees may have the excess vacation leave (over 25 days prorated as shown in Section 16) converted to sick leave.



REPORT

TO: Town Council
FROM: Robert Pudney
DATE: June 11, 2019
SUBJECT: Fire Department Monthly Report

FOR THE PURPOSE OF:
Fire Department Monthly Report

SIGNATURES:

Town Manager

Town Clerk

**BEECH MOUNTAIN FIRE DEPARTMENT
Monthly Report
May 28, 2019**

EVENT	THIS PERIOD	SAME PERIOD LAST YEAR	FISCAL YTD
FIRE CALLS	4	8	72
MEDICAL CALLS	9	6	88
FIRE SAFETY INSPECTIONS	3	1	17
PUBLIC EDUCATION	2	0	6
FIRE HYDRANT INSPECTIONS	336	334	337
TRAINING HOURS	240	192	2543
MEETINGS	6	5	783

COMMENTS:

Membership Recruitment Program.

Addressing Project Underway

Town Budget

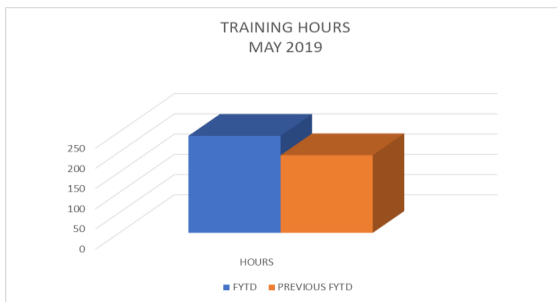
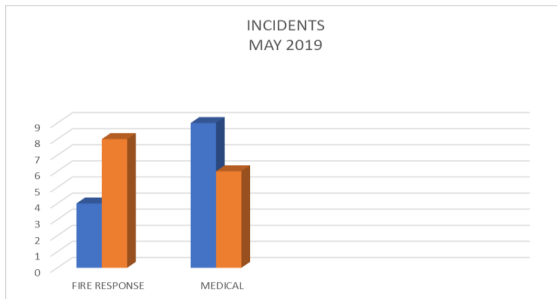
NC Grant Approved.

Fire Hydrant Testing and Maintenance Completed.

Pump Testing Completed.

Goals Next Period:

9S Inspection





REPORT

TO: Mayor and Town Council
FROM: Renee Carpenter
DATE: June 11, 2019
SUBJECT: Activity Yearly Summary Totals/BMPD

SIGNATURES:

Town Manager

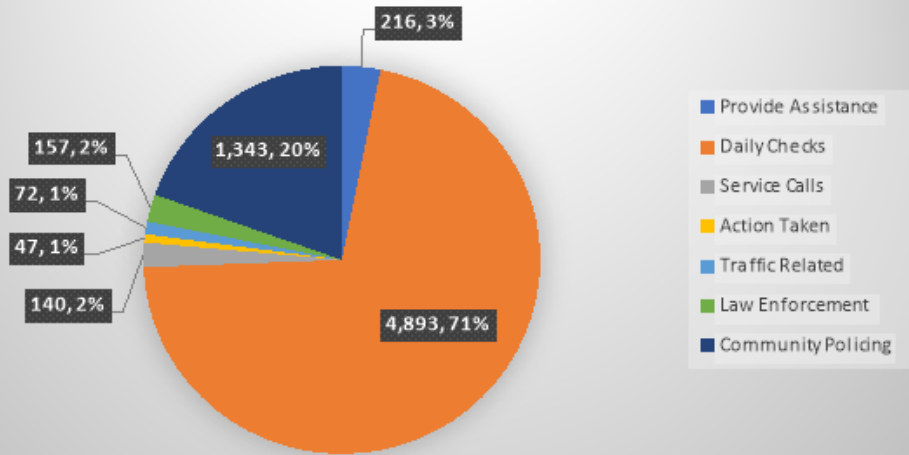
Town Clerk



Activity Log Yearly Summary Totals
 Beech Mountain Police Department
 January 1, 2019 through May 28th 2019

<i>Call Type</i>	<i>2018</i>	<i>2019</i>	<i>Call Type</i>	<i>2018</i>	<i>2019</i>
Provide Assistance			Traffic Related		
Assist Fire Department	6	5	Driving While Impaired	2	0
Assist Investigation	0	0	Improper Parking	10	34
Assist Other Agency	21	24	Stationary/Directed Patrol	13	7
Assist Town Dept/Business	1	1	Traffic Control	0	1
Assist Home Owner	3	13	Vehicle Accidents	10	7
Assist Motorist	96	41	Vehicle Stops	18	23
Assist Other Officer	15	42			
Escort	118	76	Law Enforcement Calls		
Medical Calls	6	14	911 Hang Ups	5	13
			Alarms	44	31
Daily Checks			Breaking & Entering	1	6
Business Checks	3,486	3,793	Domestic Complaints	1	8
Care Track Test	23	21	Fight	2	1
Security Checks	322	639	Fire Works Violations	0	1
Residence Checks	302	426	Fraud	0	1
Welfare Check	14	14	Hit & Run	0	1
			Intoxicated/Drunk & Disruptive	0	1
Service Calls			Investigation	3	12
Animal Control Domestic/Wildlife	14	15	Larceny	4	4
Calls For Service	76	82	Mental Subject	1	0
Deliver Letter/Message	12	20	Missing Person	1	0
Found Property	1	0	Noise Disturbance/Loud Music	7	3
Other	0	0	Open Door/Open Window	8	18
Recreation/Town Deposit	21	25	Prowler	2	0
			Shots Fired/Sound of Shots Fired	2	1
Action Taken			Ski Pass Violation	0	0
Court	8	10	Suspicious Vehicle	7	32
Felony Arrest	1	0	Trespassing	19	16
Misdemeanor Arrest	0	2	Vandalism	1	8
State Citations	28	12			
Town Ordinance Violations	1	2	Community Policing		
Verbal Warning	8	9	Community Policing Contacts	1,058	1,334
Warning Citations	2	6	Community Events	1	9
Warrant Service	2	6			
2018 Event Totals:	5,817		2019 Event Totals:	6,882	

2019 Monthly Condensed Calls





REPORT

TO: Mayor and Town Council
FROM: Sean Royall
DATE: June 11, 2019
SUBJECT: May Parks and Recreation report

FOR THE PURPOSE OF:
Monthly Recreation Center revenues and membership report

SIGNATURES:

Town Manager

Town Clerk



May 2019 Recreation Report -as of 5/28/19-

Facility Report

Finance Report

Total Monthly Revenue	\$ 6,799.00
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Check-In Report

Member Visits	423
Non-Member Visits	145

Membership Report

Total Memberships - \$2,580.00 (Details attached)

Family Annual \$1,425.00		
<i>Active</i>	<i>Passes Expired (not renewed)</i>	<i>Passes sold</i>
122	4	7

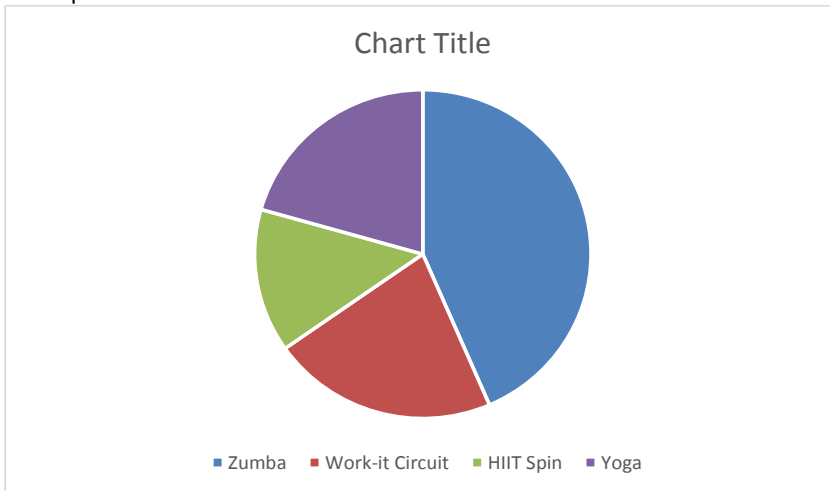
Individual Annual \$1,125.00		
<i>Active</i>	<i>Passes Expired (not renewed)</i>	<i>Passes sold</i>
111	6	11

Week Passes - \$30.00	
<i>Family</i>	<i>Individual</i>
1	0

Renewal Emails and Letters sent: 16 family, 13 individual past due, 18 family, 13 individual about to expire
3 memberships renewed online - \$475

Fitness Report

Participants:



Class/Number of classes offered in the month/ Number of participants

Zumba	114	participants
Work-it Circuit	57	participants
HIIT Spin	37	participants
Yoga	54	participants

Program/Event **Participants**

In Cold Mud	80
Volunteer Trail Guide Course	8
Guided Hikes (2 hike offered)	20
Wild Flower Hikes (2 offered)	3

Outdoor Report

Participants:

Emerald Outback Trail (as read from trail counter)	4222
Guided Hikes (2 hike offered)	20
Wild Flower Hikes (2 offered)	3
Binoculars	\$60.85

Director's Notes:

1. Oz Forrest Finished
2. New trail build on EMO began (volunteered work)
3. BRC playground stained

Respectfully Submitted,

Sean Royall
Parks and Recreation Director
Town of Beech Mountain
May 28, 2019



REPORT

TO: Town Council
FROM: Daniel Davis
DATE: June 11, 2019
SUBJECT: Department of Infrastructure Reports

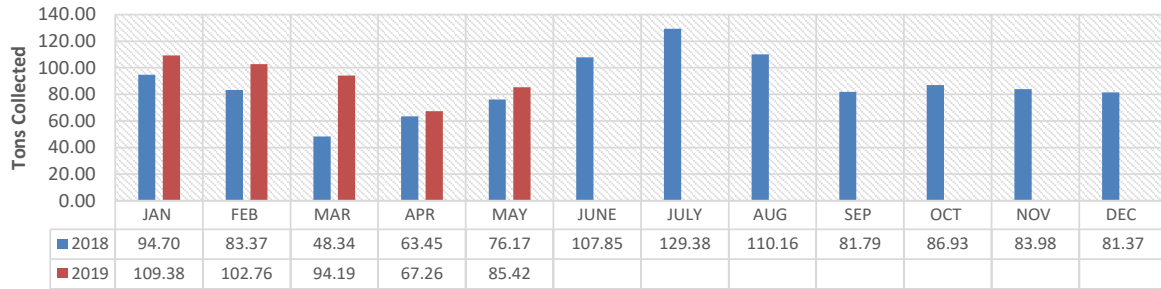
FOR THE PURPOSE OF:
Monthly Reports for Public Works, Utilities, Sanitation.

SIGNATURES:

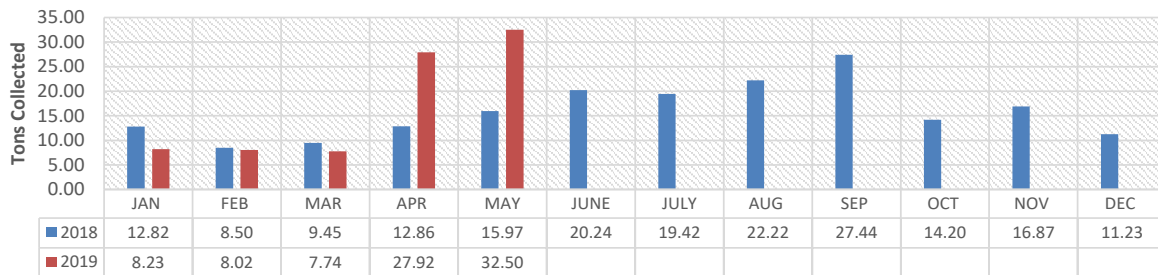
Town Manager

Town Clerk

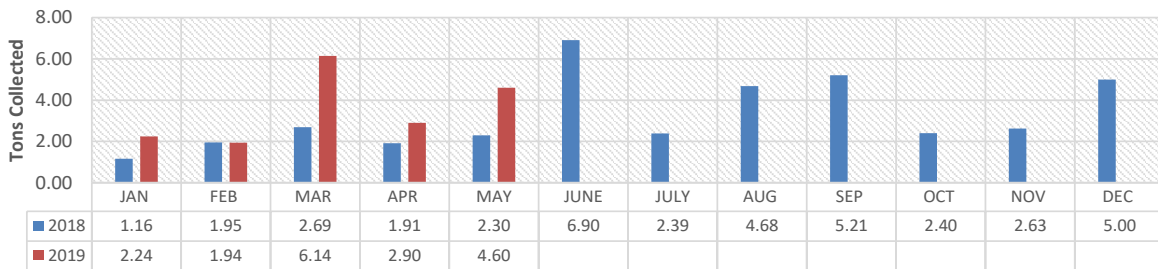
Solid Waste



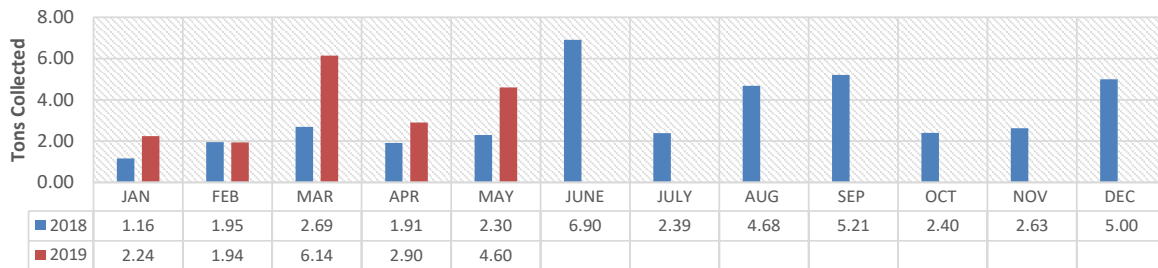
Construction Material



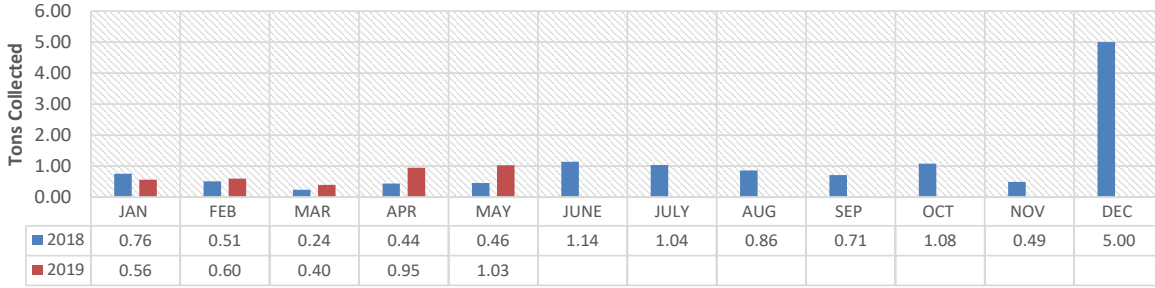
Recycled Metal



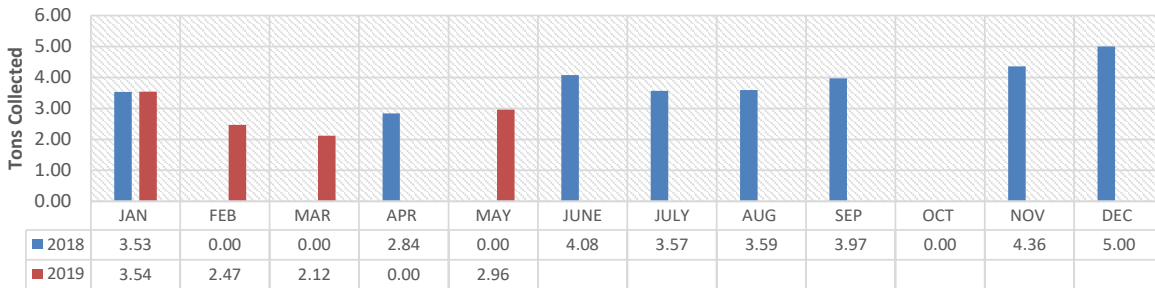
Recycled Paper



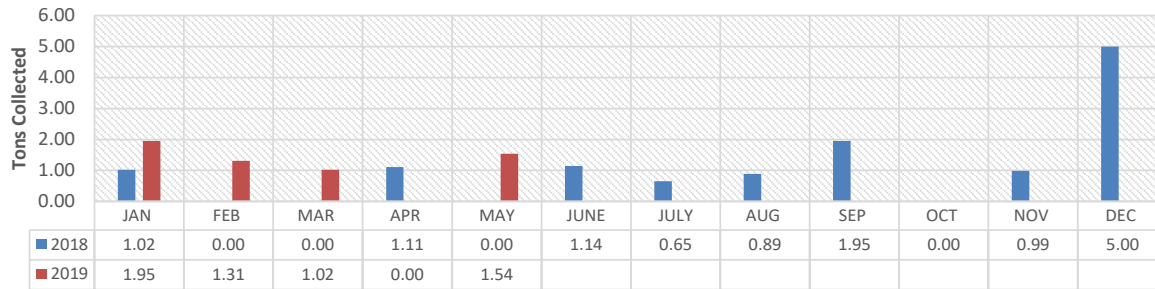
Recycled Plastic



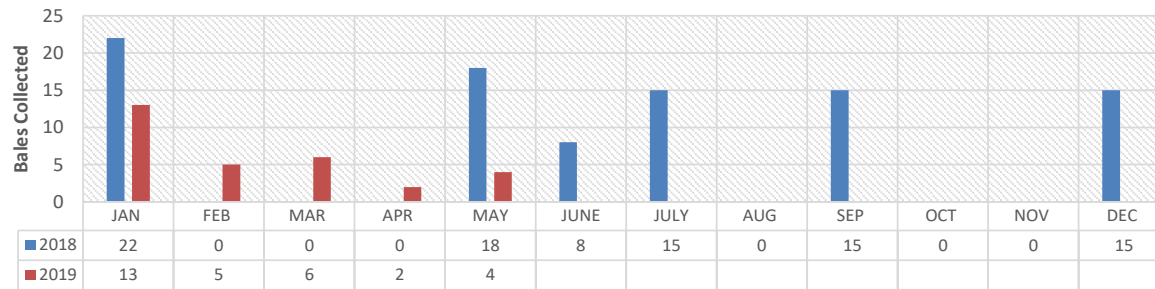
Recycled Glass



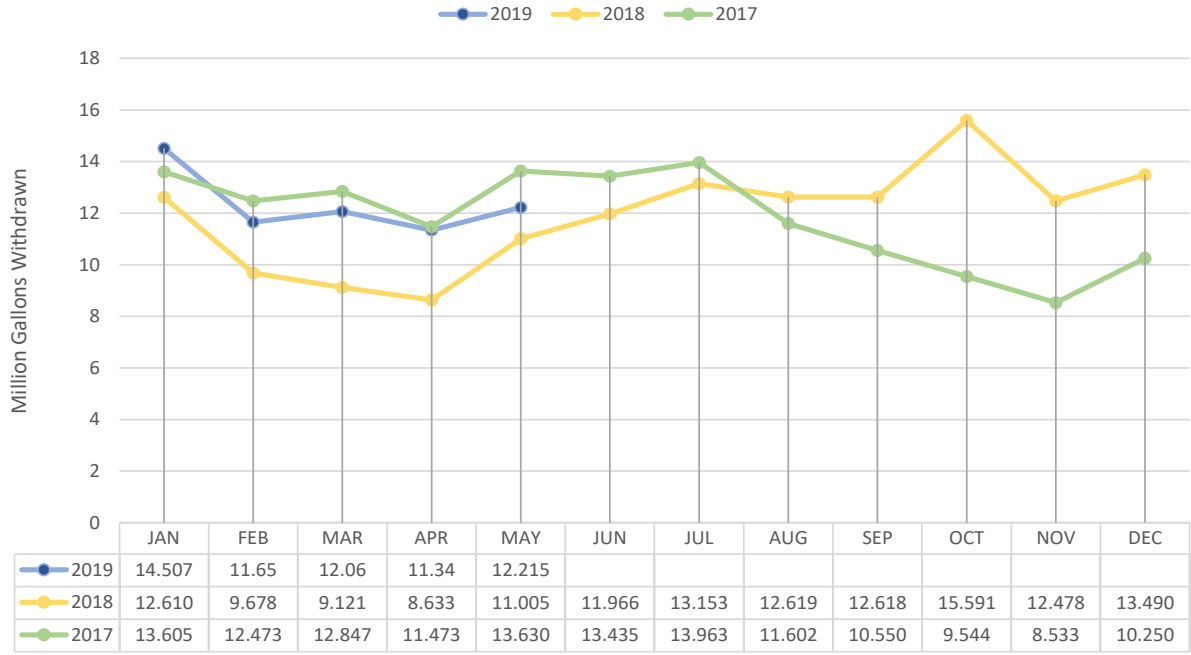
Recycled Aluminum



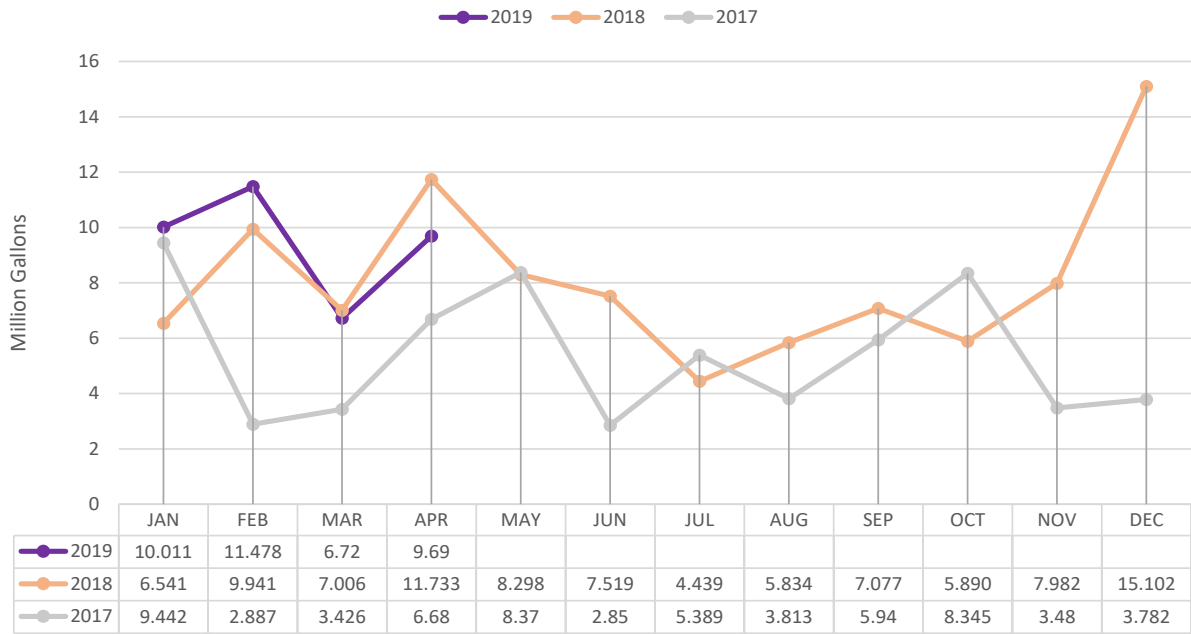
Recycled Cardboard



Raw Water Withdrawl from Buckeye Lake 3 Year Period



Total Wastewater Flows 3 Year Period





Town of Beech Mountain
Public Works Department
Monthly Report

2018	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING						--ROAD MAINTENANCE--					
			RECYCLED METAL	PAPER	PLASTIC	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIGING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JAN	94.70	12.82	1.16	0.85	0.76	3.53	1.02	22	0	0	0	0	0	0
FEB	83.37	8.50	1.95	0.66	0.51	0.00	0.00	0	0	0	0	0	0	0
MAR	48.34	9.45	2.69	0.48	0.24	0.00	0.00	0	0	0	0	0	0	0
APR	63.45	12.86	1.91	1.45	0.44	2.84	1.11	0	0	0	10	0	0	9
MAY	76.17	15.97	2.30	0.87	0.46	0.00	0.00	18	22	1	8	5	0	53
JUNE	107.85	20.24	6.90	1.83	1.14	4.08	1.14	8	7	0	3	10	1	31
JULY	129.38	19.42	2.39	1.16	1.04	3.57	0.65	15	4	1	10	0	0	25
AUG	110.16	22.22	4.68	0.98	0.86	3.59	0.89	0	27	0	7	6	0	6
SEP	81.79	27.44	5.21	2.49	0.71	3.97	1.95	15	34	1	3	5	0	7
OCT	86.93	14.20	2.40	2.13	1.08	0.00	0.00	0	4	2	0	9	0	0
NOV	83.98	16.87	2.63	1.19	0.49	4.36	0.99	0	3	2	5	2	0	0
DEC	81.37	11.23	5.00	5.00	5.00	5.00	5.00	15	11	2	0	8	0	0
YTD TOTALS	1047.49	191.22	39.22	19.09	12.73	30.94	12.75	93	112	9	46	45	1	131
2019	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING						--ROAD MAINTENANCE--					
			RECYCLED METAL	PAPER	PLASTIC	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIGING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JANUARY	109.38	8.23	2.24	1.25	0.56	3.54	1.95	13	0	0	0	2	1	0
FEBRUARY	102.76	8.02	1.94	2.18	0.60	2.47	1.31	5	11	5	2	0	4	0
MARCH	94.19	7.74	6.14	1.68	0.40	2.12	1.02	6	9	2	0	0	10	0
APRIL	67.26	27.92	2.90	0.00	0.95	0.00	0.00	2	0	0	12	1	1	0
MAY	85.42	32.50	4.60	1.51	1.03	2.96	1.54	4	5	2	7	4	2	11
JUNE														
JULY														
AUGUST														
SEPTEMBER														
OCTOBER														
NOVEMBER														
DECEMBER														
YTD TOTALS	459.01	84.41	17.82	6.62	3.54	11.09	5.82	30	25	9	21	7	18	11

Note: Sanitation & Recycling amounts are reported in tonnage
 Note: Recycled metal taken to Omni Source
 Note: Cardboard is by bales - each bale is approx 900 lbs.
 Note: Began tracking construction material Jan 2018
 Note: Construction material is charged at \$53.00 per ton



REPORT

TO: Town Council
FROM: Preston Yates
DATE: June 11, 2019
SUBJECT: Planning and Inspections Report 2019-05

FOR THE PURPOSE OF:
Monthly report of Planning and Inspections for Town Council

SIGNATURES:

Town Manager

Town Clerk

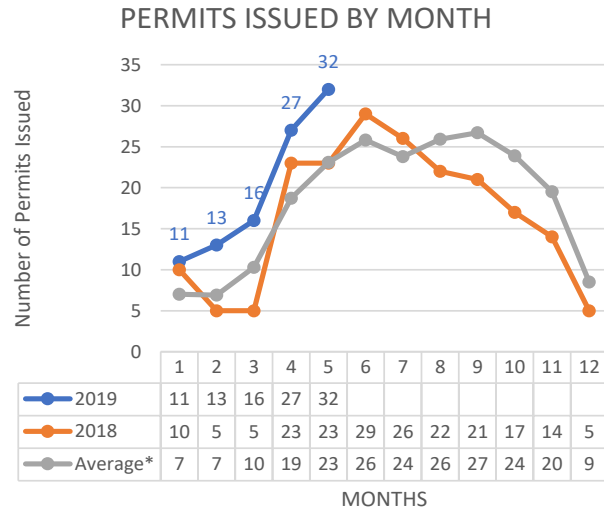
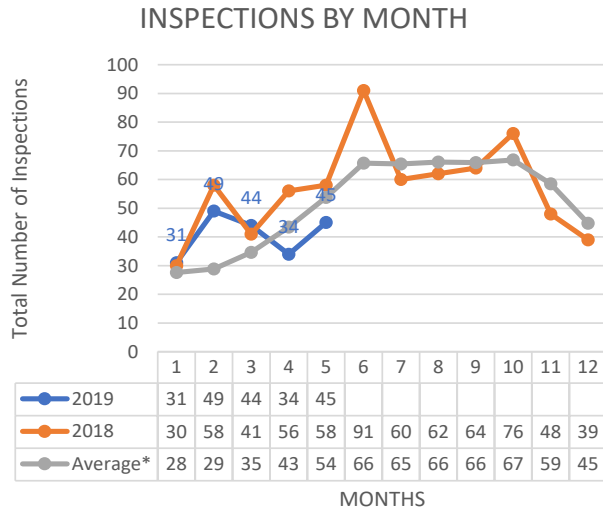
TOWN OF BEECH MOUNTAIN
Monthly Report
Department of Building Inspections
April-2019

1. Number of Inspections

	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date	Calendar Year to Date
Building	25	21	32	281	192	100
Electrical	14	3	5	92	69	37
Plumbing	3	4	9	51	55	21
Htg/Air & Misc.	3	6	12	128	70	45

2. Permits Issued

	No. Issued	Value	Permit Fees
	32	\$ 346,276	\$ 13,856.00
	27	\$ 535,000	\$ 12,591.88
	23	\$ 730,600	\$ 12,541.40
	204	\$ 2,857,834	\$ 50,391.52
	168	\$ 2,483,215	\$ 39,573.22
	99	\$ 1,181,848	\$ 33,366.62



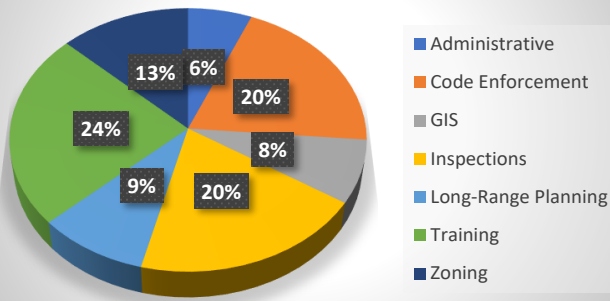
*NOTE: Average Inspections and Permits are calculated based on a running average since April 2009

3. Nature of Building Permits

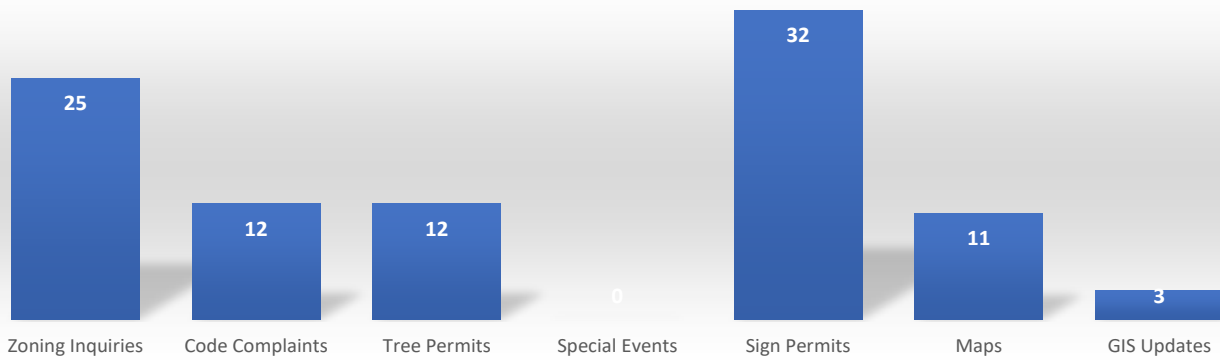
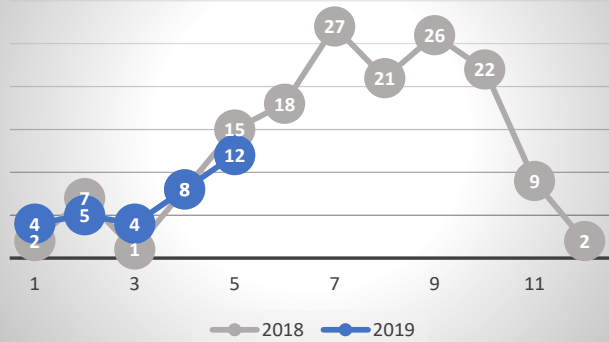
# of Permits	Type	Address	Total Fees	Valuation	New Bldgs FY to Date	New Bldgs Last FY
1	New Single Family		\$ 10,951.00	\$ 305,000.00	2	1
	New Multi-Family				0	0
	New Commercial				0	0
31	Other	Various	\$ 2,905.00	\$ 41,276.00		
32			\$ 13,856.00	\$ 346,276.00		

TOWN OF BEECH MOUNTAIN
PLANNING AND ZONING MONTHLY REPORT
 May-2019

Time Allocation



Tree Permits



Summary and Highlights

Long-Range Planning:

Updating and finalizing individual chapters for inclusion into the plan

Training:

Attended NCDOI Mechanical Level 1 Inspection class

GIS:

Updating and amending zoning GIS layer for adoption as official zoning map

Zoning:

Working on rezoning and text amendments for campgrounds related to the Shane Property



REPORT

TO: Mayor and Town Council
FROM: Kate Gavenus
DATE: June 11, 2019
SUBJECT: TDA Monthly Report

FOR THE PURPOSE OF:

This report gives information on marketing efforts for the Town, recent media links and results.

SIGNATURES:

Town Manager

Town Clerk

Report to Town Council June 2019

Marketing:

Pineapple PR met with the Tourism Development Authority in May to discuss the marketing strategies and public relations pieces that were in place in 2018-19, and determine a general plan for the coming year. They will refine plans in June. Over the past year, we have seen increased traffic to the website, more activity on social media, and increased flow from the website to various lodging partners and businesses on the mountain, in addition to the tremendous increase in occupancy tax.

Beech Mountain continues to receive positive coverage from multiple media outlets.

Ski Southeast mentioned Beech Mountain in an article about summer activities in ski towns: www.skisoutheast.com/mountain-communities-kickoff-summer-2019-variety-events/

The Summer Times has several articles about Beech Mountain, including a mention under “Pet-Friendly” destinations (travelers with pets are a growing demographic):

https://www.wataugademocrat.com/pets-are-welcome-in-the-high-country/article_4eaf7bdd-64fd-5103-89b9-4c781c9cc8d0.html

The Land of Oz remains a top attractor of visitors to the mountain, and there are numerous stories in the media about their summer operations this year; here is a sample:

<https://wset.com/news/local/journey-with-dorothy-making-return-at-north-carolinas-beech-mountain-resort>

Results:

Revenue from visitors on Beech Mountain has increased far beyond that for the state as a whole, though the entire state is having a record year. Governor Roy Cooper announced that North Carolina saw a 5.6% increase in visitor-related revenues in 2018, which is the largest increase since 2011. Beech Mountain saw an increase of over 14.5% for the same period. Read Gov. Cooper’s statement here: <https://governor.nc.gov/news/visitor-spending-north-carolina-grows-near-record-pace>

The 273 visitors during May in the Beech Mountain Visitor Center represented a slight decrease from the 282 who were served in the center during the month of May in 2018.

Phone calls to the Visitor Center continue to be primarily from North Carolina, followed by Florida, Georgia, Tennessee and South Carolina. Web visitors come primarily from the same areas, which mirrors our marketing and media focus.

Total Income from Lodging Businesses on Beech Mountain, 2008-present

