



**AGENDA**  
**Regular Town Council**  
**Tuesday, February 8, 2022**  
**Council Chambers 4:00 PM**

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2. ADOPTION OF AGENDA	
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  - 10.7. Planning and Inspection Monthly Report 2022-01 123 - 125
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- 11. TOWN COUNCIL COMMENTS
- 12. CITIZENS' AGENDA COMMENTS
- 13. ADJOURNMENT



# MINUTES

## Regular Town Council Meeting

4:00 PM - Tuesday, January 11, 2022  
Council Chambers

The Regular Town Council of the Town of Beech Mountain was called to order on Tuesday, January 11, 2022, at 4:00 PM, in the Council Chambers, with the following members present:

**COUNCIL PRESENT:** Mayor Barry Kaufman  
Vice Mayor Jimmie Accardi  
Councilmember Weidner Abernethy  
Councilmember Kelly Melang  
Councilmember Erin Gonyea

**COUNCIL EXCUSED:**

**STAFF PRESENT:** Attorney Stacy Eggers, IV  
Town Clerk Tamara Mercer  
Town Manager Bob Pudney  
Director of Special Projects Riley Hatch

### 1. CALL TO ORDER

### 2. ADOPTION OF AGENDA

2.1. Mayor Kaufman requested a motion to adopt the agenda.

#### Motion

Kelly Melang made a motion to adopt the agenda and Erin Gonyea seconded the motion. CARRIED. unanimously.

### 3. INVOCATION- DEWEY CYCLONE BRETT

### 4. PLEDGE OF ALLEGIANCE

### 5. PUBLIC COMMENT-

5.1. No one signed up or elected to speak during the public comment portion.

### 6. FEATURED LOCAL BUSINESS- 4 SEASONS AT BEECH AND VCI RENTALS, CALDER SMOOT

- 6.1. Business owner Calder Smoot, of VCI rentals and 4 Seasons reviewed the history of the hotel property starting with developer Grover Robbins, timeshare condos, and his tenure as manager for Beech Mountain. Mr. Calder serves as Vice-Chairman on the TDA board, the Chamber of Commerce, and as a Board of Elections local branch poll volunteer. He thanked the Council and community for recognizing the business and community service.

## 7. **CONSENT AGENDA**

- 7.1. Adoption of Minutes- December 14, 2021
- 7.2. Private sale of Surplus Property
- 7.3. Planning and Inspection Fee Schedule Amendment

Mayor Kaufman requested a motion to approve the Consent Agenda items.

### **Motion**

Jimmie Accardi made a motion to approve the consent agenda consisting of the following: adopt regular Town Council meeting minutes of December 14, 2021, and the Private Sale of Police Surplus Property, and the Planning and Inspection Fee Schedule amendment and Weidner Abernethy seconded the motion. CARRIED. unanimously.

## 8. **NEW BUSINESS**

- 8.1. Public Hearing for Comprehensive Plan Amendment CP 2021-11 (LU.G1.P1.S4)

Mayor Kaufman requested a motion to open the Public Hearing for the proposed Comprehensive Plan Amendment CP 2021-11 (LU.G1.P1.S4) and Vice Mayor Accardi made a motion to open the Public Hearing and Councilmember Abernethy seconded the motion. The motion carried unanimously.

No one elected to speak, and Mayor Kaufman requested a motion to close the Public Hearing.

### **Motion**

Kelly Melang made a motion to close the Public Hearing on the Comprehensive Plan Amendment CP 2021-11 (LU.G1.P1.S4) and Erin Gonyea seconded the motion. CARRIED. unanimously.

- 8.2. Resolution 2022-03 to Amend the 2020-2035 Comprehensive Plan CP 2021-11 (LU.G1.P1.S4)

Planner Preston Yates provided the Resolution to add a new strategy under an existing goal and policy of the Land Use chapter that supports the development of workforce housing.

Mayor Kaufman requested a motion to approve Resolution No. 2022-03.

**Motion**

Weidner Abernethy made a motion to approve the Resolution to amend the 2020-2035 Comprehensive Plan and Kelly Melang seconded the motion. CARRIED. unanimously.

**8.3. Resolution Support for Existing High Country Workforce Development Area**

In response to Councilmember Abernethy's inquiry, Mr. Pudney stated that this Resolution supports the existing structure in the High Country Local Workforce Development area which is zoned to be the seven counties comprised of Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes, and Yancey counties as suggested by the High Country Council of Government.

**Motion**

Erin Gonyea made a motion to adopt the Resolution Support for Existing High Country Workforce Development Area and Weidner Abernethy seconded the motion. CARRIED. unanimously.

**9. TOWN MANAGER AND STAFF REPORTS**

**9.1.**

Mr. Pudney reviewed the Manager's report:

- Covid-19 update-
- Omicron case numbers rising in Watauga and Avery counties
- No additional mandates from the State
- Town employees and first responders continue to use appropriate PPE equipment and monitor health
- Second Annual Christmas Parade sponsored by Parks and Recreation and the TDA
- Sled Hill and Easy-pay parking lot – The program is on-track for expected capacity as 447 spaces were purchased over Christmas week

Mr. Pudney requested Town Council to address an issue with the Republic dumpster customers. He proposed a change to procedure to allow dumpster customers with dumpster overflow to be able use of the Convenience Center. Cost was suggested at \$250 per dump for a full dumpster. This fee could be billed on the utility invoice.

Mr. Pudney reviewed the solid waste procedures for multi-family and business customers, and he suggested that we control the overflowed dumpsters and allow them to deposit at the Convenience Center when Republic cannot add the extra pickup. If we allow for example the Resort or the Pinnacle and smaller businesses to dump at the Center for an added fee, we have the instant ability to clean up the Town. This is an added solution or option. Vice Mayor Accardi agreed as his business cannot get extra pickups from Republic when the dumpster is overflowing. Mr. Pudney explained the

process for adding the fees into the fee schedule, as currently it is not in the fee schedule. Councilmember Gonyea agreed to add this as an option but is the answer more dumpsters or more frequent servicing.

There was a question-and-answer period on this subject. Mr. Pudney listed the advantages of adding this fee. It allows the ability to be flexible with the 50 dumpster customers and businesses and to be able to charge to accept the garbage. Attorney Eggers reviewed the procedure and said we need a motion and a vote to allow for a fee schedule change, and Mayor Kaufman called for a motion and vote.

### **Motion**

Jimmie Accardi made a motion to adjust the fee schedule to include the added charge for solid waste collections from the Republic Services customers' dumpsters and Erin Gonyea seconded the motion. CARRIED. unanimously.

### **9.2. Continued: Town Manager's Report**

Mr. Pudney updated the statuses for the Bark Park Bathroom and the EMS Station. The base housing is completed at the EMS Station as well as the new 4x4 ambulance has been purchased. The Town has executed an agreement between Watauga County and Beech Mountain which means the new dispatch protocols are approved and the radio communication equipment installed. The EMS expenses will be listed under the Fire Department's budget and the recent budget amendment of \$100,000 donation to be reflected in the Fire Department budget as well as the expense side of construction and contract fees to Watauga County.

There was a discussion regarding the Watauga County agreement and the Avery County personnel who need to finish working on the Avery County agreement including the Avery County Attorney and County Manager Phil Barrier, stated Mr. Pudney. Once the agreement is clarified with Avery County, the new agreement with Watauga will go into effect.

Mr. Pudney noted that the town as reduced solid waste by reduced 154.2 tons at the Convenience Center. Three months after commercial accounts have moved to Republic Services dumpsters. The Building Department has yielded \$199,469.15 in permit fees for the fiscal year which pays for the department's operation.

The engineering and design for permitting well underway for the Lake Coffey / Lake Santis Reservoir Project. The Watauga County property re-evaluation is on an 8-year cycle, and County Manager, Da will give a presentation at the next Council meeting on February 8th, to explain the changes and appeal process. We expect substantial changes in property values and will discuss this at the Town Council Budget Planning retreat on the 19th.

Mr. Pudney reminded everyone that the upcoming budget and planning retreat is scheduled for Wednesday, January 19th at 8:30 a.m. Mr. Chris May will be the facilitator.

- 9.3. Fire Department Monthly Report
- 9.4. Police Department Monthly Report
- 9.5. DOI Monthly Report
- 9.6. Finance Officer's Report for November 2021

Mayor Kaufman inquired about the reported gains and losses in the Finance budget on page 50, and Mr. Pudney replied that as the property sales increased, the gains were reported.

In response to an inquiry regarding medical calls, Mr. Pudney stated the medical calls were at an all-time record along with emergency COVID-19 response calls due to the increased population.

#### **Motion**

Review

- 9.7. December 2021 Recreation Report
- 9.8. Planning & Inspection Department Report 2021-12
- 9.9. TDA Report January 2022

### **10. TOWN COUNCIL COMMENTS**

- 10.1. Town Council thanked the town employees, roadway crews, Mr. Cyclone Brett, and Police Department for enforcement of traffic. Bear bins at short-term rentals was discussed. Short-term rental enforcement of garbage bins and locating STRs through software and compliance was an issue due to non-compliance. The Holiday Parade was enjoyed by a large crowd as attendance increased noted Mayor Kaufman.

Mr. Pudney stated that road reflector installation is delayed, as the contractor out of Hickory and has been delayed.

### **11. CITIZENS' AGENDA COMMENTS**

- 11.1. Mayor Kaufman asked if citizens had comments regarding the agenda and two people spoke.

There was a question regarding the Republic Services blue dumpsters and fencing requirements, to which Mr. Pudney said fencing compliance will be enforced in March and April. A citizen commended administration for monitoring the vehicle traffic. She said traffic is not backed up during the weekends as it was last year. Mr. Pudney reviewed the traffic patterns for Bark Park Way, the Convenience Center, and the Sled Hill in response to traffic pattern and vehicle circulation concerns. He added that the Fire Department will still respond to EMS medic calls.

## 12. ADJOURNMENT

- 12.1. There being no further business, Mayor Kaufman requested a motion to adjourn at 5:06 p.m.

Note: the minutes are not a verbatim transcript of the proceedings.

### **Motion**

Weidner Abernethy made a motion to adjourn the regularly scheduled meeting and Kelly Melang seconded the motion. CARRIED. unanimously.

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Town Clerk

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Mayor, Town of Beech Mountain



## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Bob Pudney  
**DATE:** February 8, 2022  
**SUBJECT:** Request for Qualifications Selection

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**FOR THE PURPOSE OF:**

Selection of submitted proposals from Engineering firms for the design and construction monitoring for Water Service Line Replacement Program for the Town of Beech Mountain.

**ATTACHED FOR YOUR CONSIDERATION:**

Letter of selection recommendation from Daniel Davis, Director of Utilities, who proposes to select the engineering firm: West Consultants, PLLC.

**STAFF RECOMMENDATION:**

Recommend approval of West Consultants, PLLC.

**SIGNATURES:**

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Town Manager

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Town Clerk

**Council Members**

Barry Kaufman, Mayor  
Jimmie Accardi, Vice Mayor  
Weidner Abernethy  
Kelly Melang  
Erin Gonyea



*Eastern America's Highest Town*

**Interim Town**

**Manager**

Bob Pudney

**Town Attorney**

Stacy C. Eggers IV

2/02/2022

Mr. Pudney,

In Reference to the attached information concerning the Request for Qualifications for Professional Engineering Firms for the 2022 Water Service Line Replacement Projects funded by the N.C. General Assembly Session 2021 Senate Bill 105 (S105-PCCS25005-MLxr-3), found in section 12.13.(e)

A total of four engineering Firms responded on time to the R.F.Q. for engineering services pertaining to this project.

West Consultants, PLLC, Mattern & Craig, Land Design, and Wetherill Engineering Inc..

After evaluation of Attachment A, evaluation form for the RFQ submissions, I make the recommendation based on the evaluation score and past experience that the Town of Beech Mountain select WEST CONSULTANTS, PLLC as the engineering firm to manage the project listed. Please refer to the notes and values on each individual attachment A form for descriptions and grades from my perspective.

Daniel Davis  
Director of Utilities  
Town of Beech Mountain



## REPORT

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**TO:** Mayor & Town Council

**FROM:** Tamara Mercer

**DATE:** February 8, 2022

**SUBJECT:** Boards and Committee Member Terms and Appointments

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**FOR THE PURPOSE OF:**

Board and Committee applications submissions to serve as there are currently two vacant terms: Parks and Recreation Committee and Board of Adjustment. Town Council may consider the applications from citizens.

**SIGNATURES:**

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Town Manager

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Town Clerk



### Beech Mountain Council/Board Members 2021

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Town Council	Barry Kaufman	Mayor	Dec-23	<a href="mailto:bkaufman@townofbeechmountain.com">bkaufman@townofbeechmountain.com</a>	home	828-387-2274	117 Thistle Lane	Beech Mtn, NC 28604
Town Council	Weidner Abernethy	Council Member	Dec-25	<a href="mailto:wabernethy@townofbeechmountain.com">wabernethy@townofbeechmountain.com</a>	cell	828-387-2099	120 Slopeside Rd	Beech Mtn, NC 28604
Town Council	James Accardi	Vice Mayor	Dec-23	<a href="mailto:iaccardi@townofbeechmountain.com">iaccardi@townofbeechmountain.com</a>	home	828-260-3256	303 Charter Hills Rd	Beech Mtn, NC 28604
Town Council	Kelly Melang	Council Member	Dec-23	<a href="mailto:kmelang@townofbeechmountain.com">kmelang@townofbeechmountain.com</a>	cell	336-926-3994	1032 Charter Hills Rd	Beech Mtn, NC 28604
Town Council	Erin Gonyea	Council Member	Dec-25	<a href="mailto:egonyea@townofbeechmountain.com">egonyea@townofbeechmountain.com</a>	home	863-661-1775	146 Grassy Gap Loop	Beech Mtn, NC 28604

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Planning Board	Urs Gsteiger	Board Member	Dec-23	<a href="mailto:ugsteiger@gmail.com">ugsteiger@gmail.com</a>	phone	423-282-0965	124 Raven Road	Beech Mtn, NC 28604
Planning Board	Gabe Joseph	Board Member	Dec-24	<a href="mailto:gabe.gpi@gmail.com">gabe.gpi@gmail.com</a>	phone	843-345-3282	239 Sawmill Branch Rd	Beech Mtn, NC 28604
Planning Board	George Paddeck	Board Member	Dec-23	<a href="mailto:ghpadd@yahoo.com">ghpadd@yahoo.com</a>	home	916-660-3805	711 Charter Hills Rd	Beech Mtn, NC 28604
Planning Board	Lesley Sinkler Johnson	Board Member	Dec-22	<a href="mailto:lesleysinkler@gmail.com">lesleysinkler@gmail.com</a>	phone	843-534-3377	155 Pond Creek Rd	Beech Mtn, NC 28604
Planning Board	Greg Welsh	Board Member	Dec-24	<a href="mailto:rgregorywelsh@gmail.com">rgregorywelsh@gmail.com</a>	phone	828-387-9093	101 Bear Paw Path	Beech Mtn, NC 28604

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Board of Adjustment	Judy Elliott	Board Member	Dec-22	<a href="mailto:idenunzio03@gmail.com">idenunzio03@gmail.com</a>	home	954-579-3315	111 Courtside Lane B9	Beech Mtn, NC 28604
Board of Adjustment	Fred France	Board Member	Dec-24	<a href="mailto:ffrance@ceoexpress.com">ffrance@ceoexpress.com</a>	home	828-504-8009	108 Lower Grouse Ridge Rd	Beech Mtn, NC 28604
Board of Adjustment	Ron Nichols	Chairman	Dec-23	<a href="mailto:ronaldj1435@hotmail.com">ronaldj1435@hotmail.com</a>	home	828-387-9394	111 Locust Ridge Rd	Beech Mtn, NC 28604
Board of Adjustment	Jennifer Lavrack	Board Member	Dec-24	<a href="mailto:jennifer@lavrackteam.com">jennifer@lavrackteam.com</a>	work	919-427-8574	101 Wedling Weg Way # A4	Beech Mtn, NC 28604
Board of Adjustment	Therese Barry	Vice Chairman	Dec-24	<a href="mailto:tbwritewing@hotmail.com">tbwritewing@hotmail.com</a>	home	828-387-4358	100 Squirrel Lane	Beech Mtn, NC 28604
BOA - 1st Alternate	vacant	1st Alternate	Dec-24		cell			Beech Mtn, NC 28604
BOA - 2nd Alternate	Sarah Welsh	2nd Alternate	Dec-23	<a href="mailto:swelsh1258@gmail.com">swelsh1258@gmail.com</a>	home	828-387-9093	101 Bear Paw Path	Beech Mtn, NC 28604
BOA - 3rd Alternate	Karla Lerner	3rd Alternate	Dec-22	<a href="mailto:karlaprice@gmail.com">karlaprice@gmail.com</a>	home	828-387-2842	111 Wintergreen Way	Beech Mtn, NC 28604



### Beech Mountain Council/Board Members 2021

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Tourism Development Authority	Sandy Carr	Chair	Dec-23	<a href="mailto:slcarrcomm@outlook.com">slcarrcomm@outlook.com</a>	cell	828-387-9423	505 Pine Ridge Rd	Beech Mtn, NC 28604
Tourism Development Authority	Calder Smoot	Vice Chair	Dec-22	<a href="mailto:caldersmoot@yahoo.com">caldersmoot@yahoo.com</a>	phone	828-387-4211	608 Beech Mountain Pkwy	Beech Mtn, NC 28604
Tourism Development Authority	Cindy Keller	Board Member	Dec-22	<a href="mailto:emeraldreality@skybest.com">emeraldreality@skybest.com</a>	cell	828-387-2000	100 Village Creek Lane	Beech Mtn, NC 28604
Tourism Development Authority	Mandy Taylor	Board Member	Dec-23	<a href="mailto:egird12@yahoo.com">egird12@yahoo.com</a>	cell	828-504-0204	175 John Jones Rd	Elk Park, NC 28622
Tourism Development Authority	Aaron Maas	Board Member	Dec-22	<a href="mailto:aaronmaas12@gmail.com">aaronmaas12@gmail.com</a>	cell	515-770-2397	102 Skiview Lane	Beech Mtn, NC 28604

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Tree Board	Tony Hunter	Board Member	Dec-22	<a href="mailto:trees@htsinc.biz">trees@htsinc.biz</a>	office	828-733-3320	1731 Beech Mountain Rd	Elk Park, NC 28622
Tree Board	Greg Jackson	Board Member	Dec-23	<a href="mailto:gregwjackson@yahoo.com">gregwjackson@yahoo.com</a>	cell	713-540-4398	319 Pinnacle Ridge Rd	Beech Mtn, NC 28604
Tree Board	Susie Kneпка	Board Member	Dec-22	<a href="mailto:sknepka@gmail.com">sknepka@gmail.com</a>	home	828-387-3683	1409 Beech Mountain Pkwy	Beech Mtn, NC 28604
Tree Board	Jane Miller	Board Member	Dec-23	<a href="mailto:ianelmiller242@gmail.com">ianelmiller242@gmail.com</a>	cell	864-621-5405	242 Greenbriar Rd	Beech Mtn, NC 28604
Tree Board	Lear Powell	Board Member	Dec-22	<a href="mailto:learpowell@yahoo.com">learpowell@yahoo.com</a>	cell	828-898-7457	1550 Beech Mountain Road	Elk Park, NC 28622

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Recreation Committee	Fred Pfohl	Chairperson	Dec-24	<a href="mailto:fred@fredsgeneral.com">fred@fredsgeneral.com</a>	office	828-387-4838	501 Beech Mountain Pkwy	Beech Mtn, NC 28604
Recreation Committee	Barbara Piquet	Board Member	Dec-24	<a href="mailto:bpiquet@yahoo.com">bpiquet@yahoo.com</a>	home	828-387-2484	121 Hollow Tree Lane	Beech Mtn, NC 28604
Recreation Committee	Gloria Alge	Board Member	Dec-24	<a href="mailto:algerglo@aol.com">algerglo@aol.com</a>	home	828-387-4316	136 Grassy Gap Loop Rd	Beech Mtn, NC 28604
Recreation Committee	Loretta "Willie" Wagner	Board Member	Dec-22	<a href="mailto:lw1820@msn.com">lw1820@msn.com</a>	home	828-387-2329	206 N. Pinnacle Ridge Rd	Beech Mtn, NC 28604
Recreation Committee	Rory Ellington	Board Member	Dec-22	<a href="mailto:rellington@outlook.com">rellington@outlook.com</a>	office	828-387-4487	P.O. Box 565	Beech Mtn, NC 28604
Recreation Committee	vacant	Board Member	Dec-22	<a href="#">vacant</a>	cell			Beech Mtn, NC 28604
Recreation Committee	Carol Beckmann	Board Member	Dec-24	<a href="mailto:cbeme@gmail.com">cbeme@gmail.com</a>	home	828-260-5296	114 Teaberry Trail	Beech Mtn, NC 28604

## Town of Beech Mountain Board Application Form

If you are at least 18 years old and willing to volunteer your time and expertise to your community, complete this fillable pdf application. Questions can be answered by Tamara Mercer, Town Clerk, at 828.387.4236. Once completed, sign the form and submit to the Town using one of the following methods.

**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Lynn W. Bernstein		
Home Address:	304 Lakeledge Road, (430 W 30 Street Miami Beach, FL 33140)		
City:	Beech Mountain	Zip:	28604
Telephone:	305-790-0090	Alternate Number:	
Email:	lynnwbernstein@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>		Part time	

**The following is a list of Town boards to serve on that are through Council appointment:**

- Board of Adjustment
- x○ Planning Board
- Parks and Recreation
- Tourism Development Authority
- Tree Board
- Other

**List in order of preference the Boards on which you would be willing to serve:**

1.	Planning Board
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

Last five years, employed part time by HML Public Outreach as Senior Public Outreach Specialist. Responsible for obtaining Quit Claim Deeds and Easements from property owners along west side of Indian Creek Drive to enable State and Local Government to implement a flooding mitigation project to combat sea level rise. Obtained License Agreements from owners on east side of Indian Creek Drive for harmonization from the public right of way onto private property.

Retired in 2016 after 20 years as a City of Miami Beach, FL employee. Assigned to Economic Development, Public Works and the Office of the City Manager. Program Development and implementation. Community Outreach. For example, developed Condominium Workshops in conjunction with the Florida Department of Business and Professional Regulation, Community Emergency Response Team Education Program in cooperation with Dade County Fire Department.

Served as Business Improvement District (BID) Director of Operations along Ocean Drive, Collins Avenue and Washington Avenue in Miami Beach as an employee of the Miami Beach Community Development Corporation where I was employed for 16 years. Implemented a Commercial Revitalization Program in compliance with National Register of Historic Preservation and Local Guidelines using public and private funds to transform commercial areas in the Miami Beach Architectural District, aka the Art Deco District. Approximately 300 storefronts improved under the program.

Currently serve as a Trustee on the City of Miami Beach Pension Board and the Education Committee of the Florida Public Pension Trustees Association. Serve as Chaplain of the Biscayne Chapter of the Daughters of the American Revolution.

<b>Signature:</b> Lynn W. Bernstein	<b>Date:</b> 1/5/2022
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**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Benjamin Swadley		
Home Address:	207 N. Pinnacle Ridge Rd		
City:	Beech Mtn	Zip:	28604
Telephone:	919-819-4066	Alternate Number:	
Email:	bswadley@nc.rr.com		
Are you a resident of the Town of Beech Mountain? (respond yes or no, some boards have residency requirements)			Yes

**The following is a list of Town boards to serve on that are through Council appointment:**

- |   |   |
|---|---|
| <input type="checkbox"/> Board of Adjustment<br><input checked="" type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input type="checkbox"/> Planning Board<br><input type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|---|---|

**List in order of preference the Boards on which you would be willing to serve:**

1.	Parks + Rec
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

I have volunteered for years doing trail maintenance both on BMT & in Durham, NC. I enjoy the outdoors and am looking for a way to contribute to better the community.

Signature:	Date: 1-13-2022
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## Town of Beech Mountain Board Application Form

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**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Bob Rogers		
Home Address:	102 Wintergreen Way Road		
City:	Beech Mountain	Zip:	28604
Telephone:	770-364-3271	Alternate Number:	828-504-8012
Email:	bobrogers02081954@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			Yes

**The following is a list of Town boards to serve on that are through Council appointment:**

- Board of Adjustment
- Planning Board
- Parks and Recreation
- Tourism Development Authority
- Tree Board
- Other

**List in order of preference the Boards on which you would be willing to serve:**

1.	Parks and Recreation
2.	Tourism Development Authority
3.	Tree Board

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

<b>Signature:</b>	Robert B Rogers	<b>Date:</b>	1/8/2022
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\*I have a BS degree from the University of Tennessee in Park Administration and Recreation. I have worked with the Tennessee Parks Division at Norris Dam State Park and Cove Lake State Park. As an intern I worked at Reelfoot Lake State Park in their Eagle Watch Program as a Naturalist.

## Town of Beech Mountain Board Application Form

If you are at least 18 years old and willing to volunteer your time and expertise to your community, complete this fillable pdf application. Questions can be answered by Tamara Mercer, Town Clerk, at 828.387.4236. Once completed, sign the form and submit to the Town using one of the following methods.

**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Julie Grndstff		
Home Address:	101 Coarpside A-5		
City:	Beech Mt	Zip:	28604
Telephone:	704-572-0112	Alternate Number:	704-572-0112
Email:	grndstff@aol.com		
Are you a resident of the Town of Beech Mountain? (respond yes or no, some boards have residency requirements)			grndstffj@aol.com

**The following is a list of Town boards to serve on that are through Council appointment:**

- |   |   |
|---|---|
| <input type="checkbox"/> Board of Adjustment<br><input checked="" type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input checked="" type="checkbox"/> Planning Board<br><input type="checkbox"/> Tourism Development Authority<br><input checked="" type="checkbox"/> Other |
|---|---|

**List in order of preference the Boards on which you would be willing to serve:**

1.	any where I can help & serve
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

Signature: Julie Grndstff	Date: 2/1/20
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## Town of Beech Mountain Board Application Form

If you are at least 18 years old and willing to volunteer your time and expertise to your community, complete this fillable pdf application. Questions can be answered by Tamara Mercer, Town Clerk, at 828.387.4236. Once completed, sign the form and submit to the Town using one of the following methods.

**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)  
**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Andrew Sauseda		
Home Address:	1005 Beech Mtn Pkwy		
City:	Beech Mtn	Zip:	28604
Telephone:	828-832-6753	Alternate Number:	828-387-7586
Email:	sauseda58@gmail.com		
Are you a resident of the Town of Beech Mountain? (respond yes or no, some boards have residency requirements)		yes	

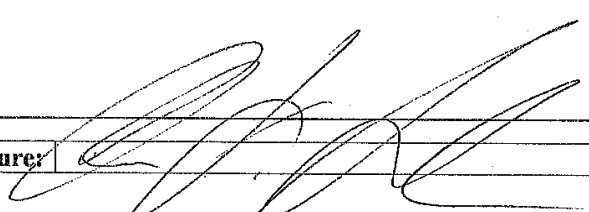
**The following is a list of Town boards to serve on that are through Council appointment:**

<input type="checkbox"/> Board of Adjustment <input checked="" type="checkbox"/> Parks and Recreation <input type="checkbox"/> Tree Board	<input checked="" type="checkbox"/> Planning Board <input type="checkbox"/> Tourism Development Authority <input type="checkbox"/> Other
---	--

**List in order of preference the Boards on which you would be willing to serve:**

1.	Park & Rec
2.	Community Planning Board
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

Signature: 	Date: 2/2/22
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# REPORT

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**TO:** Mayor & Town Council  
**FROM:** Tamara Mercer  
**DATE:** February 8, 2022  
Watauga County - Tax Administrator, Larry Warren 2022 Reappraisal  
**SUBJECT:** Report

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**FOR THE PURPOSE OF:**

Real property includes both land and the improvements on it, whether residential, commercial, agricultural or industrial in nature. Reappraisal is a process in which all real property in the county is appraised at its current market value as of a particular date. State Law requires all counties to conduct a reappraisal at least once every eight years. Reappraisal takes effect on January 1, 2022.

**SIGNATURES:**

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Town Manager

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Town Clerk



# 2022 REAPPRAISAL

# What is Reappraisal?

- **Reappraisal** is a process in which all real property in the county is appraised at its **current market value** as of a particular date.
- Real property includes both land and the improvements on it, whether residential, commercial, agricultural or industrial in nature.



# Why We Reappraise Property

- State Law requires all counties to conduct a reappraisal at least once every eight years.
- Reappraisal distributes the overall property tax burden equitably across the county based on current market values.



# What is Market Value?

- Market value is the most probable price a property would bring in an open and competitive market.
- Over time, most properties change in value, but often at different rates, depending on location.
- **The Tax Office does not create market value, rather we analyze market sales to determine market patterns and trends in different locations. Market value is set by the choices of buyers and sellers in the marketplace.**



# When will Reappraisal Occur

- Reappraisal takes effect **Jan. 1, 2022.**
- New market values will be used to calculate tax bills from **Summer 2022** until the next reappraisal occurs.
- 2022 Reappraisal Notices will be mailed to all Watauga County property owners at the end of March 2022



# 3 Steps to Reappraisal

## **1. Collection of Physical Characteristics:**

Physical characteristics are collected for each property, including condition and exterior features.

**2. Sales Analysis:** Property sales are studied to determine market areas, trends, and patterns.

**3. Develop Schedule of Values:** Schedule of Values are developed to help appraisers correlate physical characteristics with market values.



# Where Our Values Come From

- Properties and sales are analyzed to determine current property conditions, market areas, and typical sale prices for areas.
- Some variations cannot be determined from the property's exterior. For example:
  - Whether a bonus room or basement is finished or unfinished.
  - Cathedral ceilings or other floor plan variations affecting the size of a second floor.
  - An unusual floor plan or other interior feature that is not typical for the market.
- The challenge, then, is to develop tables that correlate the physical property data we have on file with the sales data to help predict values for all properties, including those that did not sell.



# Why We Do It This Way

- We are responsible for appraising about 50,000 individual properties all at one time. This is referred to as **mass appraisal**.
- Most major taxing jurisdictions across the country have the same sort of challenge.
- There is no practical way to appraise a large number of properties using the same methods used by single-property appraisers.
- Industry-standard methods have been developed for mass appraisal to produce property values that are reasonable and reliable.
- Unlike single-property appraisals, mass appraisal includes an appeals process to help address valuation issues that can result from limited information, inaccuracy, or even a difference of opinion.



# How Do We Know It's Right?

- Mass appraisal techniques include statistical tools used to help measure the accuracy of an appraisal.
- We use a **sales ratio** as a common measure of how closely assessed values match up with current sale prices. The formula is:  $\text{Assessed Value} \div \text{Sale Price}$
- A meaningful sales ratio requires considering multiple sales at typical market values. Sales of single properties or sales under non-typical conditions (foreclosures, auctions, short sales, etc.) often produce misleading results.



# Different Areas, Different Changes

In broad terms, we have seen evidence that market values around the county have changed in different ways since 2014:

- Some areas of the county have seen an increase in market values, while others have experienced a decrease in value
- Some areas have changed a lot, and others by much less
- Some areas are about the same

The following are individual examples of these changes. They do not necessarily reflect market changes for all properties in that area.



- ▶ Location: Boone
- ▶ 2014 Assessed Value: \$122,300
- ▶ Sale Date: 5/27/2021
- ▶ Sale Price: \$217,000
- ▶ Increase of 77%



- ▶ Location: Boone
- ▶ 2014 Assessed Value: \$325,300
- ▶ Sale Date: 1/7/2020
- ▶ Sale Price: \$387,000
- ▶ Increase of 19%

- ▶ Location: Boone
- ▶ 2014 Assessed Value: \$325,300
- ▶ Sale Date: 2/12/2021
- ▶ Sale Price: \$441,000
- ▶ Increase of 36%



- ▶ Location: Boone
- ▶ 2014 Assessed Value: \$159,600
- ▶ Sale Date: 8/6/2021
- ▶ Sale Price: \$150,000
- ▶ Decrease of 6%



- ▶ Location: Boone
- ▶ 2014 Assessed Value: \$1,623,700
- ▶ Sale Date: 6/9/2021
- ▶ Sale Price: \$4,000,000
- ▶ Increase of 146%
- ▶ Number of Units: 40
- ▶ Price Per Unit: \$100,000



- ▶ Location: Boone
- ▶ 2014 Assessed Value: \$3,541,100
- ▶ Sale Date: 10/8/2021
- ▶ Sale Price: \$5,450,000
- ▶ Increase of 54%

- ▶ Number of Units: 33
- ▶ Price Per Unit: \$165,150



- ▶ Location: Blowing Rock
- ▶ 2014 Assessed Value: \$187,400
- ▶ Sale Date: 11/4/2021
- ▶ Sale Price: \$335,000
- ▶ Increase of 79%



- ▶ Location: Blowing Rock
- ▶ 2014 Assessed Value: \$706,900
- ▶ Sale Date: 10/8/2021
- ▶ Sale Price: \$1,280,000
- ▶ Increase of 81%



- ▶ Location: Blowing Rock
- ▶ 2014 Assessed Value: \$1,107,200
- ▶ Sale Date: 2/4/2021
- ▶ Sale Price: \$850,000
- ▶ Decrease of 23%



- ▶ Location: Blowing Rock
- ▶ 2014 Assessed Value: \$4,438,000
- ▶ Sale Date: 2/26/2021
- ▶ Sale Price: \$4,300,000
- ▶ Decrease of 3%



- ▶ Location: Blowing Rock
- ▶ 2014 Assessed Value: \$1,035,900
- ▶ Sale Date: 5/3/2021
- ▶ Sale Price: \$1,350,000
- ▶ Increase of 30%



- ▶ Location: Blue Ridge Mountain Club
- ▶ 2014 Assessed Value: \$643,200
- ▶ Sale Date: 1/13/2021
- ▶ Sale Price: \$1,120,000
- ▶ Increase of 74%



- ▶ Location: Powder Horn
- ▶ 2014 Assessed Value: \$293,100
- ▶ Sale Date:6/11/2021
- ▶ Sale Price: \$356,000
- ▶ Increase of 21%



- ▶ Location: Todd
- ▶ 2014 Assessed Value: \$289,300
- ▶ Sale Date: 3/29/2021
- ▶ Sale Price: \$449,000
- ▶ Increase of 55%



- ▶ Location: Meat Camp
- ▶ 2014 Assessed Value: \$109,800
- ▶ Sale Date: 4/19/2021
- ▶ Sale Price: \$237,500
- ▶ Increase of 116%



- ▶ Location: Meat Camp (Glenwood Springs)
- ▶ 2014 Assessed Value: \$298,700
- ▶ Sale Date: 6/3/2021
- ▶ Sale Price: \$480,000
- ▶ Increase of 61%



- ▶ Location: Laurel Creek
- ▶ 2014 Assessed Value: \$171,200
- ▶ Sale Date: 5/18/2021
- ▶ Sale Price: \$250,000
- ▶ Increase of 46%



- ▶ Location: Beech Mountain
- ▶ 2014 Assessed Value: \$98,500
- ▶ Sale Date: 7/29/2021
- ▶ Sale Price: \$275,000
- ▶ Increase of 179%



- ▶ Location: Beech Mountain
- ▶ 2014 Assessed Value: \$155,700
- ▶ Sale Date: 8/13/2021
- ▶ Sale Price: \$285,000
- ▶ Increase of 83%



- ▶ Location: Seven Devils
- ▶ 2014 Assessed Value: \$278,600
- ▶ Sale Date: 8/12/2021
- ▶ Sale Price: \$460,000
- ▶ Increase of 65%



- ▶ Location: Seven Devils
- ▶ 2014 Assessed Value: \$432,100
- ▶ Sale Date: 4/22/2021
- ▶ Sale Price: \$812,000
- ▶ Increase of 88%



- ▶ Location: Banner Elk
- ▶ 2014 Assessed Value: \$578,100
- ▶ Sale Date: \$6/11/2021
- ▶ Sale Price: \$520,000
- ▶ Decrease of 10%



- ▶ Location: Echota
- ▶ 2014 Assessed Value: \$334,300
- ▶ Sale Date: 10/20/2021
- ▶ Sale Price: \$700,000
- ▶ Increase of 103%



- ▶ Location: Valle Crucis
- ▶ 2014 Assessed Value: \$783,500
- ▶ Sale Date: 9/3/2021
- ▶ Sale Price: \$1,400,000
- ▶ Increase of 79%



- ▶ Location: Hounds Ears Club
- ▶ 2014 Assessed Value: \$237,300
- ▶ Sale Date: 8/27/2021
- ▶ Sale Price: \$342,000
- ▶ Increase of 44%



- ▶ Location: Yonahlossee
- ▶ 2014 Assessed Value: \$859,800
- ▶ Sale Date: 7/1/2021
- ▶ Sale Price: \$1,000,000
- ▶ Increase of 16%



# Appraised Value Vs Tax Rates

- **Appraised value** and **tax rates** are two separate concerns.
- County tax appraisers evaluate market activity to determine appraised value, or market value.
- The tax rate is determined by the Watauga County taxing jurisdictions, based on their budget needs.
- The appraised value is established well before the tax rate is set, and is totally independent of the tax rate.
- The amount of the final tax bill cannot be determined until the tax rate is set.



# Appeals

What to do if you disagree?

## 3 steps to the appeal process:

### 1. Review

- Review the information we have on file for your property, and report any outdated or incorrect information to us.

### 2. Compare

- Compare your property value with the sale prices of similar properties using our free online service.

### 3. Appeal

- If all information is up to date and you still disagree with the assessed value, you can file an appeal with the Board of Equalization and Review (BOER) and schedule a hearing. After the BOER hears your appeal, you will receive written notification of your property value in the mail.



# Appeals

## Is the question really about value?

There are often issues other than tax value that concern property owners, such as:

- The amount of change from the last reappraisal
- Affordability of the expected taxes
- Level of services provided

While these are all understandable concerns, the only issue the tax office can address is the appraised value.



# How to Support Your Appeal

You will need to provide information to support your appeal.

## Useful documentation includes:

- Comparable sales or comparable sale reports from the property owner, the counties online sales database or a real estate professional
- Pictures showing the property's inner and outer features and condition, including any upgrades

Optional: A copy of a recent fee appraisal for the property, such as one done in connection with the purchase or refinance of the property



# How to Support Your Appeal

- Data errors and out-of-date information about your property can be managed quickly. Our staff members are here to help if you need to correct, update, or verify your property information.
- Qualifying property owners may benefit from one of the available property tax relief programs
- Appeals must be based on value, not on the change in value or what the expected tax increase might be.
- If you know you're going to appeal your property value assessment, it is best to appeal **as early as possible and before the April 26th, 2022, deadline** to ensure you can arrange and prepare for a hearing.
- You must appeal by 5 p.m. on April 26th, 2022, to be considered.**



# Key Reappraisal Dates

<b>Effective Date of Reappraisal</b>	<b>Jan. 1, 2022</b>
Reappraisal Notices Mail Date	March 17, 2022
Board of Equalization and Review	Hearings begin after initial meeting on April 5th, 2022
<b>Deadline to Submit Real Property Appeal</b>	<b>5 p.m. on April 26th, 2022</b>
First Tax Bills Impacted by Reappraisal	Summer 2022



# Key Dates

**All appeals must be submitted online or in writing by 5 p.m. on April 26th, 2022.**



# Contact information

## Watauga County Tax Administration

Tax Administrator

Larry Warren

**Address:**

842 W King St

Boone, NC 28607

(828) 265-8028 office

(828) 265-8140 fax



**Email:** [appeals@watgov.org](mailto:appeals@watgov.org)

**Website:** [http://www.wataugacounty.org/App\\_Pages/Dept/Tax/home.aspx](http://www.wataugacounty.org/App_Pages/Dept/Tax/home.aspx)





# REPORT

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**TO:** Town Council and Manager  
**FROM:** Sean Royall  
**DATE:** February 8, 2022  
**SUBJECT:** 2021 Economic Impact Trail Study

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**FOR THE PURPOSE OF:**

For review by town council and town manager

**ATTACHED FOR YOUR CONSIDERATION:**

2021 Beech Mountain Economic Impact Trail Study presentation

**SIGNATURES:**

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Town Manager

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Town Clerk



BEECH MOUNTAIN,  
NORTH CAROLINA

# 2021 BEECH MOUNTAIN ECONOMIC IMPACT TRAIL STUDY

Conducted in Partnership between Beech Mountain Parks and Recreation and Appalachian State University



# REPORT OVERVIEW

## MAIN DISCUSSION POINTS

DATA COLLECTION

RESPONDENT DEMOGRAPHICS

KEY FINDINGS



# DATA COLLECTION

**JUNE 1 - SEPTEMBER 6,  
2021**

Four students from the Walker College of Business at Appalachian State University served as survey enumerators.

The students would distribute cards to trail users, and they used a yard sign to alert visitors about the project and wore specific shirts to identify their role.

40

TRIPS TO EMERALD MOUNTAIN OUTBACK  
TRAILHEAD ("EMO")

500

SURVEY CARDS WERE DISTRIBUTED

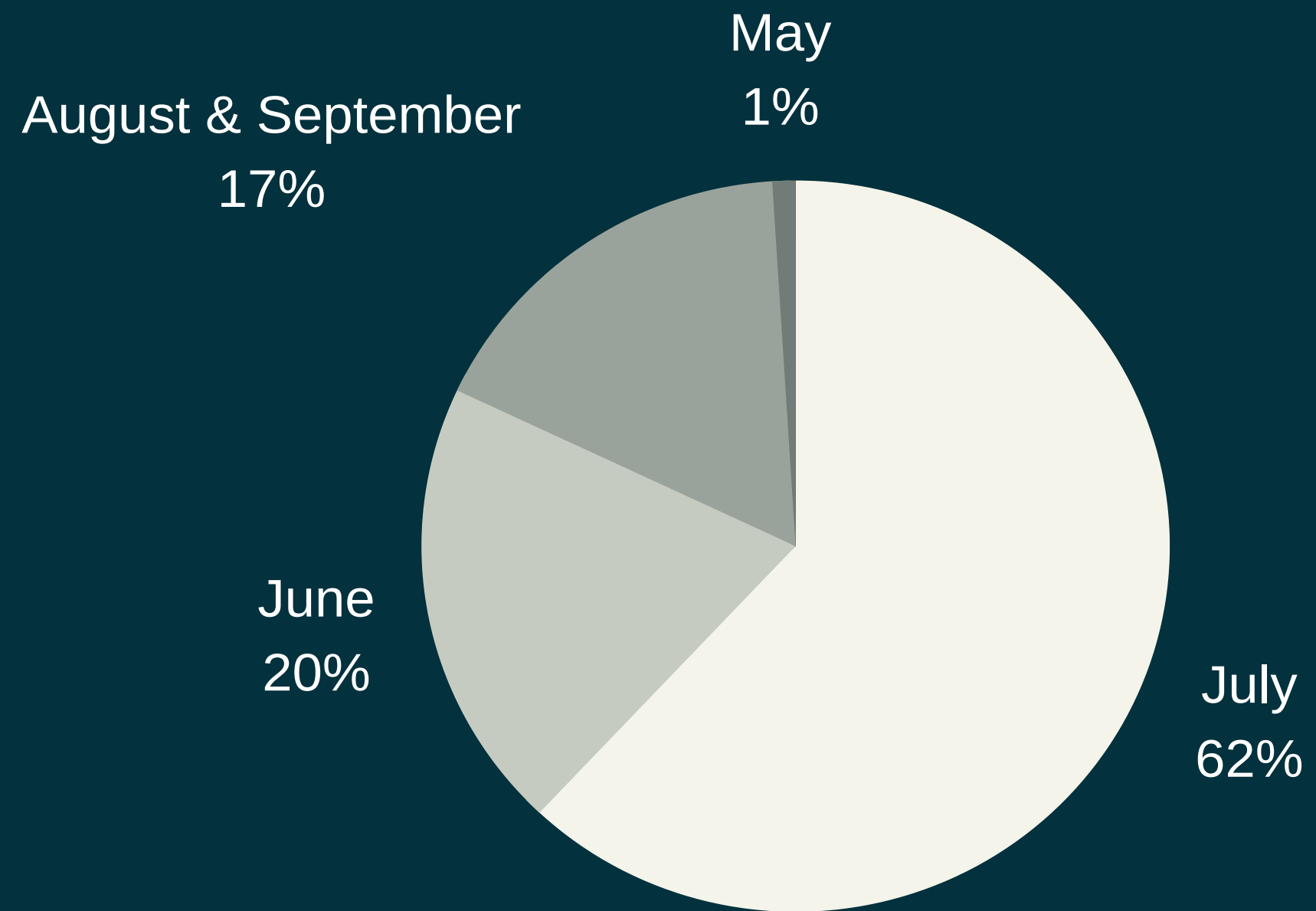
407

TRAIL USERS RESPONDED TO THE SURVEY (67% OF  
RESPONDENTS USED THE QR CODE TO ACCESS THE SURVEY)

374

TRAIL USERS PROVIDED USEABLE RESPONSES

# SURVEY COLLECTION TIMEFRAME



The background of the slide is a teal-colored image of water with bubbles, overlaid with a dark teal vertical bar on the left side. A white rectangular box is centered on the page, containing the title text.

# **RESPONDENT DEMOGRAPHICS**



## **HOW DID THEY HEAR ABOUT THE TRAILS OF BEECH MOUNTAIN?**

41% FROM FRIENDS AND RELATIVES

17% FROM THE TOWN OF BEECH MOUNTAIN WEBSITE

24% FROM SOMETHING ELSE

## **WHAT WAS THEIR RESIDENCY STATUS?**

52% NON-RESIDENTS (FROM OUT OF TOWN)

39% SEASONAL OR PART-TIME RESIDENTS

9% FULL-TIME RESIDENTS



## **BETWEEN 45 AND 64**

YEARS OLD WAS THE AGE OF THE TYPICAL RESPONDENT

## **BETWEEN \$125,000 AND \$150,000**

WAS THE AVERAGE INCOME OF THE TYPICAL RESPONDENT

## **241 MILES**

WAS THE AVERAGE DISTANCE A TRAIL USER HAD TRAVELED AWAY FROM THEIR HOME TO VISIT THE TRAILS OF BEECH MOUNTAIN (THE RANGE OF ALL RESPONDENTS WAS 0 TO 2000 MILES)

## **55% OF RESPONDENTS ARE FEMALE**

# KEY FINDINGS



**99%**

HAD VISITED THE TRAILS SINCE  
MEMORIAL DAY WEEKEND

**28%** HAD VISITED THE TRAILS 1X

**16%** HAD VISITED THE TRAILS 2X

**15%** HAD VISITED THE TRAILS 3X

**18%** HAD VISITED THE TRAILS 10X OR MORE

**80%**

OF THE 297 RESPONDENTS WHO COMPLETED THIS  
SECTION STATED THAT THEY PLANNED TO TAKE  
MORE VISITS TO THE TRAILS THROUGH LABOR DAY

**11%** PLAN TO VISIT THE TRAILS 1X

**13%** PLAN TO VISIT THE TRAILS 2X

**12%** PLAN TO VISIT THE TRAILS 3X

**35%** PLAN TO VISIT THE TRAILS 10X OR MORE

## FUTURE PLANS

**88%**

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OF TRAIL USERS  
WERE VERY  
SATISFIED WITH  
THE TRAILS

**11%**

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OF TRAIL USERS  
WERE SOMEWHAT  
SATISFIED WITH  
THE TRAILS

# SATISFACTION



# FROM THE OUT OF TOWN RESPONDENTS

**92%**

TRAVELED IN PARTIES OF 3  
OR MORE PERSONS

**73%**

OF TRIPS MADE TO BEECH  
MOUNTAIN ARE OVERNIGHT

**79%**

OF THE OVERNIGHT RESPONDENTS STAYED IN THE TOWN OF BEECH MOUNTAIN

**81%** STAYED IN A RENTAL HOUSE, CABIN, OR CONDO

**4%** STAYED IN A HOTEL OR MOTEL

**15%** HAD OTHER ACCOMODATIONS

# LODGING

THIS CHART ILLUSTRATES THE INTENTIONS OF THE OVERNIGHT RESPONDENTS WHO STAYED OVERNIGHT IN 2021, AND THEIR PLANS TO STAY OVERNIGHT IN THE TOWN OF BEECH MOUNTAIN FOR FUTURE VISITS:

PROBABLY OR DEFINITELY WILL NOT  
19%

DEFINITELY WILL  
31%

NOT SURE  
24%

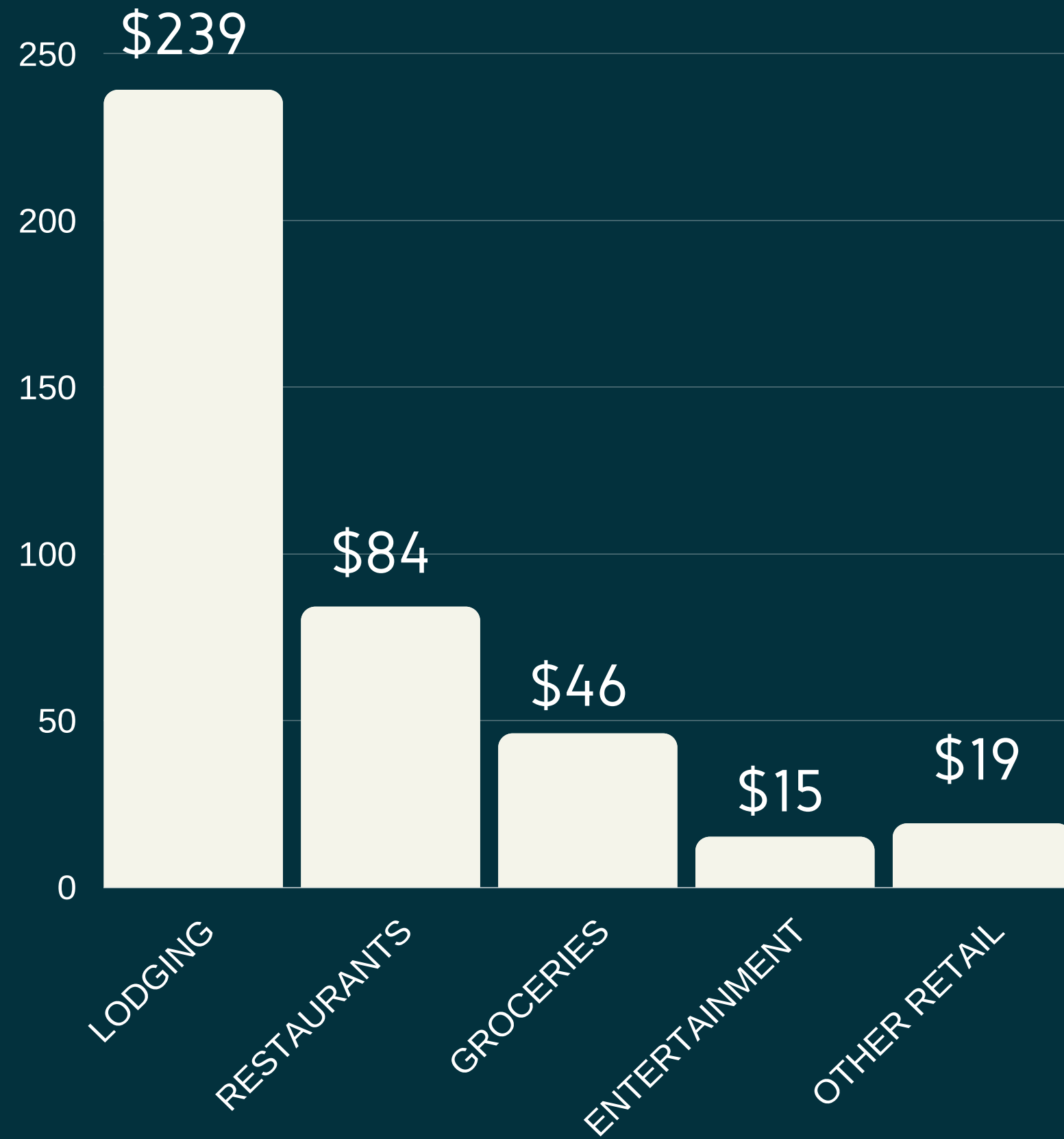
PROBABLY WILL  
26%



# FUTURE LODGING PLANS

# VISITOR SPENDING IN THE TOWN OF BEECH MOUNTAIN

EACH OUT OF TOWN RESPONDENT WAS ASKED TO PROVIDE AN ESTIMATE OF THE AMOUNT OF MONEY THAT THEY SPENT IN VARIOUS CATEGORIES IN THE TOWN OF BEECH MOUNTAIN



# **22,991 TOTAL PERSONS**

VISITED THE EMO TRAILS DURING THE MONTHS OF JUNE, JULY, AND AUGUST OF 2021

# **1,227 TO 3,831 TRAVEL PARTIES**

THE ESTIMATED RANGE OF THE NUMBER OF NON-LOCAL SUMMER VISITS TO BEECH MOUNTAIN WHO USE THE TRAILS

# **TRAVEL PARTIES**

# \$494 THOUSAND TO \$1.54 MILLION

DIRECT SPENDING OF OUT OF TOWN  
VISITORS, AS THE AVERAGE VISITOR  
SPENDS \$403 PER TRIP



# **\$722 THOUSAND TO \$2.26 MILLION**

ANNUAL ECONOMIC IMPACT OF THE TOWN OF BEECH  
MOUNTAIN TRAILS

THIS WAS ESTIMATED BY APPLYING RIMS II MULTIPLIERS  
FROM THE U.S. BUREAU OF ECONOMIC ANALYSIS



# CONTACT INFORMATION

## SEAN ROYALL

Executive Director, Town of Beech Mountain  
Parks and Recreation

[sroyall@townofbeechmountain.com](mailto:sroyall@townofbeechmountain.com)

## DR. JOHN WHITEHEAD

Professor, Department of Economics  
Appalachian State University

[whiteheadjc@appstate.edu](mailto:whiteheadjc@appstate.edu)





## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Bob Pudney  
**DATE:** February 8, 2022  
**SUBJECT:** Towing Ordinance

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**FOR THE PURPOSE OF:**

Amend Chapter 71 of the Town Code of Ordinances to provide authorization for Town Employees to purchase a Tow Truck for the removal of vehicles from the Public Rights-of-Way and impound said vehicles as authorized by law.

**ATTACHED FOR YOUR CONSIDERATION:**

Proposed Amendment to Chapter 71: Towing of Vehicles Obstructing Roadways.

**SUPPORTING DOCUMENTS:**

During the past two winter seasons, the Town has experienced an influx of visitors operating private vehicles not equipped for winter conditions; during inclement winter weather, many vehicles have been simply abandoned in the public right-of-way, blocking traffic and access for Emergency Vehicles as well as snow removal equipment. Licensed Tow Truck companies in both Avery and Watauga Counties as well as Carter County Tennessee have denied repeated requests to travel to Beech Mountain to remove these vehicles. Many vehicles have been left in the public right-of-way for periods exceeding 24-hours causing a hazard to the public and to public safety.

The Town has used heavy equipment to relocate abandon vehicles with limited success. Attempts to contract with existing Tow companies has failed. This request provides for the Town to purchase the appropriate equipment suitable for the safe and effective removal of illegally abandoned vehicles in the Public Rights-of-Way. Authorization to impound these vehicles and charge a fee as set by the Town Council to recoup a portion of the cost to operate the program.

The proposed changes to Chapter 71 are highlighted in bold font.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed amendment.

**SIGNATURES:**

\_\_\_\_\_  
**Town Manager**

\_\_\_\_\_  
**Town Clerk**

**Ordinance No. 2021-\_\_\_\_\_**

**TOWN OF BEECH MOUNTAIN**

**AN ORDINANCE TO AMEND CHAPTER 71: TOWING OF VEHICLES  
OBSTRUCTING ROADWAYS**

**WHEREAS**, the Town of Beech Mountain is a Municipal Corporation and political subdivision of the State of North Carolina; and

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

**WHEREAS**, North Carolina General Statutes § 160A-174 authorizes the Town of Beech Mountain to enact ordinances and regulations to promote the health, welfare, and safety of the Town of Beech Mountain; and

**WHEREAS**, as a winter sports destination, the Town of Beech Mountain receives significant snowfall which requires visitors and residents to take appropriate steps when traveling on the mountain; and

**WHEREAS**, due to weather events and other circumstances, the Town of Beech Mountain has had difficulty with individuals abandoning vehicles in the public roadways, which has prevented the clearing of streets and intersections, hampered emergency medical responses, caused substantial hardships to emergency response workers, and limited the ability to effectively respond to medical and public safety emergencies; and

**WHEREAS**, the Town Council has determined that it is appropriate to equip the Town of Beech Mountain police department with a tow truck in order to remove vehicles from the public right of way and impound vehicles as necessary and otherwise authorized by law; and

**WHEREAS**, the utilization of this equipment shall be for the internal purposes of the Town of Beech Mountain and for removing vehicles which are in violation of this Ordinance. This tow truck shall not be utilized for the purpose of engaging in a commercial enterprise or providing services at the request of any private individual; and

**WHEREAS**, due to the location and topography of Beech Mountain commercial tow trucks are not always available as needed by the Town to clear the roadways in a timely manner; and

**WHEREAS**, the expenses associated with the violation of this section, as well as appropriate storage fees, shall be set by the Town Council as part of its fee schedule.

THEREFORE be it resolved by the Town Council of the Town of Beech Mountain as follows:

SECTION I. Chapter 71 of the Town of Beech Mountain Code of Ordinances is hereby amended to read as follows:

CHAPTER 71: PARKING REGULATIONS

Section

- 71.01 Parking prohibited in certain locations
- 71.02 Vehicles creating a hazard
- 71.03 Parking prohibited in certain locations
- 71.04 Parallel parking allowed
- 71.05 Town Parking Lots. Regulations
- 71.06 Town Parking Lots. Restrictions
- 71.99 Penalty

§ 71.01 PARKING PROHIBITED IN CERTAIN LOCATIONS.

(A) No person may park any vehicle or permit it to stand in any of the following locations:

- (1) As provided in G.S. § 20-162 in front of a private driveway;
  - (2) As provided in G.S. § 20-162 within 15 feet in either direction of a fire hydrant, or the entrance to a fire station;
  - (3) As provided in G.S. § 20-162 within 15 feet of the intersection of property lines at an intersection of streets;
  - (4) In any portion of a street or highway intended to carry traffic;
  - (5) On the road side of any vehicle stopped, standing or parked at the edge of a street (double parking);
  - (6) Alongside or opposite any street excavation or obstruction when parking or standing would obstruct traffic;
  - (7) In any parking clearly marked as reserved for the handicapped whether on public or private property, unless the driver of, or passenger in, the vehicle is handicapped;
  - (8) On any area of any street where "No Parking" signs have been installed;
  - (9) Within the town's right-of-way for a continuous period of 24 hours;
- and

**(10) At any location within a public right of way which would impair or restrict the ability of the Town of Beech Mountain to plow or remove snow from the roadways or sidewalks of the Town of Beech Mountain.**

(B) The Town Manager may install "No Parking" signs, or other traffic control devices to indicate where parking and standing is prohibited but enforcement of the provisions of this section is not dependent on the installation of the devices.

(C) All construction personnel and service employees who are engaged in performing work within the town may park their vehicles on the street rights-of-way only when the parked vehicles do not interfere with or obstruct the flowing of traffic.

(D) Any vehicle disabled due to mechanical failure which does not necessarily create a public safety hazard must be removed within a 24-hour period.

(E) No agent or employee of the town, no person or occupant of the premises from which any derelict or abandoned vehicle shall be removed, nor any person or firm contracting for the removal of or disposition of any vehicle shall be held criminally or civilly liable in any way arising out of or caused by carrying out or enforcing any provisions of this chapter.

#### § 71.02 VEHICLES CREATING A HAZARD.

(A) Any vehicle creating a public safety hazard for any reason, including as a result of having been parked in any of the locations set forth in § 71.01 above, may be removed **immediately and without prior notice**.

(B) Procedures established for removal, storage and disposal of abandoned and junked motor vehicles in §§ 96.01 through 96.08 of this code of ordinances, **with the exception of any timeframes for prior notice**, shall apply to vehicles creating a public safety hazard.

#### § 71.03 PARKING PROHIBITED IN CERTAIN LOCATIONS.

(A) General. No person may park any vehicle or permit it to stand in or along the right-of-way of the following:

(i) Upon Beech Mountain Parkway (N.C. 184) the following distances: Within the Town from the south end of town limits to a point 1.4 miles north to the end of State Department of Transportation maintenance, except as set forth in §71.04.

(B) Installation of signs. The Secretary of the State Department of Transportation or his or her designee shall install the appropriate "No Parking"

signs to identify the areas described above in which parking is prohibited along the Beech Mountain Parkway.

§ 71.04 PARALLEL PARKING ALLOWED.

(A) A person may parallel park a vehicle in any of the following locations along Beech Mountain Parkway (N.C. 184):

(1) In the paved parking spaces located on the right of the southbound lane 700 feet from the south town limits; and

(2) In the paved parking spaces located on the right of the northbound lane six-tenths miles from the south town limits.

(B) All vehicles parked within the areas described above must be parked completely within the white lines which set forth the boundaries of the parking spaces.

§ 71.05 Town Parking Lots. Regulations

(A) The Town of Beech Mountain may regulate the use of parking lots and structures owned or operated by the Town, including, but not limited to, the installation and/or use of electronic and mobile devices, designation of parking spaces, use of parking attendants to enforce parking regulations, and signs specifying any limitations on the time duration or the days of the week when vehicles may be parked and any other conditions on the use of a Town parking lot. The Town Manager or designee is authorized to issue and promulgate such rules and regulations related to the use of Town Parking Lots, including time limitations, as pay be determined by the Town Manager or designee. Any such rules and regulations shall be conspicuously posted at either the entrance to said parking lot or such other prominent place where it is visible to the general public.

(B) A Town parking lot or structure may be closed or partially closed to vehicular access whenever it is utilized for a limited period of time for a special event conducted or sponsored by the Town or by community organizations and the like, if such closure is authorized by the Town Manager or designee. The Town Manager shall cause notices to be posted in conspicuous locations at least twenty-four hours in advance, notifying drivers that a parking lot or structure will be closed for a special event and that unauthorized vehicles may be cited and/or towed at the owner's expense.

(C) The Town Council may establish fees and fines for parking in any metered or non-metered parking space located in Town parking lots and structures. Such fees and fines may be specified in Schedule of Fees adopted by the Town Council. Any vehicle found to be in violation of this Chapter, as well as any associated rules and regulations is subject to being towed or immobilized at the owners expense.

§ 71.06 Town Parking Lots. Restrictions

It is unlawful for any person to park any vehicle or otherwise occupy or use a Town parking lot per Section 71.05 of this Chapter in violation of any of the following provisions:

(A) Exceed parking time limitations or violate use limitations and the like as specified on posted signs and any applicable rule or regulation of the Town of Beech Mountain.

(B) Any vehicle that is prohibited by type of vehicle from parking overnight on any public street, as specified per any Section of this Chapter, shall be prohibited from parking overnight in a Town parking lot, unless authorization has been granted by the Town Manager or designee to allow such vehicle to park in the Town lot on a temporary basis for a specified purpose.

(C) Storage of motorized vehicles or the storage for any length of time of trailers, boats, equipment, building materials or other merchandise in a Town parking lot is prohibited, unless authorization has been granted by the Town Manager or designee to store such in the Town lot on a temporary basis for a specified purpose.

(D) Use of a Town parking lot as a campground or otherwise occupied by any automobile, recreational vehicle, truck, truck with camper shell, or trailer while said vehicle is utilized as a daytime and/or nighttime place of residence is prohibited.

(E) Town owned and operated public parking lots shall be available solely for the temporary parking of vehicles by members of the public while patronizing or employed at local businesses or while visiting or otherwise staying at local residences. Use of such lots by person(s) loitering or engaging in any games, gambling, vending of merchandise or services, consumption of alcoholic drink, or other activities not directly associated with and necessary for the parking of vehicles, is prohibited. Littering, depositing trash or waste materials, abandoning any vehicle or equipment in a Town parking lot, or purposely defacing or damaging any part of a Town parking lot is prohibited.

§ 71.99 PENALTY.

**(A)** Any violation of this chapter shall subject the offender to a civil penalty/fee per the master fee schedule to be recovered by the town. Violators shall be issued written notice of the violation which must be paid within 30 days after receipt of the notice. If the violator does not pay the penalty within 30 days, the town may recover such fines and fees in a civil action, as well as any court costs associated with the recovery of the same.

**(B) For any violation of §71.02 in which the Town of Beech Mountain removes and/or stores a vehicle, the violator shall pay the Town a fee for the cost of towing and any applicable per diem storage fee as set forth on the master fee schedule adopted by the Town Council for the Town of Beech Mountain. The Town shall maintain a possessory lien upon any such vehicle towed pursuant to G.S. 44A, and the procedures set forth in Article 1 of Chapter 44A shall apply to any vehicle in the possession of the Town of Beech Mountain. Nothing in this section shall prohibit the Town, in its discretion, of electing to utilize its own resources or the rotation method as set forth in §96.03 of the Code of Ordinances.**

SECTION II. CODIFICATION. The provisions of Section 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 immediately upon its passage and publication according to law.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council for the Town of Beech Mountain, North Carolina, at which a quorum was present and which was held on the \_\_\_\_ day of \_\_\_\_\_, 2022.

ADOPTED this the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Barry Kaufman, Mayor

ATTEST:

\_\_\_\_\_(SEAL)  
Tamara Mercer  
Clerk to the Board



## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Bob Pudney  
**DATE:** February 8, 2022  
**SUBJECT:** Amend Town Fee Schedule

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**FOR THE PURPOSE OF:**

Request to amend the current Town Fee Schedule to add the following new Type of Service to the Police Department schedule:

1. Vehicle Tow - \$150.00 2. Vehicle Impound Storage Fee - \$100.00 per 24 period or portion thereof.

**STAFF RECOMMENDATION:**

Staff recommend approval of new Police Department Fees.

**SIGNATURES:**

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Town Manager

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Town Clerk





# REPORT

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**TO:** Town Council  
**FROM:** Steve Smith  
**DATE:** February 8, 2022  
**SUBJECT:** Financial Report

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**FOR THE PURPOSE OF:**

To report on the results of December financial activity

**ATTACHED FOR YOUR CONSIDERATION:**

December 2021 Budget Report  
Financial Report FY 2022

**STAFF RECOMMENDATION:**

Review

**SIGNATURES:**

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Town Manager

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Town Clerk

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2021

10 -General Fund  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Tax Revenue	4,059,426	1,007,067.90	3,406,760.85	0.00	652,665.15	83.92
Interest Income	16,900	651.53	3,827.21	0.00	13,072.79	22.65
Miscellaneous Income	643,000	44,061.45	363,428.37	0.00	279,571.63	56.52
State Revenue	1,972,177	277,508.00	803,618.15	0.00	1,168,558.85	40.75
Miscellaneous Revenue	0	0.00	0.00	0.00	0.00	0.00
Fees	43,000	3,508.00	42,498.73	0.00	501.27	98.83
Gains/Losses	5,000	27,100.00	77,012.00	0.00	(72,012.00)	1,540.24
Other	493,879	0.00	424,317.18	0.00	69,561.82	85.92
Other Sources	2,790,048	13,562.66	428,674.63	0.00	2,361,373.37	15.36
<b>TOTAL REVENUES</b>	<b>10,023,430</b>	<b>1,373,459.54</b>	<b>5,550,137.12</b>	<b>0.00</b>	<b>4,473,292.88</b>	<b>55.37</b>
<u>EXPENDITURE SUMMARY</u>						
Administration	1,893,641	177,057.43	859,743.67	100.00	1,033,797.33	45.41
Tax Collections	49,239	4,576.40	26,186.79	0.00	23,052.21	53.18
Visitors Center	502,018	29,889.92	124,425.69	0.00	377,592.31	24.79
Police	1,378,048	126,978.46	698,780.87	3,128.55	676,138.58	50.94
Fire	515,242	39,537.51	314,189.72	0.00	201,052.28	60.98
Special Projects	0	0.00	0.00	0.00	0.00	0.00
Building Inspections	204,621	25,056.08	104,856.40	0.00	99,764.60	51.24
Planning	136,290	13,071.57	57,079.37	0.00	79,210.63	41.88
Vehicle Maintenance	227,668	18,234.86	102,823.39	46,121.75	78,740.02	65.41
Road Maintenance	3,495,478	200,548.58	1,450,183.95	45,957.65	2,045,845.90	41.47
Recreation	1,621,185	231,119.42	1,182,880.04	59,182.13	380,459.68	76.53
<b>TOTAL EXPENDITURES</b>	<b>10,023,430</b>	<b>866,070.23</b>	<b>4,921,149.89</b>	<b>154,490.08</b>	<b>4,995,653.54</b>	<b>50.16</b>
<b>REVENUE OVER/(UNDER) EXPENDITURES</b>	<b>0</b>	<b>507,389.31</b>	<b>628,987.23</b>	<b>( 154,490.08)</b>	<b>( 522,360.66)</b>	<b>0.00</b>

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2021

30 -Water/Sewer  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Interest Income	500	0.00	50.59	0.00	449.41	10.12
Miscellaneous Income	46,500	25.00	3,493.20	0.00	43,006.80	7.51
State Revenue	0	0.00	0.00	0.00	0.00	0.00
Metered Sales & Fees	2,623,792	229,793.84	1,424,425.51	0.00	1,199,366.49	54.29
Gains/Losses	0	0.00	0.00	0.00	0.00	0.00
Other	140,000	0.00	128,255.00	0.00	11,745.00	91.61
Other Sources	731,900	0.00	0.00	0.00	731,900.00	0.00
<b>TOTAL REVENUES</b>	<b>3,542,692</b>	<b>229,818.84</b>	<b>1,556,224.30</b>	<b>0.00</b>	<b>1,986,467.70</b>	<b>43.93</b>
<u>EXPENDITURE SUMMARY</u>						
W/S Administration	1,512,281	90,898.53	404,801.59	1,985.00	1,105,494.41	26.90
Water	1,067,770	78,301.04	561,083.43	43,014.91	470,133.16	55.97
Sewer	342,441	30,652.43	157,024.77	3,064.08	182,352.15	46.75
Taps & System	620,200	960.77	231,420.93	2,858.75	385,965.76	37.77
<b>TOTAL EXPENDITURES</b>	<b>3,542,692</b>	<b>200,812.77</b>	<b>1,354,330.72</b>	<b>50,922.74</b>	<b>2,143,945.48</b>	<b>39.48</b>
<b>REVENUE OVER/(UNDER) EXPENDITURES</b>	<b>0</b>	<b>29,006.07</b>	<b>201,893.58 (</b>	<b>50,922.74) (</b>	<b>157,477.78)</b>	<b>0.00</b>

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2021

35 -Sanitation  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Interest Income	150	0.00	9.13	0.00	140.87	6.09
Miscellaneous Income	67,000	2,263.00	18,332.00	0.00	48,668.00	27.36
State Revenue	180	0.00	191.96	0.00	11.96)	106.64
Fees	710,149	58,800.75	401,375.39	0.00	308,773.61	56.52
Gains/Losses	0	0.00	0.00	0.00	0.00	0.00
Other	315,000	0.00	299,268.00	0.00	15,732.00	95.01
Other Sources	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	1,092,479	61,063.75	719,176.48	0.00	373,302.52	65.83
<u>EXPENDITURE SUMMARY</u>						
Sanitation	1,092,479	72,317.00	571,257.87	3,258.75	517,962.38	52.59
TOTAL EXPENDITURES	1,092,479	72,317.00	571,257.87	3,258.75	517,962.38	52.59
REVENUE OVER/(UNDER) EXPENDITURES	0 (	11,253.25)	147,918.61 (	3,258.75) (	144,659.86)	0.00

**Town of Beech Mountain  
Monthly Financial Report  
Fiscal Year 2022**

<u>General Fund</u>	<u>Budget</u>	Through the reported month												42%	<u>% of Budget</u>
		<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>YTD</u>	
Total Revenue	9,285,316	162,358	352,659	1,047,273	798,717	1,815,670	1,373,460							5,550,137	59.77%
Total Expenditures	9,285,316	778,972	967,661	972,594	610,742	725,111	866,070							4,921,150	53.00%
Total General Fund fund balance as of July 1st	8,009,204	8,009,204	7,392,590	6,777,589	6,852,268	7,040,243	8,130,802							8,009,204	
Revenues Less Expenditures		(616,614)	(615,002)	74,679	187,975	1,090,559	507,389	-	-	-	-	-	-	628,987	
Estimated change to Fund Balance		7,392,590	6,777,589	6,852,268	7,040,243	8,130,802	8,638,191	-	-	-	-	-	-	8,638,191	
<b><u>Water/Sewer Enterprise Fund</u></b>															
Total Revenue	3,542,692	241,806	374,936	247,267	231,590	230,807	229,819							1,556,225	43.93%
Total Expenses	3,542,692	291,210	171,772	165,588	232,464	292,484	200,813							1,354,331	38.23%
Unrestricted Cash Reserves as July 1st	1,977,631	1,977,631	1,928,227	2,131,391	2,213,069	2,212,196	2,150,519							1,977,631	
Revenues Less Expenses		(49,404)	203,164	81,678	(873)	(61,677)	29,006	-	-	-	-	-	-	201,894	
Estimated Change in Cash Reserves		1,928,227	2,131,391	2,213,069	2,212,196	2,150,519	2,179,525	-	-	-	-	-	-	2,179,525	
<b><u>Sanitation Enterprise Fund</u></b>															
Total Revenue	1,092,479	82,045	335,166	72,606	67,570	100,726	61,064							719,177	65.83%
Total Expenses	1,092,479	237,162	58,866	103,273	48,992	50,649	72,317							571,258	52.29%
Unrestricted Cash Reserves as July 1st	863,360	863,360	708,243	984,543	953,877	972,455	1,022,532							863,360	
Revenues Less Expenses		(155,117)	276,300	(30,667)	18,578	50,077	(11,253)							147,919	
Estimated Change in Cash Reserves		708,243	984,543	953,877	972,455	1,022,532	1,011,279	-	-	-	-	-	-	1,011,279	
<b><u>Cash &amp; Investments All FUNDS</u></b>															
	<u>Fund</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>		
Branch Banking and Trust (Pooled) #1	Pooled	909,950	913,900	1,818,237	1,342,607	2,537,201	2,924,114								
North Carolina Capital Management Trust #2	General Fund	6,173,901	6,336,232	5,632,985	5,820,866	5,994,079	6,296,268								
Mountain Community - Certificates of Deposit #4	General Fund	103,359	103,359	103,359	103,359	103,359	103,359								
North Carolina Capital Management Trust #6	Utility Fund	1,207,304	1,207,314	1,207,324	1,207,335	1,207,345	1,207,346								
North Carolina Capital Management Trust #8	Sanitation Fund	218,171	218,235	218,237	218,239	218,371	218,372								
North Carolina Capital Management Trust #9	E911 Fund	72,989	72,989	72,990	72,991	72,992	72,993								
Total Cash & Investments		8,685,674	8,852,029	9,053,132	8,765,396	10,133,345	10,822,452	-	-	-	-	-	-		
<b><u>Transfers for the month</u></b>															
No transfers during December 2021															





# REPORT

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**TO:** Town Council  
**FROM:** Bob Pudney  
**DATE:** February 8, 2022  
**SUBJECT:** Fire Department Monthly Report

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**SIGNATURES:**

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Town Manager

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Town Clerk

**BEECH MOUNTAIN FIRE DEPARTMENT  
Monthly Report  
January 31, 2022**

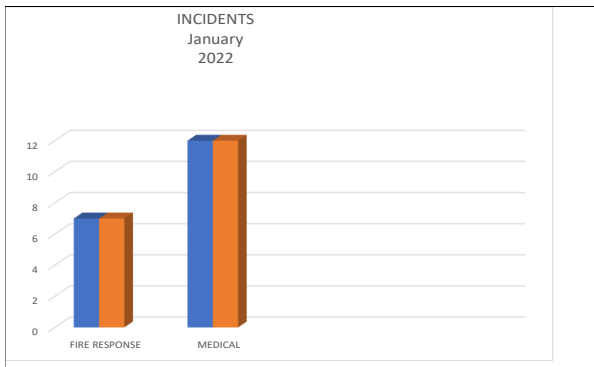
EVENT	THIS PERIOD	SAME PERIOD LAST YEAR	FISCAL YTD
FIRE CALLS	16	19	79
MEDICAL CALLS	14	12	124
FIRE SAFETY INSPECTIONS	0	0	6
PUBLIC EDUCATION	0	0	0
FIRE HYDRANT INSPECTIONS	1	0	3
TRAINING HOURS	159	201	1577
MEETINGS	4	4	35

**COMMENTS:**

Membership Recruitment Program.

Budget Prep.

NC Grant





# REPORT

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**TO:** Town manager and Town Council  
**FROM:** Sean Royall  
**DATE:** February 8, 2022  
**SUBJECT:** January 2022 Recreation Report

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**FOR THE PURPOSE OF:**

For review by town manager and town council

**ATTACHED FOR YOUR CONSIDERATION:**

January 2022 Recreation Report

**SIGNATURES:**

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Town Manager

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Town Clerk



## January 2022 Recreation Report

### Facility Report

Finance Report

Total Monthly Revenue	\$3,147.25
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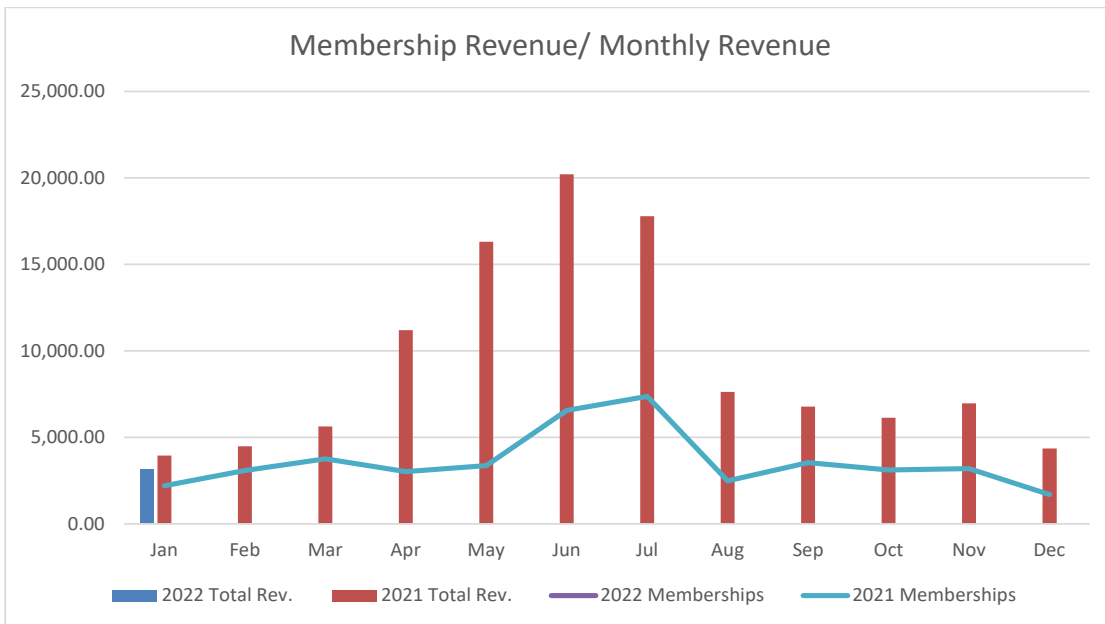
### Check-In Report

Member Visits	294
Non-Member Visits	234

### Membership Report

Total Memberships \$

Family Annual \$1525	Individual Annual \$0	Week Passes \$20
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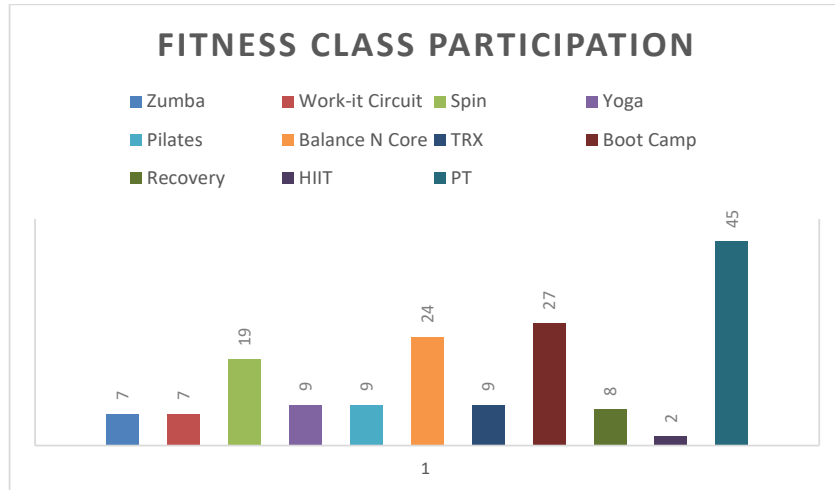
### Fitness Report

Participants:

Number of classes offered in the month/ Participants.

Zumba	8	41
Work-it Circuit	8	36
Spin	9	32

Yoga	4	18
Pilates	4	15
Balance N Core	5	24
TRX	5	18
Boot Camp	5	27
Recovery	5	18
HIIT	3	8
PT	\$1400	45



## Event/Outdoor Report

Participants:

Emerald Outback	N/A
T-shirt	\$40.00
Binoculars	\$112.87

Director's Notes:

- Fitness numbers were down from delays or closings from snow
- Sled hill and parking lot continues to be very busy
- Nerf War night was held on Saturday of MLK weekend

Respectfully Submitted,

Sean Royall  
Parks and Recreation Director  
Town of Beech Mountain





# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Tim Barnett  
**DATE:** February 8, 2022  
**SUBJECT:** Police Department Monthly Report

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**SIGNATURES:**

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Town Manager

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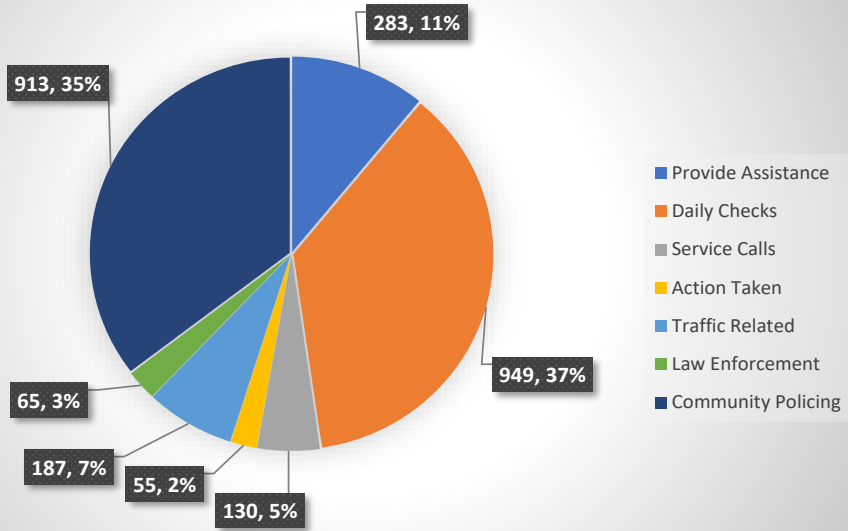
Town Clerk



Activity Log Yearly Summary Totals  
 Beech Mountain Police Department  
 January 1, 2022 through January 31, 2022

<i>Call Type</i>	<i>2021</i>	<i>2022</i>	<i>Call Type</i>	<i>2021</i>	<i>2022</i>
<b>Provide Assistance</b>			<b>Traffic Related</b>		
Assist Fire Department	12	2	Driving While Impaired	0	1
Assist Investigation	1	0	Improper Parking	47	39
Assist Other Agency	6	7	Stationary/Directed Patrol	5	88
Assist Town Dept/Business	0	2	Traffic Control	14	11
Assist Homeowner	4	12	Vehicle Accidents	35	14
Assist Motorist	138	131	Vehicle Stops	25	34
Assist Other Officer	29	42			
Escort	99	79	<b>Law Enforcement Calls</b>		
Assist Medical Calls	8	8	911 Hang Ups	2	6
			Alarms	6	5
<b>Daily Checks</b>			Breaking & Entering	3	2
Business Checks	1,193	913	Domestic Complaints	2	2
Care Track Test	0	0	Fight	1	3
Security Checks	56	3	Fire Works Violations	2	0
Residence Checks	3	30	Fraud	0	1
Welfare Check	1	3	Hit & Run	1	3
			Intoxicated/Drunk & Disruptive	2	2
<b>Service Calls</b>			Investigation	3	6
Animal Control Domestic/Wildlife	1	5	Larceny	5	4
Calls for Service	59	109	Mental Subject	0	0
Deliver Letter/Message	15	6	Missing Person	2	0
Found Property	4	4	Noise Disturbance/Loud Music	5	1
Golf Cart / UTV Inspections	0	0	Open Door/Open Window	4	5
ATV/Golf Cart Complaints	2	0	Prowler	0	0
Recreation/Town Deposit	7	6	Shots Fired/Sound of Shots Fired	2	0
COVID/mask	2	0	Subject with Gun/Weapon	0	1
			Suspicious Vehicle	4	16
<b>Action Taken</b>			Trespassing	10	5
Court	0	0	Vandalism	2	0
Felony Arrest	0	1	Continuing Investigation	6	3
Misdemeanor Arrest	5	0			
State Citations	15	6	<b>Community Policing</b>		
Town Ordinance Violations	23	25	Community Policing Contacts	330	913
Verbal Warning	15	22	Community Events	1	0
Warning Citations	3	1			
Warrant Service	9	0			
<b>2021 Event Totals:</b> 2,310			<b>2022 Event Totals:</b> 2,633		

## 2022 Monthly Condensed Calls







# REPORT

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**TO:** Town council  
**FROM:** Daniel Davis  
**DATE:** February 8, 2022  
**SUBJECT:** Department of Infrastructure January 22

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**FOR THE PURPOSE OF:**

Monthly reports for water, sewer, sanitation, and Public Works

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

Town of Beech Mountain  
Water Treatment Monthly Operation Report

January 2022 flow totals:           17.250 MG  
  .556 MGD AVG  
  .407 MGD MIN  
  .737 MGD MAX

All Bacteria samples taken were absent of Coliform Bacteria.

All daily tests are in compliance.

December Wastewater Report

Grassy Gap Wastewater Plant

Total Flow	0.443	MG
Average Flow	0.014	MGD
Daily Max	0.031	MGD
Daily Min	0.004	MGD
Limit	0.08	MGD

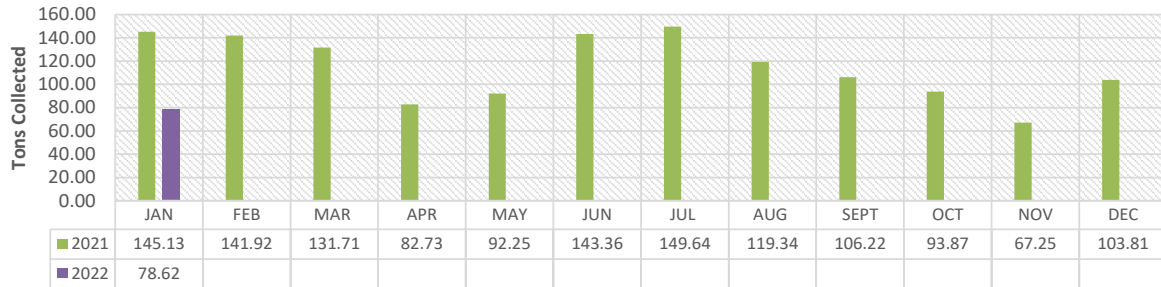
Pond Creek Wastewater Plant

Total Flow	4.93	MG
Average Flow	0.16	MGD
Daily Max	0.37	MGD
Daily Min	0.07	MGD
Limit	0.4	MGD

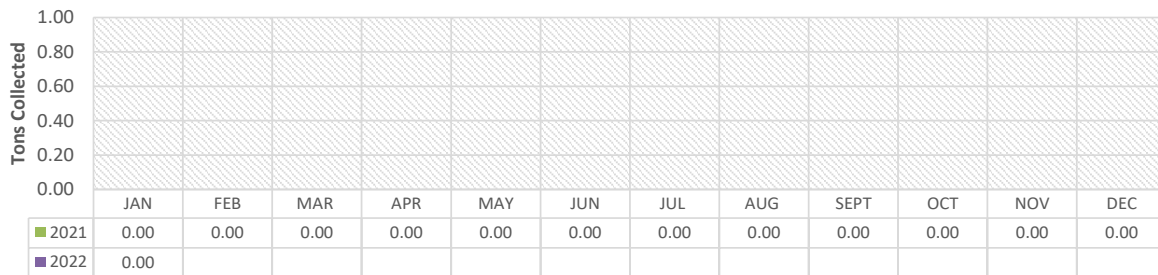
Sanitation Department  
Monthly Report

2021	SOLID WASTE	CONSTRUCTION MATERIAL	-----RECYCLING-----						--ROAD MAINTENANCE--					
			RECYCLED METAL	PAPER	PLASTIC	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIZING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JAN	145.13	0.00	1.50	0.51	0.48	2.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
FEB	141.92	Res. Const. Day	1.50	0.62	0.52	2.14	0.40	0.00	5	25	25			0
MAR	131.71	Res. Const. Day	3.73	1.08	0.44	0.00	0.00	5.13	11	8	25	10	11	0
APR	82.73	Res. Const. Day	1.52	1.31	0.42	3.02	0.76	0.00	15	4	25	7	10	0
MAY	92.25	Res. Const. Day	7.00	0.68	0.64	2.66	0.34	4.68	20	5	20	5	10	27
JUN	143.36	Res. Const. Day	3.00	0.94	1.30	2.43	0.31	4.53	20	4	16	25	25	68
JUL	149.64	Res. Const. Day	2.50	1.33	1.04	2.95	0.32	0.00	20	2	25	25	25	2
AUG	119.34	Res. Const. Day	2.00	0.84	0.90	2.96	0.33	4.97	20	5	25	25	15	25
SEPT	106.22	Res. Const. Day	6.43	1.01	0.79	4.41	0.85	0.00	4	1	6	2	16	2
OCT	93.87	Res. Const. Day	2.08	0.94	1.36	3.58	0.35	3.91	12	2	12	5	16	20
NOV	67.25	Res. Const. Day	1.45	0.30	1.03	0.00	0.00	4.36	4	2	5	4	6	0
DEC	103.81	Res. Const. Day	2.31	0.77	0.35		0.30	12.32						
YTD TOTALS	1377.23	0.00	35.02	10.33	9.27	26.74	3.96	39.90	131.00	58	184	108	134	144
2022	SOLID WASTE	CONSTRUCTION MATERIAL	-----RECYCLING-----						--ROAD MAINTENANCE--					
JAN	78.62	Res. Const. Day	1.50	0.41	0.39	0.00	0.00	0.00						
FEB														
MAR														
APR														
MAY														
JUN														
JUL														
AUG														
SEPT														
OCT														
NOV														
DEC														
YTD TOTALS	78.62	0.00	1.50	0.41	0.39	0.00	0.00	0.00	0.00	0	0	0	0	0

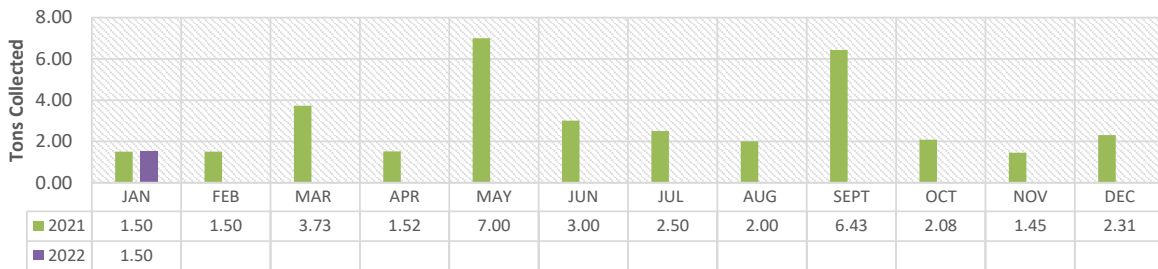
### Solid Waste



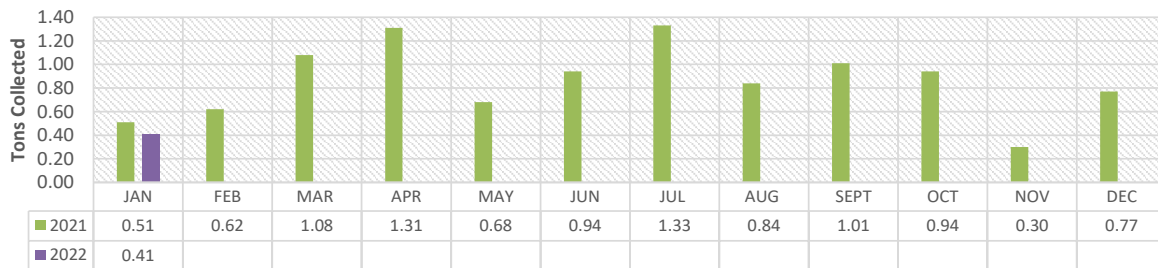
### Construction Material



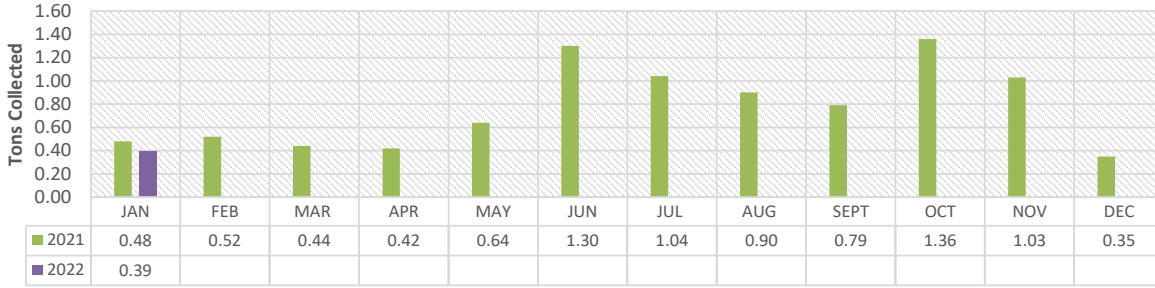
### Recycled Metal



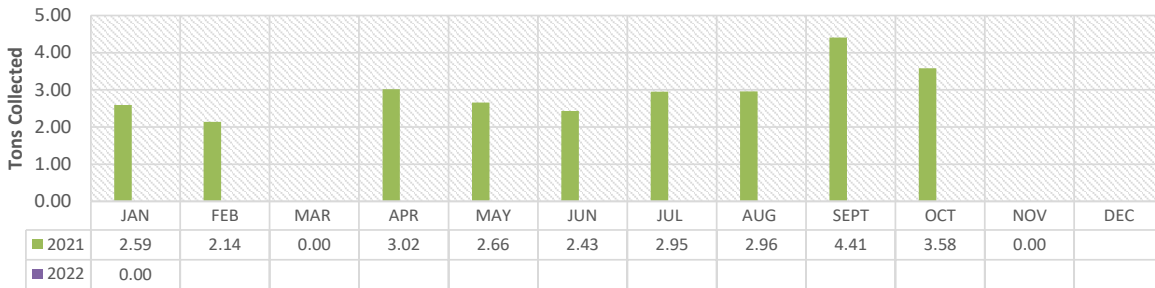
### Recycled Paper



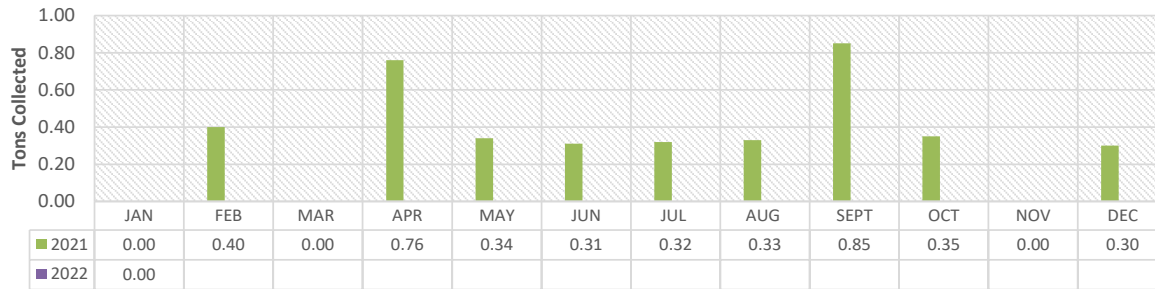
### Recycled Plastic



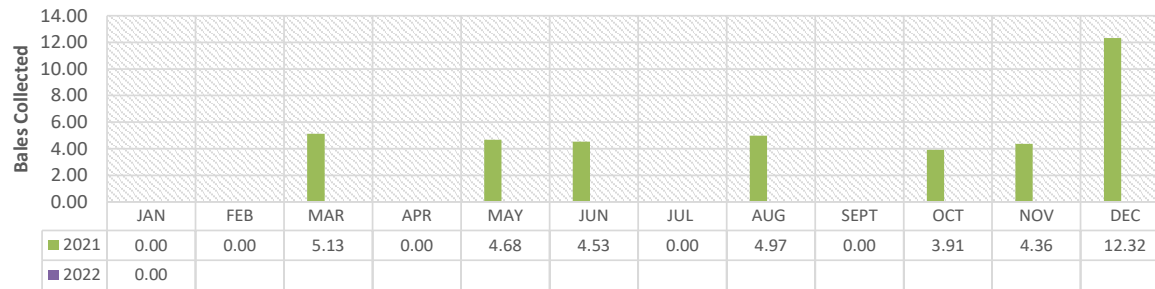
### Recycled Glass



### Recycled Aluminum



### Recycled Cardboard



## Completed WOs by Site Analysis

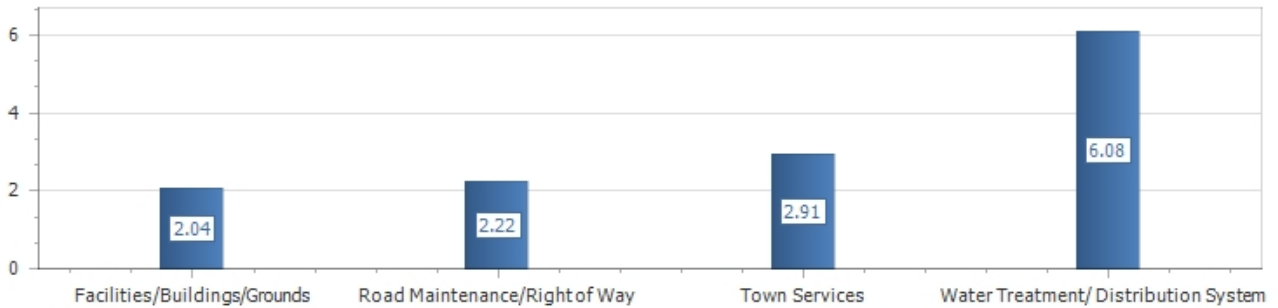
Date Printed: 02/01/2022

Page 1 of 1

### Total



### Average days to close



Site	Total	Average days to close
Facilities/Buildings/Grounds	3	2.04
Road Maintenance/Right of Way	3	2.22
Town Services	12	2.91
Water Treatment/ Distribution System	1	6.08

### Report Parameters

Filter: Contains([ WO Status ], 'Completed') And Not Contains([ Source Site ], 'Parks & Rec')

Search:

Advanced Filters: [ Originated ] Between '01/01/2022' And '01/31/2022'

Tags:

## Summary

Date Printed: 02/01/2022

Page 1 of 2

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
1817	Completed	PM				Water Treatment/Distribution System		Buckeye Water Treatment Plant	Daniel Davis	01/01/2022	01/02/2022	01/07/2022	0.00	0.00
1823	Completed	PM	2 - High		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	01/04/2022	01/06/2022	01/07/2022	0.00	0.00
1825	Completed	Non-PM	2 - High		Water Leak	Town Services	103 MID HOLIDAY D		Matthew Clawson	01/04/2022		01/04/2022	0.00	0.00
1824	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	01/04/2022	01/05/2022	01/07/2022	0.00	0.00
1827	Completed	Non-PM	3 - Medium		Debris Removal	Road Maintenance/Right of Way	LAKELEDGE CIR		Matthew Clawson	01/04/2022		01/04/2022	0.00	0.00
1833	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	01/07/2022	01/08/2022	01/07/2022	0.00	0.00
1835	Completed	Non-PM	3 - Medium		Water Meter Read	Town Services	101 MEADOWVIEW CIRCLE		Whitney Spagnolo	01/07/2022		01/13/2022	0.00	0.00
1847	Completed	Non-PM	3 - Medium		Water Meter Read	Town Services	100 WEDLING WEG #2		Whitney Spagnolo	01/13/2022		01/19/2022	0.00	0.00
1852	Completed	Non-PM	3 - Medium		Customer Complaint	Town Services	103 LOW HOLIDAY A101		Water Plant	01/18/2022		01/18/2022	0.00	0.00
1853	Completed	Non-PM	3 - Medium		Water Meter Read	Town Services	128 TAMARACK RD		Whitney Spagnolo	01/19/2022		01/26/2022	0.00	0.00
1820	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	116 ARROWOOD RD		Water Plant	01/03/2022		01/06/2022	0.00	0.00
1821	Completed	Non-PM	4 - Low		Pothole	Road Maintenance/Right of Way	LAKELEDGE RD		Daniel Davis	01/03/2022		01/07/2022	0.00	0.00
1831	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	603 CHARTER HILLS RD		Water Plant	01/06/2022		01/12/2022	0.00	0.00
1834	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	125 STAGHORN HOLLOW		Matthew Clawson	01/07/2022		01/11/2022	0.00	0.00
1838	Completed	Non-PM	4 - Low		Valve Locate	Town Services			Water Plant	01/10/2022		01/11/2022	0.00	0.00
1839	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	103 MID HOLIDAY D		Water Plant	01/10/2022		01/11/2022	0.00	0.00

# Summary

Date Printed: 02/01/2022

Page 2 of 2

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
1856	Completed	Non-PM	4 - Low		Dead Animal	Road Maintenance/ Right of Way	SUMMIT RD		Matthew Clawson	01/21/2022		01/24/2022	0.00	0.00
1864	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	107 STAGHORN HOLLOW		Water Plant	01/26/2022		01/26/2022	0.00	0.00
1865	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	102 OVERBROOK KNOLL		Water Plant	01/26/2022		01/26/2022	0.00	0.00
<b>Records Selected: 19</b>													<b>Total Cost \$</b>	<b>Total Hrs</b>
													<b>0.00</b>	<b>0.00</b>

Report Parameters

Filter: Contains([ WO Status ], 'Completed') And Not Contains([ Source Site ], 'Parks & Rec')

Search:

Advanced Filters: [ Originated ] Between '01/01/2022' And '01/31/2022'

Tags:



# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Kate Gavenus  
**DATE:** February 8, 2022  
**SUBJECT:** TDA Report February 2022

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**FOR THE PURPOSE OF:**

This report provides examples of marketing and media coverage for the Town of Beech Mountain, results and local economic development information.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

**Beech Mountain TDA Report  
To Town Council  
February 2022**

**Marketing/Media:** The upcoming winter Olympics prompted numerous media teams to come to Beech Mountain to film specials on winter sports and intros to Olympic coverage. Many thanks to the Beech Mountain Resort, Beech Mountain Realty and Rentals, VCI Rentals, Brick Oven Pizzeria, Beech Mountain Police, Sean McNay and Beech Mountain Parks and Recreation, Fred's General Mercantile and the Visitor Center staff for helping to host these media guests.

**Examples of media coverage received in January:**

Winter on Beech Mountain-- <https://www.spartanburg.com/news/2022/01/winter-activities-at-beech-mountain/>

Beech Mountain Resort-- [https://www.johnsoncitypress.com/living/local-ski-resorts-seeing-uptick-thanks-to-winter-weather/article\\_1d376bc0-7305-11ec-a85a-6fd56bc0adca.html](https://www.johnsoncitypress.com/living/local-ski-resorts-seeing-uptick-thanks-to-winter-weather/article_1d376bc0-7305-11ec-a85a-6fd56bc0adca.html)

Beech Mountain as a destination-- <https://citylifestyle.com/nashville-tn/articles/travel/fall-in-love-with-beech-mountain-nc>

New EV stations on Beech Mountain-- [https://www.wataugademocrat.com/news/local/new-ev-charging-stations-installed-on-beech-mountain-near-new-parking-lot/article\\_00c0a9a4-ece0-5ea3-b040-36825d8bba38.html](https://www.wataugademocrat.com/news/local/new-ev-charging-stations-installed-on-beech-mountain-near-new-parking-lot/article_00c0a9a4-ece0-5ea3-b040-36825d8bba38.html)

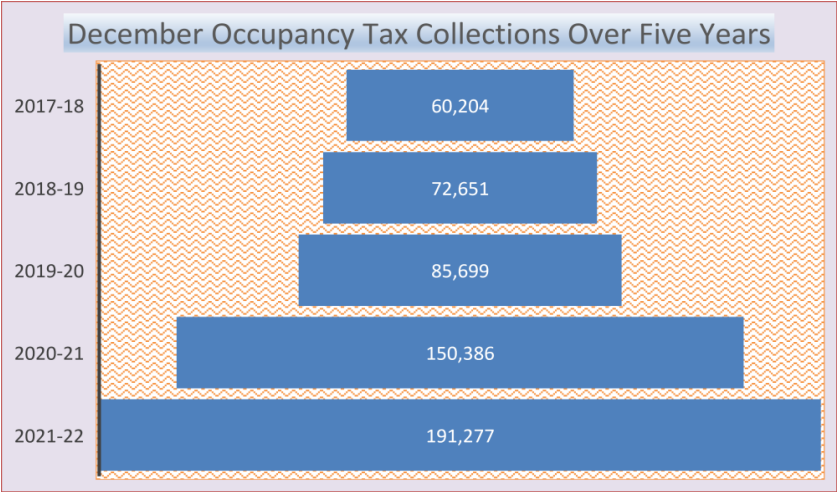
Snowmaking in the mountains-- <https://www.wnct.com/weather/warm-winter-snow-making-technology-saves-winter-tourism-on-north-carolina-ski-slopes/>

New sledding hill-- <https://www.hcpress.com/front-page/town-of-beech-mountain-builds-new-sledding-hill-for-residents-and-visitors-to-enjoy.html>

Blue Ridge Outdoors-- [https://issuu.com/summit-publishing/docs/bro\\_1221](https://issuu.com/summit-publishing/docs/bro_1221)

**Results:**

There were 1436 visitors in the Visitor Center during the month of January, which was less than the 2583 visitors received in January 2021. Occupancy tax of \$191,277 collected in the month of January (for December overnight stays) was 27.19% more than the 150,386 collected in January of 2021. 2805 room nights were reported to the tax office in December 2021.



**Total revenues for Lodging on Beech Mountain totaled \$3,445,973 for stays during the month of December 2021.**

## February 2022 Economic Development News

### On Beech Mountain:

The Tourism Development Authority funded a study by Appalachian State University to determine the economic value of public hiking trails on Beech Mountain. The lead researcher was Dr. John Whitehead, and four students conducted the surveying of visitors, data collection and collation. The study took place from June through the first week of September, and information was used from 374 respondents. 52% of those surveyed were from out of town, while 39% were part-time residents and 9% were full-time. Most were between 45 and 64 years old, and 55% were female.

- 92% of out-of-town visitors traveled in a group of three or more
- 73% of out-of-town visitors stayed overnight, and 79% of these stayed within the Town of Beech Mountain
- An estimated 22,991 total persons visited the EMO trail system in June, July and August of 2021
- An estimated 1,227 to 3,831 travel parties of non-local summer visitors use the trails in the Town of Beech Mountain
- average per visitor spending is \$403 per trip
- Annually, spending by visitors who use the town's hiking trails adds between \$722,000 and \$2,260,000 to the local economy

The Beech Mountain Tourism Development Authority thanks Sean Royall and the Parks and Recreation Department for their assistance with this study. We also thank Dr. John Whitehead and students Katherine Rose Uva, Parker Reid, Alexandra Desseyne and Paul Scott for their dedication and hard work on behalf of the Town of Beech Mountain.

Investment in maintenance and development of trail systems in the Town of Beech Mountain provides excellent returns for the town and local businesses.



# REPORT

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** February 8, 2022  
**SUBJECT:** Planning and Inspection Monthly Report 2022-01

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**FOR THE PURPOSE OF:**

Monthly report of activities for the Planning and Inspections Department.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

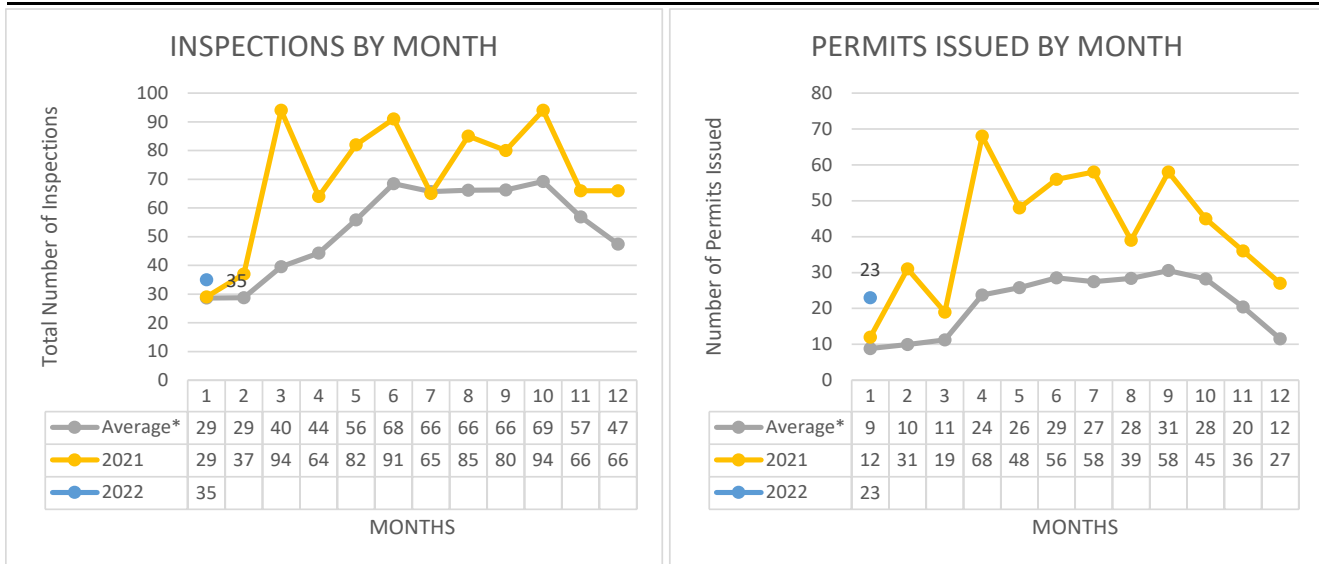
**TOWN OF BEECH MOUNTAIN**  
**Monthly Report**  
**Department of Building Inspections**  
**January-2022**

**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	14	36	11	269	208	434
Electrical	6	13	7	84	83	162
Plumbing	5	2	6	33	61	87
Htg/Air & Misc.	10	15	5	105	78	170

**2. Permits Issued**

No. Issued	23	27	12	286	219	497
Value	\$ 285,918	\$ 810,092	\$ 63,877	\$ 9,717,909	\$ 5,911,808	\$ 16,032,489
Permit Fees	\$ 12,632.20	\$ 12,505.32	\$ 1,335.00	\$ 212,101.35	\$ 82,020.00	\$ 320,706.65



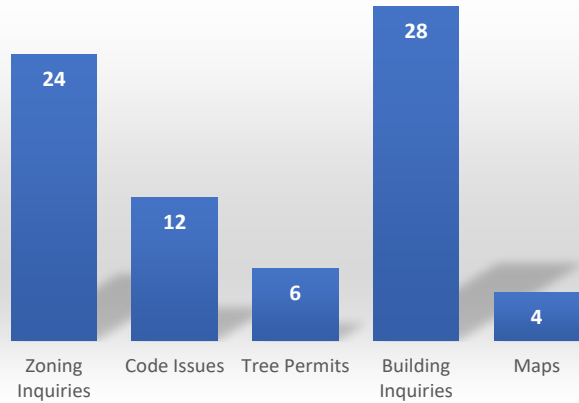
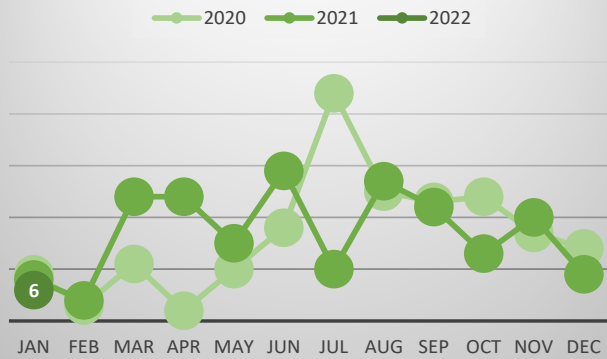
\*NOTE: Average Inspections and Permits are calculated based on a running average since April 2009

**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		\$ 10,543.70	\$ 168,000	21	9
	New Multi-Family				0	0
	New Commercial				0	0
22	Other	Various	\$ 2,088.50	\$ 117,918		
23			\$ 12,632.20	\$ 285,918		

**TOWN OF BEECH MOUNTAIN**  
**PLANNING AND ZONING MONTHLY REPORT**  
 January-2022

**Tree Permits**



**Summary and Highlights**

**Building:**

Building permit issuance remains above 10-year average  
 21 New Homes permitted since July 1, 2021  
 31 New Homes permitted since January 1, 2021

**Zoning:**

Working on a batch zoning amendment of necessary changes  
 Working on two separate Special Use Permits for applicants

**Trees:**

Tree permits return to average numbers

**GIS/Mapping:**

Updates to several layers underway

**Planning Board:**

January Planning Board meeting cancelled

**Board of Adjustment:**

Special Use Permit approved for Light Manufacturing at 500 Beech Mountain Pkwy  
 Special Use Permit underway for new Multi-Family Residential Development adjacent to Resort

**Other:**