



**AGENDA**  
**Regular Town Council**  
**Tuesday, February 9, 2021**  
**Council Chambers 4:00 PM**

Page

1. CALL TO ORDER  
Beech Mountain is inviting you to a scheduled Zoom meeting.

Topic: Town Council Meeting

Time: Feb 9, 2021 04:00 PM Eastern Time (US and Canada)

Every month on the Second Tue, 12 occurrence(s)

Feb 9, 2021 04:00 PM

Mar 9, 2021 04:00 PM

Apr 13, 2021 04:00 PM

May 11, 2021 04:00 PM

Jun 8, 2021 04:00 PM

Jul 13, 2021 04:00 PM

Aug 10, 2021 04:00 PM

Sep 14, 2021 04:00 PM

Oct 12, 2021 04:00 PM

Nov 9, 2021 04:00 PM

Dec 14, 2021 04:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: [https://us02web.zoom.us/meeting/tZcsce-qpiopHNZisrjNTJSvJpV5LQ-II-v8/ics?icsToken=98tyKuGrrz0sGNyUsx-FRpwqBY\\_oM-rxiH5ego1nlQz3CQ5nSDDgHPJ0Z55OXfH5](https://us02web.zoom.us/meeting/tZcsce-qpiopHNZisrjNTJSvJpV5LQ-II-v8/ics?icsToken=98tyKuGrrz0sGNyUsx-FRpwqBY_oM-rxiH5ego1nlQz3CQ5nSDDgHPJ0Z55OXfH5)

Join Zoom Meeting

<https://us02web.zoom.us/j/83166281362>

Meeting ID: 831 6628 1362

One tap mobile

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Dial by your location

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888 788 0099 US Toll-free  
Meeting ID: 831 6628 1362  
Find your local number: <https://us02web.zoom.us/j/83166281362>

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- 10. ADJOURNMENT





## REPORT

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**TO:** Mayor & Town Council  
**FROM:** Tamara Mercer  
**DATE:** February 9, 2021  
**SUBJECT:** Public Comments

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**FOR THE PURPOSE OF:**

Provide Town Council with submitted public comments as received by the Town Clerk's Office. Please note: public comments deadline is Feb. 8, 2021 at 5:00 p.m., comments will be uploaded into the agenda packet as received by deadline.

**SIGNATURES:**

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Town Manager

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Town Clerk

2/9/2021

Dear Council Members,

As an owner of several businesses, I'm aware when policy is made, it's often made for the benefit of folks with a larger picture in mind. It is in that spirit that I'm asking you to consider my request and attention to the recycle and trash collection point on Beech Mountain. We have been residents since 2005 and now do some renting since we can't get up as much as we would like.

Charlie from the recycle/trash collection point is someone we all hold near and dear to our hearts. He is a loyal and faithful Beech Mountain employee. I had gone up to bring some trash and to speak with him about the difficulty we were experiencing with the recycling program, the tags and what we understand is going on about how the new policy is working. I stopped quickly discussing it when he was accosted by an older man, belligerent when Charlie started to enforce the policy of the tags needed to be hung from the rearview mirror. I helped Charlie defend himself as the man was in his face, flush with anger and four-letter words. He was a resident who forgot his pass.

Within two or three minutes a woman came up who was renting and described to Charlie that she forgot her pass in the kitchen but was wanting not to carry the smelly trash back to Winston Salem. She would not go to Fred's to get the day pass for \$5 and said this would be the last time she rented on Beech Mountain (sad for all of us).

Within a total of 5 minutes apart, I witnessed the rudest behavior I'd seen in quite a while. I asked Charlie now tearful/visibly upset how often this happens and he said many times..... (a day!!).

You have tried your best but this method is not working. I know trash cost is up 100% but the real cost to the goodwill of residents and renters is much higher and will most definitely see an economic impact once the market is less hot.

A few years back we were told to build trash containers that cost around \$400-500. Then we received notice to lock them and not use them. I understand by calling in that we are permitted to use the trash containers once again. Most rentals leave on Sunday. Our trash is picked up on Fridays, Mondays would be best.

I am asking each of you to consider a different method of catching the few who are cheating the system (contractors/cleaning people emptying non-beech mtn trash in our containers) but not to punish the residents and good renters with a policy of \$350 replacement tags if lost. There has to be a better way to implement a policy, possibly digital that can work for owners and their renters.

What Charlie and the other two gentlemen that work with him have experienced is renters who are on their way out of town and do not want to drive up to the recycle/trash center only to be told they have three choices.

1. Take the smelly trash back to the city they came from
2. Drive the pass all the way back to their rental unit
3. Go to Fred's, wait in line and purchase a \$5 pass.

(\*What is actually happening is that we have seen and it's being reported to many that trash is now being left along the roads, in front of houses, etc)

Thank you for your consideration on solutions for residents and the renters who keep our ski resorts/restaurants and more in business. We really need to address this very important issue without delay.

Lastly, in the country clubs my partners and I own, we often do surveys to see if anyone has good ideas to problems we are having. If you need to put one out, maybe that would help or employ an independent consultant to provide some other possible solutions. The trash/recycle plant has become an important part of Beech Mountain. More important are wonderful folks like Charlie who was the goodwill greeter of beech mountain and enjoyed his work to the enforcer of policies that get him beat up verbally and near physically every single day. He needs the job so he won't quit but if any of us had to do what he is doing, we would never last! He inevitably will suffer illness due to this stress on his system along with anyone else under that type of pressure. If each of you asks yourselves, would I want that for my son or daughter, you would stretch to find a better system.

Thank you once again for your consideration!  
Mike Boston  
704 609 0974

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(704) 609-0974

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Town Council meeting 2/9/2021  
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**From:** lynn smith <[sunfreak2@yahoo.com](mailto:sunfreak2@yahoo.com)>  
**Sent:** Sunday, February 7, 2021 14:01  
**To:** Bob Pudney  
**Subject:** public comment for meeting

Hi there-i would like to make a comment for the TC meeting this Tuesday  
It has to do with putting the Inclement Weather 4x4 or Chains required signage on the back road  
Buckeye Road, at the entrance and exit, by the Dump-there are many more travelers using that  
road to get to the ski area-i was on it, and there were 10 tourists, all in inappropriate vehicles, all  
were stuck, blocking the road..  
Thanks!

**Lynn Smith**  
*Founder in Chief*  
*High Country K9 Keg Pull*

Pursuant to North Carolina General Statutes, Chapter 132, Public Records, this e-mail and any  
attachments, as well as any e-mail messages(s) that may be sent in response to it, may be considered  
public records and therefore are subject to public records requests for review and copying.



# MINUTES

## Regular Town Council Meeting

4:00 PM - Tuesday, January 12, 2021  
Council Chambers

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The Regular Town Council of the Town of Beech Mountain was called to order on Tuesday, January 12, 2021, 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 Erin Gonyea

**COUNCIL EXCUSED:**

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

### 1. CALL TO ORDER-

1.1. There was a quorum present although Councilmember Melang was absent.

### 2. ADOPTION OF AGENDA

2.1. Mayor Kaufman requested an adoption or amendment to the agenda to which Vice Mayor Accardi noted an addition to the agenda.

#### **Motion**

Jimmie Accardi made a motion to amend the agenda to include the Tax Administrator's Tax refund requests for overpaid taxes under Consent Agenda and Erin Gonyea seconded the motion. CARRIED. unanimously.

### 3. PLEDGE OF ALLEGIANCE

### 4. PUBLIC COMMENT

4.1. Mayor Kaufman said the public comment received was added into the Council packet as follows:

To: Beech Mountain Town Council January 12, 2021.

From: Barbara Sugerman

Sent from my iPad

I sincerely hope all is well with you and your families. Even though I left to head south on December 3rd, 2020, the Smoke Issue still exists. I cannot stand the thought of another summer enduring the smoke-filled air for the third year in a row.

The night before I left, December 2nd, the Smoke was so intense and toxic that I had to once again call the Police. You can check their records. They reported back that the Officer did agree that the smoke was everywhere in and around my house, but they couldn't find the source. This has been a consistent problem. I do not drive at night, so I have to rely on others and not once has anyone in charge been able to locate the source. It can't be that hard. I have found the source myself during daytime hours by going around looking for clues and talking to neighbors these past 2 years.

This is an unaddressed, long-standing public nuisance. What will the Town Council do to resolve it? Are you allowed to have a drone? That would be such a positive thing to do. Of course, the solution to all of this would be to update the fire pit ordinance to only allow standard fire pits to be used for the purpose they were intended and not to be used as open burns. Again, I beseech you all to imagine this happening in and around your homes. What would you do?

Would you tolerate smoky toxic air in your home or would you be trying to get the "powers that be" to realize there is a serious problem affecting your health and well-being? I and others are being denied the delicious, cool, healthy mountain air that Beech Mt. advertises and is our right to enjoy as homeowners, yet nothing has been done to upgrade the Ordinance.

Are the perpetrators that burn, no matter how much smoke poisons the neighbors, more important than those of us that are the victims? How is that concept even possible, that a few inconsiderate (to put it mildly) have more rights than those suffering since August 2019. Again, I ask you to take this matter very seriously, as if it were happening to you.

I hope and pray that when I and others return to what once was "our happy place", and now has come to be an unhealthy nightmare totally due to the situation being ignored and that with all the turmoil of 2020 and now 2021, that this dangerously very unhealthy problem will be no more.

Thanking you in advance for reading this statement with compassion, understanding and willingness to end this torture.  
Barbara Sugerman

## **5. CONSENT AGENDA**

- 5.1. Adoption of Minutes- December 8, 2020 regular meeting minutes and closed session minutes

### **Motion**

Jimmie Accardi made a motion to adopt the regular meeting and closed session minutes of December 8, 2020 and Erin Gonyea seconded the motion. CARRIED. unanimously.

#### **5.2. Sale of Town owned Lot, 408 Pinnacle Ridge Rd**

Attorney Eggers explained that the property was originally advertised 'for sale' through the tax foreclosure process but there were no bidders. The parcel was subsequently placed on Govdeals which received a high bid of \$10,800.00. Mayor Kaufman requested a motion to accept the bid for sale of the property at 408 Pinnacle Ridge Road.

### **Motion**

Jimmie Accardi made a motion to accept the highest bid of \$10,800.00 for the property at 408 Pinnacle Ridge Road and Erin Gonyea seconded the motion. CARRIED. unanimously.

#### **5.3. Tax Refunds**

Mayor Kaufman noted the tax documents submitted after Councilmember Abernethy requested details of the payments to which Mr. Pudney provided the explanation of the over-paid taxes.

### **Motion**

Erin Gonyea made a motion to refund the overpaid tax amounts as listed in the submitted documents from the Tax Administrator and Weidner Abernethy seconded the motion. CARRIED. unanimously.

## **6. NEW BUSINESS**

#### **6.1. FY 2020 Audit and Financial Statement Presentation**

Mr. Pudney introduced the Town's Auditor, Ms. Cindy Randolph CPA, who presented the summary audit report and added that staff had submitted the Town of Beech Mountain's Independent Auditor's Report to the LGC, (Local Government Commission). Staff at the LGC are working remotely but Ms. Randolph believed the audit is approved by an unmodified opinion.

Ms. Randolph reviewed the Financial Highlights Report for Years Ended June 30, 2019 and June 30, 2020. In the report she pointed out the General Fund: Cash and Investments including, Restricted cash, Total Assets, Fund Balance, Total Revenues, Total Expenditures, while reviewing other finance sources, and the changes in fund balance. She pointed out the unassigned fund balances as a percent of the general fund expenditures and current levy collection percentages for the years ended June 30, 2019 and June 30, 2020.

In response to Councilmember Abernethy's question regarding the unassigned fund balances, Ms. Randolph explained the grants and CARES money received were the reason for increases and decreases in the line item detail report. The Capital Project Fund for the Public Works Facility was reviewed with line item details for cash and investments, total assets, fund balance, total revenues and total expenditures and the changes in fund balance as well as the Emergency Telephone System which had upgrades to dispatch and security. The Water and Sewer Fund were reviewed as well as the Sanitation Fund, which included rate increases on July 1, 2020. Ms. Randolph also pointed out that during the lock-down through June 30th, the sales taxes were reduced, and that the sales tax is received in arrears, so she noted that discrepancy as well as highlighted the NCDOT monies received during that period.

The collection of property tax rate is at 98.8% and we budget for 96% so this collection rate is one of the highest she has seen in the state. In response to Vice Mayor Accardi's question regarding Non-operating Revenues, Ms. Randolph explained it consisted of investment earnings such as interest in dividend income, the sale of capital assets, various miscellaneous income and the interest expense which were listed on page 22 and given in the report. Mr. Pudney reiterated the details of some of the capital asset sales and auction and that was related to the garbage and sanitation asset sales in that line item.

Ms. Randolph said the Town maintained operating within the budget, as there were no excess of expenditures, over-appropriations nor any compliance issues. Mr. Pudney pointed out the Risk Management fields, and the Long-Term Obligations posted on page 46 and Ms. Randolph added the debt ceiling for the Town is approximately 34 million. The debt ratio as defined and regulated by the LGC, and the legal debt margin is 8% of the ad valorem tax value. North Carolina general statutes limit the amount of general obligation debt that a unit of government can issue to 8% of the total assessed value of taxable property located within the town's boundaries, therefore; the Town of Beech Mountain is at \$34,406,653, details of which were given in summary of the report.

There was a question-and-answer period as to the regulations and compliance of the general statutes based on the tax value. Mr. Pudney added that there is approximately 4.7 million currently of long-term debt on the books for the Town and we have a debt ceiling of 34 and half million dollars. He noted that we are looking at a 20-million-dollar water intake project which gives us a better understanding of the large picture for moving forward based on the audit assessment.

Councilmember Abernethy pointed out the explanation of the deficiencies were noted and spelled out in the Audit Report as well, there are no material weaknesses which were identified, and this is a job well done compared to last year's audit report.

After further consideration, Vice Mayor Accardi requested the report and submitted material, be placed on the February agenda, since the Council members had just received the completed report, and this will allow for further

review and approval. There was general consensus to continue the item on the February 9th agenda.

**6.2. First Tryon Advisors of Charlotte, Financial Advisor David Cheatwood**

Mr. Pudney reviewed the background regarding the Town's capital projects and noted that as the Town has been planning the Watauga Water River Intake to acquire and improve the water resources which is estimated at 20 million dollars, as well as several major infrastructure projects, that he was concerned with financing future capital projects and to research the best methods moving forward for long-term planning. He himself was not comfortable recommending courses of actions nor does he have the experience and financial expertise to plot the best method to finance these projects. Our current audit reports on the existing debt of the town and the funding so we consulted with the NC League of Municipalities and under that recommendation hired the firm of First Tryon. First Tryon was the firm used by Avery County, Boone, and Blowing Rock, and we contacted Avery, Boone, and Blowing Rock, for references. Blowing Rock worked with First Tryon and had implemented a major general obligation bond for their capital project.

Mr. Pudney stated that we contracted with First Tryon and we have the deliverable and the customized model developed for the Town by First Tryon allows the Town to input various scenarios and overall pictures of the capital projects and timelines. Mr. Pudney how do we fine tune the model, and input data and projects such as defined by Council at the budget retreat, and we can provide the costs and funding debts for any scenarios across multiple timelines and ongoing and newly added projects which assists staff planning for the future. Mr. Pudney introduced Mr. Cheatwood.

Mr. Cheatwood presented an overview of the firm, First Tryon, particularly highlighting their full-service capital project financial planning for cities, towns, school districts, counties and utilities across the State. They assist at board retreats and workshops and provide financial advisory to clients as to how to fund capital projects. They assist municipalities with bond pricing in the public markets for tax exempt and taxable security trading platforms. Their fiduciary obligation is to principal not a lender. When in the pre-planning stage, such as with the Town's sizable Water Intake facility project on the horizon along with a number of other potential projects within the Water and Sewer Department Fund and General Fund, they provide financing alternatives and the model provides best structure moving forward. As noted by the Town Manager, the model will allow the Town to evaluate a number of different scenarios to fund these projects and the impact of the funding plans on the future of the Town's financial standing to meet Council's objectives and the Town's needs. First Tryon's approach and role as financial advisor is the firm serves as a liaison for the financing transactional procedures in the pre-planning for understanding the Town's short- and long-term objectives, debt capacity and affordability, Capital project model planning, evaluation of financing alternatives, credit strategy, monitor refinancing opportunities, and apprise the Town of market conditions.

The excel based model, will be manipulated in the work session, and can provide 'live' what if scenarios. Mr. Cheatwood assessed different assumptions

and market trend projections, develop a timeline, as well as evaluate bond proceeds and investments through coordinating sale and pricing of the public market and or bank loans. The Capital Planning model is a tool that gives entities the ability to forecast the impact of funding proposed capital projects for both a near-term and a long-term goal. The model is designed to be interactive and to allow an entity to run multiple scenarios with different assumptions in a timely manner, helping the Town reach its goals by identifying revenue sources, maintaining the credit rating and Local Government Commission compliance.

Mr. Cheatwood reviewed the options in the PowerPoint slides showing how the model allows the Town to work within the confines of regulations, calculations, and the financial metrics. The details for the various outputs for each option were discussed for the various funds. He explained how he input our data, creating a detailed revenue and expenditure projection which forecasts individual revenue and expenditure line items year by year. Mr. Cheatwood noted the growth rates that the peer sets were based on which is the Moody's database credit rating for benchmark cities.

Next, he discussed the various scenarios and impacts with different projects introduced into the model and how that data can be manipulated since we are looking at the 20-million-dollar capital project. He reviewed our current debt ratio for the water and sewer fund which is at 2.4%. We are below the debt ratio and we have the capacity to fund the project compared to other towns and for the size of our town, we have a strong fund balance. The water and sewer fund has 6 months of cash on hand, the minimum requirement is 3 months so we are in a good cash position looking at the General Fund peer comparisons. The utility rates were discussed, and Mr. Pudney reviewed the McGill Engineering report for those proposed increases to the water and sewer and sanitation rates. The current revenues were noted and projections with the rate increases to fund the water project were discussed.

In response to Councilmember Abernethy's question, Mr. Cheatwood explained that Council and Staff can evaluate the projections based on the scenarios, the markets, interest rate loans, general obligation bonds or revenue bonds and what is allowed by the LGC to move forward for funding projects. There was a lengthy question and answer period regarding the water intake project, our utility system, revenue bond versus GEO bonds, models and assumed projections. Historical sales tax growth metrics were discussed, if we assume it is 3% and the town decided to take on 10% those options were noted.

Mr. Pudney added we need the models for making decisions as to how we pay for capital projects. In response to Vice Mayor Accardi's question, Mr. Pudney said the firm's contract was for \$25,000, to which Councilmember Gonyea said this tool allows us to have an ongoing model moving forward. We need to use it in every budget session, inputting the information at every retreat to be used for a long time. There was general Council consensus that each year the model takes the guess work out of the decision making for financing future projects. The data being prepared every year for budget retreats helps the next leaders. Future Councils can use the model, preparing Staff and

boards for future planning stated Mayor Kaufman.

### **6.3. Board and Committee member term appointments**

Mayor Kaufman requested nominations and appointments to the following Boards and Committees: Planning Board member expirations, Board of Adjustment members, and Parks and Recreation Committee member expirations.

Councilmember Abernethy nominated Gabe Joseph to be re-appointed to the Planning Board for a term to expire December 31, 2024 and the motion was seconded by Erin Gonyea. The motion carried unanimously.

Councilmember Gonyea nominated Greg Welsh to be re-appointed to the Planning Board for a term to expire December 31, 2024 and the motion was seconded by James Accardi. The motion carried unanimously.

Vice Mayor Accardi nominated Fred France to be re-appointed to the Board of Adjustment for a term to expire December 31, 2024 and the motion was seconded by Erin Gonyea.

Councilmember Gonyea nominated Jennifer Lavrack to be re-appointed to the Board of Adjustment for a term to expire December 31, 2024 and the motion was seconded by James Accardi. The motion carried unanimously.

Vice Mayor Accardi nominated Therese Barry to be re-appointed to the Board of Adjustment for a term to expire December 31, 2024 and the motion was seconded by Councilmember Gonyea. The motion carried unanimously.

Councilmember Gonyea nominated Judy Elliott to be re-appointed to the Board of Adjustment for a term to expire December 31, 2024 and the motion was seconded by Councilmember Abernethy. The motion carried unanimously.

Vice Mayor Accardi nominated Fred Pfohl to be re-appointed to the Parks & Recreation Committee for a term to expire December 31, 2024 and the motion was seconded by Councilmember Gonyea. The motion carried unanimously.

Vice Mayor Accardi nominated Barbara Piquet to be re-appointed to the Parks & Recreation Committee for a term to expire December 31, 2024 and the motion was seconded by Councilmember Gonyea. The motion carried unanimously.

Councilmember Gonyea nominated Gloria Alge to be re-appointed to the Parks & Recreation Committee for a term to expire December 31, 2024 and the motion was seconded by Councilmember Abernethy. The motion carried unanimously.

Vice Mayor Accardi nominated Carol Beckmann to be re-appointed to the Parks & Recreation Committee for a term to expire December 31, 2024 and the motion was seconded by Councilmember Gonyea. The motion carried unanimously.

## **7. TOWN MANAGER AND STAFF REPORTS**

### **7.1. FY 2021 November Financial Report**

#### **Motion**

Review

### **7.2. Department of Infrastructure Report**

### **7.3. Fire Department Monthly Report**

### **7.4. Police Department Monthly Report**

### **7.5. Town Manager's Report**

Mr. Pudney provided a Covid-19 update and said the NC State's general order is extended to January 29th 2021. The Covid-19 Vaccine availability in our area was discussed and he noted that medical responders in the Fire Department have been vaccinated. He said the phase rollouts for the different age groups and essential employees link from the Health Department was posted on-line. All of the town employees have been encouraged to be vaccinated and given the link to sign up on the Watauga Health Department. We are in discussion with both Watauga and Avery to host a community vaccination clinic here at the town.

Mr. Pudney reviewed various updates to new Public Works Facility. The construction is moving along with the interior walls, electrical and bays finished. There is very heavy use of the Sled Hills and snow guns are blowing snow when possible. There is observed approximately 50% compliance with Covid-19 regulations. The fire repairs at Buckeye Recreation Center are underway, with the new flooring and doors completed under the insurance policy at \$50,000.

The Town's 40th birthday celebration was discussed and Mr. Pudney said any volunteers can contact Sandy Carr at 954-931-1810 or the TDA for the year-long events scheduled and that planning group is up and running which includes the Chamber of Commerce and local businesses.

The First Annual Christmas parade was a great success, and we are hoping to make it a tradition and the town thanks all those who participated. The Staff planning group has completed the draft report on growth trends and long range planning. This research report will be provided to the Council at the February 9th meeting. The Budget Retreat is scheduled for January 28 and Mr. Chris May will facilitate. We have planning materials for the Council before the meeting.

The Convenience Center six-month report was presented to Council and Mr. Pudney reviewed the updates and adjustments to the procedures, noting the problems with residents losing the placards and how the placard system works. We eliminated accepting all construction debris. The solid waste ordinance and enforcement was discussed. We provided for a 90 day “grace” period for those who said they did not receive the placard in the mail. We established a premium cost for non-town residents and placards are \$370 for the year. A single use permit for the Convenience Center was established at \$5. They are sold at Town Hall and Fred’s Store which have been mostly for rental occupants.

There is an unprecedented amount of solid waste on the mountain due to higher occupancy of the town. The crew are averaging three trips per day to the landfill in Boone. This is up 20% from the previous year. The costs were approximately \$35,000 in in dumping fees and we are at \$88,000 for 2019-2020. Mr. Pudney reviewed the following recommendations:

- Continue with the placard system
- Better communications with residents
- Change the background color yearly
- Track placard with account
- Mail placards earlier – April/May
- Encourage curbside pickup – cost effective
- Staff the center with two attendants at all times
- Or reduce the operating hours to 8 hrs or 5 days per week. Now 12 hrs/365 days a year
- Enforcement for those who are cheating the system –
- Counterfeiting placards
- Illegal dumping
- Provide for homeowner construction debris one Sunday per month with clear conditions

Mr. Pudney discussed front-loading sanitation trucks with particular emphasis on multi-family dumpster procedures. Costs, equipment, and bear resistant containers and enforcement of the existing ordinance was discussed.

The holidays, Ski Resort capacity and the quantity of traffic was next addressed by Mr. Pudney. Overflow parking lots, no bus shuttles and people leaving vehicles parking illegally on roadway shoulders overwhelmed our law enforcement. Mr. Pudney explained how Emergency Services reacted to the limited access and traffic jams. Also there is a lack of Covid-19 regulation compliance.

He reviewed the forward plans to address these issues for the upcoming Martin Luther King holiday weekend. There will be vehicle towing, an additional traffic message board announcing if the Resort is sold out, overflow parking, additional law enforcement personnel as well as Avery County Sheriff’s, and Highway Patrol enforcement. Additional portable toilets added at the sled hills, social media messaging, and we are working with the resort

management to limit parking for advance ticket sales, and encourage Covid-19 regulation compliance with businesses.

- 7.6. Recreation Report December 2021
- 7.7. TDA Report January 2021
- 7.8. Planning and Inspections Report 2020-12

## **8. TOWN COUNCIL COMMENTS**

- 8.1. Councilmember Gonyea acknowledged the population increase and Staff doing their best to accommodate the growth of people and increased vehicle traffic and vehicles. Businesses are packed and she requested patience towards our visitors.

Vice Mayor Accardi agreed with the Town's current growing pains for a resort community. He inquired into the damage to the water tank off Ashwood Lane, to which Mr. Pudney replied we don't yet have a total accounting of the costs, but as to the repairs to the lines there was an infrastructure failure on single point line. We have now permanently repaired the line. The pipe moved and now there is a concrete blocking to encase that pipe. Vice Mayor Accardi noted photos of the incident will help us document our case for the secondary water source.

Councilmember Abernethy concurred that with the growing pains creates bottlenecks but also financial rewards. He agreed we need to enforce towing and work with the highway patrol. He was impressed with financial model tool, staff is progressing and working towards our long-term goals.

Mayor Kaufman was concerned with Covid regulation compliance and working with the public to social distance and mask compliance.

## **9. CLOSED SESSION - PURSUANT TO NC GS 143-318.11 (A)(6) PERSONNEL MATTERS**

- 9.1. Mayor Kaufman requested a motion to move to Closed Session for personnel matters.

### **Motion**

Weidner Abernethy made a motion to move to closed session pursuant to NC GS 143-318.11 (a)(6) Personnel Matters and Jimmie Accardi seconded the motion. CARRIED. unanimously.

## **10. ADJOURNMENT**

- 10.1. Mayor Kaufman requested a motion to reconvene, to which Vice Mayor Accardi made a motion to open the regular meeting. No action was taken in Closed Session and Mayor Kaufman requested an adjournment at 6:45 p.m.

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

**Motion**

Jimmie Accardi made a motion to adjourn the meeting and Erin Gonyea 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:** Steve Smith  
**DATE:** February 8, 2021  
**SUBJECT:** Shane Park Budget Amendment

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**FOR THE PURPOSE OF:**

Shane Park was never officially budgeted as an item, however the current Council had previously committed \$200,000 to complete the project as did the previous Council. Along with the Council's commitment there were donations from the Public, Beech Mountain Tourism Authority and the Utility Fund. To date there remains \$13,132

**ATTACHED FOR YOUR CONSIDERATION:**

FY 21 Budget Ordinance Amendment #2021-02

**FINANCIAL IMPLICATIONS:**

Reduction in Fund Balance

**STAFF RECOMMENDATION:**

Approve

**SIGNATURES:**

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Town Manager

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Town Clerk

**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA  
2020-2021 BUDGET ORDINANCE  
AMENDMENT # 2021-02**

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

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

**A. EXPENDITURES**

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

a. General Fund:

1. Recreation Department (Shane Park) \$ 217,753

**TOTAL ADJUSTMENT TO EXPENDITURES** \$ 217,753

**B. REVENUES**

2. To provide for adjustments to revenues:

a. General Fund:

1. Appropriated Fund Balance \$ 217,753

**TOTAL ADJUSTMENT TO REVENUE** \$ 217,753

<b>C.</b>	<b>FY 2020 – 2021 General Fund Original Budget</b>	\$7,761,632
	<b>FY 2020 – 2021 Amendment # 1</b>	-
	<b>FY 2020 – 2021 Amendment # 2</b>	<u>217,753</u>
	<b>FY 2020 – 2021 Amended Budget</b>	<u>\$7,979,385</u>

APPROVED THIS THE 8<sup>TH</sup> DAY of February 8<sup>th</sup>, 2021

\_\_\_\_\_  
Tamara Mercer, Clerk

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







# REPORT

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**TO:** Mayor & Town Council  
**FROM:** Bob Pudney  
**DATE:** February 9, 2021  
**SUBJECT:** FY: 2019-2020 Audit and Financial Report

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**FOR THE PURPOSE OF:**

The Town of Beech Mountain Financial Statements, Supplemental Schedules, Compliance Report, and Independent Auditor's Report for the fiscal year ending June 30, 2020

**SIGNATURES:**

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Town Manager

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Town Clerk

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***TOWN OF BEECH MOUNTAIN***

Financial Statements, Supplemental Schedules, Compliance Report,  
and Independent Auditor's Report  
For the Year Ended June 30, 2020

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**C. Randolph CPA, PLLC**  
*Certified Public Accountant*

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**TOWN OF BEECH MOUNTAIN**

**Town Officials**

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**Town Council Members**

Barry Kaufman, Mayor

Jimmie Accardi

Weidner Abernethy

Kelly Melang

Erin Gonyea

**Administrative and Financial Staff**

Steve Smith, Finance Officer  
Robert Pudney, Town Manager

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**TOWN OF BEECH MOUNTAIN**

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**TOWN OF BEECH MOUNTAIN**

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**C. Randolph CPA, PLLC**

*Certified Public Accountant*

219-A Beaver Creek School Rd.  
West Jefferson, North Carolina 28694

Phone: (336) 846-3211

Fax: (336) 846-1142

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**Independent Auditor's Report**

To the Honorable Mayor and  
Members of the Town Council  
Beech Mountain, North Carolina

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Town of Beech Mountain (the "Town"), North Carolina, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of Beech Mountain Tourism Development Authority were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall financial statement presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Town of Beech Mountain, North Carolina, as of June 30, 2020, and the respective changes in financial position and cash flows, where appropriate, thereof and the respective budgetary comparison for the General Fund and the Emergency 911 Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 11, the Local Government Employees' Retirement System's Schedules of Proportionate Share of the Net Pension Liability (Asset) and Contributions, on pages 51 and 52, respectively, and the Law Enforcement Officers' Special Separation Allowance schedules of the Changes in Total Pension Liability and Total Pension Liability as a Percentage of Covered Payroll, on pages 53 and 54, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

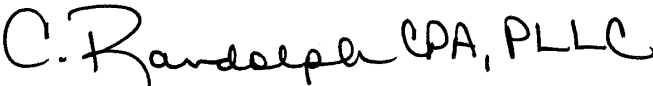
### *Supplementary and Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of Town of Beech Mountain, North Carolina. The individual fund statements, budgetary schedules and other schedules, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund statements, budgetary schedules and other schedules are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us. In our opinion, based on our audit, and the procedures performed as described above, individual fund statements, budgetary schedules and other schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 3, 2020 on our consideration of Town of Beech Mountain's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grants agreements, and other matters. The purpose of the report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Town of Beech Mountain's internal control over financial reporting and compliance.

C. Randolph CPA, PLLC

West Jefferson, North Carolina  
December 3, 2020

## **Management's Discussion and Analysis**

As management of the Town of Beech Mountain, we offer readers of Town of Beech Mountain's financial statements this narrative overview and analysis of the financial activities of the Town of Beech Mountain for the fiscal year ended June 30, 2020. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

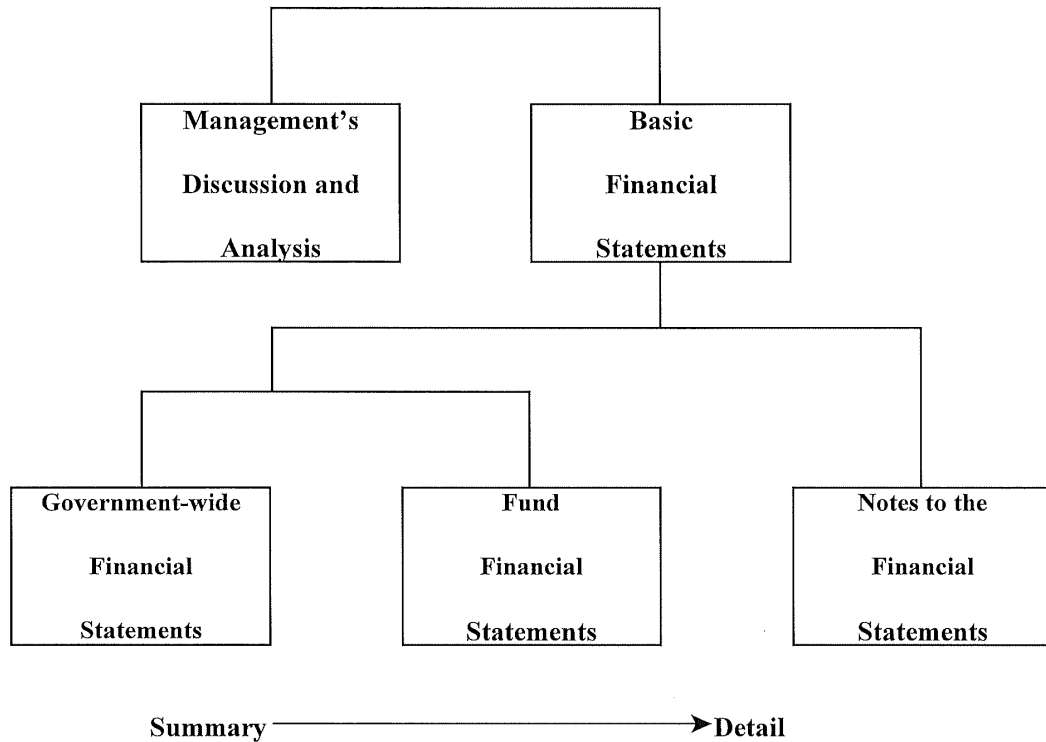
### **Financial Highlights**

- The assets and deferred outflows of resources of Town of Beech Mountain exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$26,124,780 (net position).
- The Town's total net position increased by \$1,225,101.
- As of the close of the current fiscal year, the Town of Beech Mountain's governmental funds reported combined ending fund balances of \$10,909,571 with a net increase of \$2,567,734 in fund balance. Approximately 52% of this total amount, or \$5,703,468, is available for spending at the Town's discretion.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$5,703,468, or 79% of total general fund expenditures for the fiscal year.

### **Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the Town of Beech Mountain's basic financial statements. The Town's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of Town of Beech Mountain.

**Required Components of Annual Financial Report  
Figure 1**



**Basic Financial Statements**

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town’s financial status.

The next statements (Exhibits 3 through 10) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town’s government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements: 1) the governmental funds statements; 2) the budgetary comparison statements; and 3) the proprietary fund statements.

The next section of the basic financial statements is the **Notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **Supplemental Information** is provided to show details about the Town’s individual funds. Budgetary information required by the North Carolina General Statutes also can be found in this part of the statements.

**Government-wide Financial Statements**

The government-wide financial statements are designed to provide the reader with a broad overview of the Town’s finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town’s financial status as a whole.

The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statements are divided into three categories: 1) governmental activities and 2) business-type activities and 3) component units. The governmental activities include most of the Town's basic services such as public safety, parks and recreation, and general administration. Property taxes and state and federal grant funds finance most of these activities. The business-type activities are those that the Town charges customers to provide. These include the water and sewer services offered by the Town of Beech Mountain. The final category is the component unit. Although legally separate from the Town, the Beech Mountain Tourism Development Authority is important to the Town. The Town exercises control over the Authority board by appointing its members and because the Authority operates within the Town's boundaries for the benefit of the Town's residents.

The government-wide financial statements are Exhibits 1 and 2 of this report.

### **Fund Financial Statements**

The fund financial statements (see Figure 1) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Town of Beech Mountain, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of Town of Beech Mountain can be divided into two categories: governmental funds and proprietary funds.

**Governmental Funds** - Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Beech Mountain adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Board about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statements provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the board; 2) the final budget as amended by the board; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

**Proprietary Funds** - The Town of Beech Mountain has one kind of proprietary fund. Enterprise Fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The Town of Beech Mountain uses enterprise funds to account for its water and sewer activity. These funds are the same as those functions shown in the business-type activities in the Statement of Net Position and Statement of Activities.

**Notes to the Financial Statements** - The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 25 of this report.

**Other Information** - In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the Town of Beech Mountain's progress in finding its obligation to provide pension benefits to its employees. Required supplementary information can be found on page 51 of this report.

**Interdependence with Other Entities** - The Town of Beech Mountain depends on financial resources flowing from, or associated with, both federal government and the State of North Carolina. Because of this dependency, the Town is subject to changes in specific flows of intergovernmental revenues based on modifications to federal and State laws and federal and State appropriations. It is also subject to changes in investment earnings and asset values associated with U.S. Treasury Securities because of actions by foreign governments and other holders of publicly held U.S. Treasury Securities.

**Government-Wide Financial Analysis  
Town of Beech Mountain's Net Position**

**Figure 2**

	Governmental Activities		Business-Type Activities		Total	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$11,463,992	\$ 8,981,086	\$ 3,698,639	\$ 2,050,190	\$15,162,631	\$ 11,031,276
Capital assets	7,845,519	6,135,236	14,530,241	14,115,928	22,375,760	20,251,164
Deferred outflows of resources	<u>501,647</u>	<u>582,147</u>	<u>136,347</u>	<u>136,347</u>	<u>637,994</u>	<u>718,494</u>
Total assets and deferred outflows of resources	<u>19,811,158</u>	<u>15,698,459</u>	<u>18,365,227</u>	<u>16,302,465</u>	<u>38,176,385</u>	<u>32,000,934</u>
Long-term liabilities outstanding	4,489,193	1,190,303	6,234,865	4,802,608	10,724,058	5,992,911
Other liabilities	602,900	397,406	694,631	624,953	1,297,531	1,022,359
Deferred inflows of resources	<u>25,582</u>	<u>81,551</u>	<u>4,434</u>	<u>4,434</u>	<u>30,016</u>	<u>85,985</u>
Total liabilities and deferred inflows of resources	<u>5,117,675</u>	<u>1,669,260</u>	<u>6,933,930</u>	<u>5,431,995</u>	<u>12,051,605</u>	<u>7,101,255</u>
Net position:						
Net investment in capital assets	4,343,621	5,954,366	8,129,643	9,253,317	12,473,264	15,207,683
Restricted	766,757	627,832	-	-	766,757	627,832
Unrestricted	<u>9,583,105</u>	<u>7,447,011</u>	<u>3,301,654</u>	<u>1,671,153</u>	<u>12,884,759</u>	<u>9,064,164</u>
Total net position	<u>\$14,693,483</u>	<u>\$14,029,209</u>	<u>\$11,431,297</u>	<u>\$10,870,470</u>	<u>\$26,124,780</u>	<u>\$ 24,899,679</u>

As noted earlier, net position may serve over time as one useful indicator of a government's financial condition. The assets and deferred outflows of Town of Beech Mountain exceeded liabilities and deferred inflows by \$26,124,780 as of June 30, 2020. The Town's net position increased by \$1,225,101 for the fiscal year ended June 30, 2020. However, the largest portion (48%) reflects the Town's net investment in capital assets (e.g. land, buildings, machinery, and equipment). The Town of Beech Mountain uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Beech Mountain's net investment in its capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. An additional portion of the Town of Beech Mountain's net position, \$766,757 represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$12,884,759 is unrestricted.

Several particular aspects of the Town of Beech Mountain’s financial operations positively influenced the total unrestricted governmental net position:

- Continued diligence in the collection of property taxes by maintaining a tax collection percentage of 98.80%.
- Actual expenditures were less than budgeted in the governmental and business-type activities.

### Town of Beech Mountain’s Changes in Net Position

Figure 3

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 133,833	\$ 117,513	\$2,997,051	\$2,702,426	\$3,130,884	\$2,819,939
Operating grants and contributions	521,182	215,366	-	-	521,182	215,366
Capital grants and contributions	-	-	426,858	-	426,858	-
General revenues:						
Property taxes	4,050,059	4,053,815	-	-	4,050,059	4,053,815
Other taxes	2,038,339	2,067,031	-	-	2,038,339	2,067,031
Other	<u>376,539</u>	<u>388,518</u>	<u>22,530</u>	<u>57,841</u>	<u>399,069</u>	<u>446,359</u>
Total revenues	<u>7,119,952</u>	<u>6,842,243</u>	<u>3,446,439</u>	<u>2,760,267</u>	<u>10,566,391</u>	<u>9,602,510</u>
<b>Expenses:</b>						
General government	2,648,761	1,804,895	-	-	2,648,761	1,804,895
Public safety	1,624,208	2,042,121	-	-	1,624,208	2,042,121
Transportation	1,404,026	1,469,428	-	-	1,404,026	1,469,428
Cultural and Recreation	641,234	710,955	-	-	641,234	710,955
Special Projects	103,201	91,493	-	-	103,201	91,493
Interest on long-term debt	34,248	38,465	152,094	187,628	186,342	226,093
Sanitation	-	-	493,159	424,873	493,159	424,873
Water and sewer	-	-	<u>2,240,358</u>	<u>2,292,780</u>	<u>2,240,358</u>	<u>2,292,780</u>
Total expenses	<u>6,455,678</u>	<u>6,157,357</u>	<u>2,885,611</u>	<u>2,905,281</u>	<u>9,341,289</u>	<u>9,062,638</u>
Increase (decrease) in net position	664,274	684,886	560,827	(145,014)	1,225,101	539,872
Transfers	-	(150,000)	-	150,000	-	-
Change in Net Position	664,274	534,886	560,827	4,986	1,225,101	539,872
Net position, July 1	<u>14,029,209</u>	<u>13,494,323</u>	<u>10,870,470</u>	<u>10,865,484</u>	<u>24,899,679</u>	<u>24,359,807</u>
Net position - June 30	<u>\$14,693,483</u>	<u>\$14,029,209</u>	<u>\$11,431,297</u>	<u>\$10,870,470</u>	<u>\$26,124,780</u>	<u>\$24,899,679</u>

**Governmental Activities** - Governmental activities increased the Town’s net position by \$664,274, thereby accounting for 54% of the total increase in the net position of the Town of Beech Mountain. Key element of this increase is as follows:

- Net increase in operating grants and contributions

**Business-type activities:** Business-type activities increased the Town of Beech Mountain's net position by \$560,827. Key elements of this increase are as follows:

- Charges for services increased during the year.
- Capital grants and contributions increased.

### **Financial Analysis of the Town's Funds**

As noted earlier, the Town of Beech Mountain uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds** - The focus of the Town of Beech Mountain's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Beech Mountain's financing requirements.

The general fund is the chief operating fund of the Town of Beech Mountain. At the end of the current fiscal year, the Town of Beech Mountain fund balance available in the general fund was \$5,703,468 while total fund balance reached \$8,136,845. The Town currently has an available fund balance of 79% of general fund expenditures, while the total balance represents 112.46% of the same amount.

At June 30, 2020, the governmental funds of the Town of Beech Mountain reported a combined fund balance of \$10,909,571, with a net increase in fund balance of \$2,567,734.

**General Fund Budgetary Highlights** - During the fiscal year, the Town revised the budget on several occasions. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as federal and State grants; and 3) increases in appropriations that become necessary to maintain services.

**Proprietary Funds** - The Town's proprietary funds provide the same type of information found in the government-wide statements but in more detail. Unrestricted net position of the Water and Sewer Fund at the end of the fiscal year amounted to \$2,387,976 and \$913,678 for the Sanitation Fund. The total change in net position for the Water and Sewer Fund was an increase of \$527,058 and \$33,769 for the Sanitation Fund. Other factors concerning the finances of these two funds have already been addressed in the discussions of the Town's business-type activities.

### **Capital Assets and Debt Administration**

**Capital Assets** - The Town of Beech Mountain's investment in capital assets for its governmental and business-type activities as of June 30, 2020, totals \$22,375,760 (net of accumulated depreciation). These assets include land, buildings, infrastructure, vehicles, machinery and equipment, water facilities, and sewer facilities.

Major capital asset transactions during the year include the following:

- Paving Buckeye Creek Road
- Shane Park
- Beech Mountain side path construction
- Snow gun
- Lower Pond Creek boardwalk and various other trails
- Trailer mounted leaf collector
- 2020 Freightliner M2106
- Beech Mountain parkway generator
- 2019 Ram 1500 Tradesman
- 2019 Dodge Durango

**Town of Beech Mountain's Capital Assets  
(net of depreciation)**

**Figure 4**

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>
Land	\$ 1,035,948	\$ 1,035,948	\$ 765	\$ 765	\$ 1,036,713	\$ 1,036,713
Construction in progress	751,238	-	764,405	-	1,515,643	-
Buildings and Systems	2,126,363	2,201,260	72,123	74,484	2,198,486	2,275,744
Improvements	981,770	481,331	84,666	87,734	1,066,436	569,065
Machinery and Equipment	515,390	596,626	578,488	206,843	1,093,878	803,469
Infrastructure	1,765,884	1,133,505	-	-	1,765,884	1,133,505
Vehicles and Motorized Equipment	668,925	686,566	302,918	364,923	971,843	1,051,489
Water Facilities	-	-	9,921,886	10,373,891	9,921,886	10,373,891
Sewer Facilities	-	-	2,804,990	3,007,288	2,804,990	3,007,288
<b>Total</b>	<b><u>\$ 7,845,519</u></b>	<b><u>\$ 6,135,236</u></b>	<b><u>\$14,530,241</u></b>	<b><u>\$14,115,928</u></b>	<b><u>\$22,375,760</u></b>	<b><u>\$20,251,164</u></b>

Additional information on the Town's capital assets can be found in Note III.a.4 of the Basic Financial Statements.

**Long-Term Debt.** As of June 30, 2020, the Town of Beech Mountain had total outstanding debt of \$11,332,056.

**Town of Beech Mountain's Outstanding Debt  
General Obligation Bonds and Other Long-Term Liabilities**

**Figure 5**

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>	<u>2020</u>	<u>2019</u>
Installment purchase debt	\$ 3,501,898	\$ 180,870	\$ 2,764,732	\$ 1,168,746	\$ 6,266,630	\$ 1,349,616
Revenue bonds	-	-	3,635,865	3,693,865	3,635,865	3,693,865
Compensated absences	160,714	175,582	42,299	51,579	203,013	227,161
Pension related debt (LRS)	824,458	710,196	170,417	170,417	994,875	880,613
Pension related debt (LEO)	<u>231,673</u>	<u>182,642</u>	<u>-</u>	<u>-</u>	<u>231,673</u>	<u>182,642</u>
<b>Total</b>	<b><u>\$ 4,718,743</u></b>	<b><u>\$ 1,249,290</u></b>	<b><u>\$ 6,613,314</u></b>	<b><u>\$ 5,084,607</u></b>	<b><u>\$11,332,056</u></b>	<b><u>\$ 6,333,897</u></b>

The Town of Beech Mountain's total long-term liabilities increased by \$4,998,159 during the past fiscal year.

North Carolina general statutes limit the amount of general obligation debt that a unit of government can issue to 8% of the total assessed value of taxable property located within the government's boundaries. The legal debt margin for the Town of Beech Mountain is \$34,406,653. The Town of Beech Mountain does not have any authorized but un-issued debt at June 30, 2020.

Additional information regarding the Town of Beech Mountain's long-term debt can be found in Note III.B.4 beginning on page 46 of this report.

### **Economic Factors and Next Year's Budgets and Rates**

The beauty, climate and ski resort of Beech Mountain enhances the thriving tourist industry. Beech Mountain has a permanent population of 350 but swells to approximately 10,000 during peak winter periods and 5,000 during peak summer periods. There are over 2,350 homes. In addition to the Beech Mountain Ski Resort, the Beech Mountain Club offers its members and guests an 18-hole golf course, swimming pool, and tennis courts. The Town of Beech Mountain also offers a sledding hill, tennis courts, playground equipment, a paved walking area, picnic shelter, and an indoor recreation center. There are also numerous hiking and biking trails on Beech Mountain.

### **Budget Highlights for the Fiscal Year Ending June 30, 2021**

**Governmental Activities:** Budgeted revenues for the 2020-2021 budget year are expected to remain consistent with the prior year. Budgeted expenditures are projected to increase due to Council addressing infrastructure needs.

**Business-type Activities:** Water and Sewer Fund revenues are expected to increase due to increase rates and continued increases in over-occupancy. Expenditures are expected to increase as the system is in a period of major refurbishing. Sanitation fee revenue and expenditures are expected to increase due to increase in County landfill fees.

### **Requests for Information**

This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Director of Finance, Town of Beech Mountain, 403 Beech Mountain Parkway, Beech Mountain, NC 28604.

**TOWN OF BEECH MOUNTAIN**

**Exhibit 1  
Page 1 of 2**

**Statement of Net Position  
June 30, 2020**

	<u>Primary Government</u>			<b>Beech Mountain Tourism Development Authority</b>
	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>	
<b><u>Assets</u></b>				
Current assets:				
Cash and cash equivalents	\$ 10,475,362	\$ 2,717,080	\$ 13,192,442	\$ 485,226
Taxes receivable (net)	186,507	-	186,507	-
Accounts receivable (net)	-	294,359	294,359	-
Accrued interest	5,001	-	5,001	-
Due from other governments	756,756	428,736	1,185,492	58,132
Prepaid expense	5,000	-	5,000	-
Inventories	35,366	18,947	54,313	-
Restricted cash and cash equivalents	-	239,517	239,517	-
<b>Total current assets</b>	<u>11,463,992</u>	<u>3,698,639</u>	<u>15,162,631</u>	<u>543,358</u>
Noncurrent assets:				
Capital assets:				
Land, non-depreciable improvements and construction in progress	1,787,186	765,171	2,552,357	-
Other capital assets, net of depreciation	6,058,333	13,765,070	19,823,403	-
<b>Total capital assets</b>	<u>7,845,519</u>	<u>14,530,241</u>	<u>22,375,760</u>	<u>-</u>
<b>Total assets</b>	<u>19,309,511</u>	<u>18,228,880</u>	<u>37,538,391</u>	<u>543,358</u>
<b><u>Deferred Outflows of Resources</u></b>				
Pension deferrals	501,647	136,347	637,994	-
Total deferred outflows of resources	<u>501,647</u>	<u>136,347</u>	<u>637,994</u>	<u>-</u>

cont.

**TOWN OF BEECH MOUNTAIN**

**Exhibit 1**  
**Page 2 of 2, cont.**

**Statement of Net Position**  
**June 30, 2020**

	<u>Primary Government</u>			<b>Beech Mountain Tourism Development Authority</b>
	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>	
<b><u>Liabilities</u></b>				
Current liabilities				
Accounts payable and accrued expenses	\$ 315,218	\$ 76,665	\$ 391,883	\$ -
Due to component unit	58,132	-	58,132	-
Customer deposits	-	239,517	239,517	-
Current portion of long-term liabilities	<u>229,550</u>	<u>378,449</u>	<u>607,999</u>	<u>-</u>
Total current liabilities	602,900	694,631	1,297,531	-
Long-term liabilities:				
Net pension liability (LGERS)	824,458	170,417	994,875	-
Total pension liability (LEOSSA)	231,673	-	231,673	-
Due in more than one year	<u>3,433,062</u>	<u>6,064,448</u>	<u>9,497,510</u>	<u>-</u>
Total liabilities	<u>5,092,093</u>	<u>6,929,496</u>	<u>12,021,589</u>	<u>-</u>
<b><u>Deferred Inflows of Resources</u></b>				
Pension deferrals	<u>25,582</u>	<u>4,434</u>	<u>30,016</u>	<u>-</u>
Total deferred inflows of resources	<u>25,582</u>	<u>4,434</u>	<u>30,016</u>	<u>-</u>
<b><u>Net Position</u></b>				
Net investment in capital assets	4,343,621	8,129,643	12,473,264	-
Restricted for:				
Stabilization by State Statute	766,757	-	766,757	58,132
Unrestricted	<u>9,583,105</u>	<u>3,301,654</u>	<u>12,884,759</u>	<u>485,226</u>
Total net position	<u>\$ 14,693,483</u>	<u>\$ 11,431,297</u>	<u>\$ 26,124,780</u>	<u>\$ 543,358</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

**Exhibit 2**

**Statement of Activities  
For the Year Ended June 30, 2020**

Functions/Programs	Net (Expense) Revenue and Changes in Net Position													
	Program Revenues				Primary Government			Beech Mountain Tourism Development Authority						
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total								
<b>Primary government:</b>														
General government	\$ 2,648,761	\$ 28,208	\$ -	\$ (2,592,294)	\$ -	\$ (2,592,294)	\$ -							
Public safety	1,624,208	94,367	-	(1,459,543)	-	(1,459,543)	-							
Transportation	1,404,026	398,607	-	(1,005,419)	-	(1,005,419)	-							
Cultural and recreation	641,234	35,276	-	(605,958)	-	(605,958)	-							
Special projects	103,201	-	-	(103,201)	-	(103,201)	-							
Interest on long-term debt	34,248	-	-	(34,248)	-	(34,248)	-							
Total governmental activities	6,455,678	133,833	521,182	(5,800,663)	-	(5,800,663)	-							
<b>Business-type activities:</b>														
Water and Sewer	2,392,452	-	426,858	-	509,286	509,286	-							
Sanitation	493,159	522,171	-	-	29,011	29,011	-							
Total business-type activities	2,885,611	2,997,051	-	-	538,297	538,297	-							
Total primary government	\$ 9,341,289	\$ 3,130,884	\$ 521,182	\$ (5,800,663)	\$ 538,297	\$ (5,262,366)	-							
Component Unit:														
Tourism Development Authority	\$ 363,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (363,786)							
Total component unit														
General revenues:														
Taxes:														
Property taxes, levied for general purpose				4,050,059	-	4,050,059	-							
Other taxes and licenses				2,038,339	-	2,038,339	568,194							
Investment earnings				110,984	20,336	131,320	2,924							
Sale of capital assets				20,118	1,860	21,978	-							
Miscellaneous				245,437	334	245,771	2,100							
Total general revenues not including transfers				6,464,937	22,530	6,487,467	573,218							
Change in net position				664,274	560,827	1,225,101	209,432							
Net position, beginning				14,029,209	10,870,470	24,899,679	333,926							
Net position, ending				\$ 14,693,483	\$ 11,431,297	\$ 26,124,780	\$ 543,358							

The notes to the financial statements are an integral part of this statement.

**TOWN OF BEECH MOUNTAIN**

**Exhibit 3**

**Balance Sheet  
Governmental Funds  
June 30, 2020**

	<u>Major Funds</u>			<u>Total Nonmajor Funds</u>	<u>Total Governmental Funds</u>
	<u>General Fund</u>	<u>Capital Project Fund</u>	<u>Emergency Telephone System</u>		
<b><u>Assets</u></b>					
Current assets:					
Cash and cash equivalents	\$ 7,702,917	\$ 2,633,167	\$ 126,410	\$ 12,868	\$ 10,475,362
Prepaid expense	5,000	-	-	-	5,000
Taxes receivable, net	181,071	-	5,436	-	186,507
Accrued interest	5,001	-	-	-	5,001
Inventories	35,366	-	-	-	35,366
Due from other governments	756,756	-	-	-	756,756
<b>Total assets</b>	<b>\$ 8,686,111</b>	<b>\$ 2,633,167</b>	<b>\$ 131,846</b>	<b>\$ 12,868</b>	<b>\$ 11,463,992</b>
<b><u>Liabilities</u></b>					
Accounts payable and accrued expenses	\$ 310,063	\$ 4,323	\$ 832	\$ -	\$ 315,218
Due to component unit	58,132	-	-	-	58,132
<b>Total liabilities</b>	<b>368,195</b>	<b>4,323</b>	<b>832</b>	<b>-</b>	<b>373,350</b>
<b><u>Deferred Inflows of Resources</u></b>					
Property taxes receivable	181,071	-	-	-	181,071
<b>Total deferred inflows of resources</b>	<b>181,071</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>181,071</b>
<b><u>Fund Balances</u></b>					
Nonspendable:					
Inventories	35,366	-	-	-	35,366
Restricted:					
Stabilization by State Statute	766,757	-	-	-	766,757
Public safety	-	-	131,014	12,868	143,882
Public works facility	-	2,628,844	-	-	2,628,844
Committed:					
Uninsured Claims	100,000	-	-	-	100,000
Assigned:					
Subsequent Year's Expenditures:	1,531,254	-	-	-	1,531,254
Unassigned	5,703,468	-	-	-	5,703,468
<b>Total fund balances</b>	<b>8,136,845</b>	<b>2,628,844</b>	<b>131,014</b>	<b>12,868</b>	<b>10,909,571</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 8,686,111</b>	<b>\$ 2,633,167</b>	<b>\$ 131,846</b>	<b>\$ 12,868</b>	<b>\$ 11,463,992</b>

*The notes to the financial statements are an integral part of this statement.*

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**TOWN OF BEECH MOUNTAIN**

Exhibit 4

**Reconciliation of the Governmental Funds Balance Sheet  
To the Statement of Net Position  
June 30, 2020**

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Amounts reported for governmental activities in the statement of net position (Exhibit 1) are different because:		
Total fund balance, governmental funds		\$ 10,909,571
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.		
Gross capital assets at historical cost	\$ 15,775,999	
Accumulated depreciation	<u>(7,930,480)</u>	7,845,519
Pension liabilities (LGERS & LEOSSA)		(1,056,131)
Deferred outflows of resources related to pensions are not reported in the funds		501,647
Deferred inflows if the governmental funds are used to offset accounts receivable not expected to be available within 60 days of year-end.		181,071
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Long-term debt included as net position below (includes the addition of long-term debt and principal payments during the year)		(3,501,898)
Compensated absences		(160,714)
Pension related deferrals		<u>(25,582)</u>
Net position of governmental activities		<u>\$ 14,693,483</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

**Exhibit 5**

**Statement of Revenues, Expenditures, and Changes in Fund Balances  
Governmental Funds  
For the Year ended June 30, 2020**

	Major Funds			Total Nonmajor Funds	Total Governmental Funds
	General Fund	Capital Project Fund	Emergency Telephone System		
<b>Revenues:</b>					
Ad valorem taxes	\$ 4,158,429	\$ -	\$ -	\$ -	\$ 4,158,429
Other taxes and licenses	94,367	-	-	-	94,367
Unrestricted intergovernmental	2,038,339	-	-	-	2,038,339
Restricted intergovernmental	426,815	-	70,298	-	497,113
Permits and Fees	28,259	-	-	-	28,259
Sales and services	35,276	-	-	-	35,276
Investment earnings	109,958	82	944	-	110,984
Miscellaneous	238,887	-	-	6,550	245,437
Total revenues	<u>7,130,331</u>	<u>82</u>	<u>71,242</u>	<u>6,550</u>	<u>7,208,205</u>
<b>Expenditures:</b>					
Current					
General government	1,798,136	-	-	-	1,798,136
Public safety	1,631,835	-	53,487	382	1,685,704
Transportation	1,404,026	-	-	-	1,404,026
Cultural and recreation	641,234	-	-	-	641,234
Special projects	103,201	-	-	-	103,201
Debt service:					
Principal	91,684	-	-	-	91,684
Interest and other charges	34,248	-	-	-	34,248
Capital outlay:					
General government	56,320	751,238	-	-	807,558
Public safety	359,488	-	-	-	359,488
Transportation	821,557	-	-	-	821,557
Cultural and recreation	276,299	-	-	-	276,299
Special projects	17,454	-	-	-	17,454
Total expenditures	<u>7,235,482</u>	<u>751,238</u>	<u>53,487</u>	<u>382</u>	<u>8,040,589</u>
Revenues over (under) expenditures	(105,151)	(751,156)	17,755	6,168	(832,384)
<b>Other Financing Sources (Uses):</b>					
Sale of capital assets	20,118	-	-	-	20,118
Installment purchase issued	-	3,380,000	-	-	3,380,000
Net change in fund balances	(85,033)	2,628,844	17,755	6,168	2,567,734
Fund balances, beginning	<u>8,221,878</u>	<u>-</u>	<u>113,259</u>	<u>6,700</u>	<u>8,341,837</u>
Fund balances, ending	<u>\$ 8,136,845</u>	<u>\$ 2,628,844</u>	<u>\$ 131,014</u>	<u>\$ 12,868</u>	<u>\$ 10,909,571</u>

*The notes to the financial statements are an integral part of this statement.*

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**TOWN OF BEECH MOUNTAIN**

**Exhibit 6**

**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances  
of Governmental Funds to the Statement of Activities  
For the Year Ended June 30, 2020**

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Amounts reported for governmental activities in the statement of activities are different because:		
Net changes in fund balances - total governmental	\$	2,567,734
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation.		
Capital outlay expenditures which were capitalized	\$ 2,282,356	
Depreciation expense for governmental assets	<u>(571,230)</u>	1,711,126
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities		173,003
Benefit payments paid and administrative expense for the LEOWSA are not included on the Statement of Activities		61,496
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		
Change in unavailable revenue for tax revenues		(108,371)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt reduces the financial resources of governmental funds. Neither transaction has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
New long-term debt issued		(3,380,000)
Principal payments on long-term debt		91,684
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds		
Compensated absences		14,868
Pension expense		<u>(467,266)</u>
Total changes in net position of governmental activities	\$	<u>664,274</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

Exhibit 7  
Page 1 of 2

**General Fund and Annually Budgeted Major Special Revenue Fund  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2020**

	General Fund			Variance With Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
<b>Revenues:</b>				
Ad valorem taxes	\$ 4,009,757	\$ 3,991,757	\$ 4,158,429	\$ 166,672
Other taxes and licenses	105,000	105,000	94,367	(10,633)
Unrestricted intergovernmental	1,558,562	1,568,999	2,038,339	469,340
Restricted intergovernmental	217,058	421,655	426,815	5,160
Permits and Fees	30,500	30,500	28,259	(2,241)
Sales and services	50,000	50,000	35,276	(14,724)
Investment earnings	121,190	139,190	109,958	(29,232)
Miscellaneous	<u>641,702</u>	<u>220,193</u>	<u>238,887</u>	<u>18,694</u>
Total revenues	<u>6,733,769</u>	<u>6,527,294</u>	<u>7,130,331</u>	<u>603,037</u>
<b>Expenditures:</b>				
General government	1,882,997	1,936,998	1,854,456	82,542
Public Safety	2,182,432	2,062,432	1,991,323	71,109
Transportation	1,717,965	2,266,192	2,225,583	40,609
Cultural and Recreation	922,601	953,100	917,533	35,567
Special Projects	118,988	121,987	120,655	1,332
Debt Service	<u>205,477</u>	<u>205,477</u>	<u>125,932</u>	<u>79,545</u>
Total expenditures	<u>7,030,460</u>	<u>7,546,186</u>	<u>7,235,482</u>	<u>310,704</u>
Revenues over (under) expenditures	<u>(296,691)</u>	<u>(1,018,892)</u>	<u>(105,151)</u>	<u>913,741</u>
<b>Other Financing Sources (Uses):</b>				
Transfers to Other Funds	-	(150,000)	-	150,000
Sale of Capital Assets	<u>-</u>	<u>5,000</u>	<u>20,118</u>	<u>15,118</u>
Total other financing sources (uses)	<u>-</u>	<u>(145,000)</u>	<u>20,118</u>	<u>165,118</u>
Revenue and other financing sources over (under) expenditures and other financing uses	(296,691)	(1,163,892)	(85,033)	1,078,859
Appropriated Fund Balance	<u>296,691</u>	<u>1,163,892</u>	<u>-</u>	<u>(1,163,892)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>(85,033)</u>	<u>\$ (85,033)</u>
Fund balance-beginning			<u>8,221,878</u>	
Fund balance - ending			<u>\$ 8,136,845</u>	

cont.

**TOWN OF BEECH MOUNTAIN**

Exhibit 7  
Page 2 of 2, cont.

**General Fund and Annually Budgeted Major Special Revenue Fund  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2020**

	<b>Emergency Telephone System Fund</b>			<b>Variance With Final Budget Positive (Negative)</b>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	
<b>Revenues:</b>				
Restricted intergovernmental	\$ 65,236	\$ 65,236	\$ 70,298	\$ 5,062
Investment earnings	1,000	1,000	944	(56)
Miscellaneous	-	-	-	-
Total revenues	66,236	66,236	71,242	5,006
<b>Expenditures:</b>				
General government	-	-	-	-
Public Safety	87,930	87,930	53,487	34,443
Transportation	-	-	-	-
Cultural and Recreation	-	-	-	-
Special Projects	-	-	-	-
Debt Service	-	-	-	-
Total expenditures	87,930	87,930	53,487	34,443
Revenues over (under) expenditures	(21,694)	(21,694)	17,755	39,449
<b>Other Financing Sources (Uses):</b>				
Transfers from other funds	21,694	21,694	-	(21,694)
Net change in fund balance	\$ -	\$ -	17,755	\$ 17,755
Fund balance-beginning			113,259	
Fund balance - ending			\$ 131,014	

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

**Exhibit 8**

**Statement of Fund Net Position - Proprietary Funds  
June 30, 2020**

	<u>Water and Sewer Fund</u>	<u>Sanitation Fund</u>	<u>Total</u>
<b><u>Assets</u></b>			
Current assets:			
Cash and investments	\$ 1,818,476	\$ 898,604	\$ 2,717,080
Restricted cash and investments	239,517	-	239,517
Accounts receivable, net	243,566	50,793	294,359
Due from other governments	428,736	-	428,736
Inventories	18,947	-	18,947
Total current assets	<u>2,749,242</u>	<u>949,397</u>	<u>3,698,639</u>
Noncurrent assets:			
Capital assets:			
Land, nondepreciable improvements, and construction in progress	626,481	138,690	765,171
Other capital assets, net of depreciation	13,522,162	242,908	13,765,070
Total noncurrent assets	<u>14,148,643</u>	<u>381,598</u>	<u>14,530,241</u>
Total assets	<u>16,897,885</u>	<u>1,330,995</u>	<u>18,228,880</u>
<b><u>Deferred Outflows of Resources</u></b>			
Pension deferrals	75,333	61,014	136,347
Total deferred outflows of resources			
<b><u>Liabilities</u></b>			
Current liabilities:			
Accounts payable and accrued liabilities	66,747	9,918	76,665
Customer deposits	239,517	-	239,517
Notes payable	347,249	31,200	378,449
Total current liabilities	<u>653,513</u>	<u>41,118</u>	<u>694,631</u>
Noncurrent liabilities:			
Notes payable	5,429,349	592,800	6,022,149
Compensated absences payable	33,728	8,571	42,299
Net pension liability	94,157	76,260	170,417
Total noncurrent liabilities	<u>5,557,234</u>	<u>677,631</u>	<u>6,234,865</u>
Total liabilities	<u>6,210,747</u>	<u>718,749</u>	<u>6,929,496</u>
<b><u>Deferred Inflows of Resources</u></b>			
Pension deferrals	2,450	1,984	4,434
Total deferred inflows of resources	<u>2,450</u>	<u>1,984</u>	<u>4,434</u>
<b><u>Net position</u></b>			
Net investment in capital assets	8,372,045	(242,402)	8,129,643
Unrestricted	2,387,976	913,678	3,301,654
Total net position	<u>\$10,760,021</u>	<u>\$ 671,276</u>	<u>\$11,431,297</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

**Exhibit 9**

**Statement of Revenues, Expenses and Changes in Fund Net Position  
Proprietary Funds  
For the Year Ended June 30, 2020**

	<b>Major Enterprise Funds</b>		
	<b>Water and Sewer Fund</b>	<b>Sanitation Fund</b>	<b>Total</b>
<b>Operating Revenues:</b>			
Charges for services	\$ 2,471,643	\$ 477,580	\$ 2,949,223
Other operating revenues	3,237	44,591	47,828
Total operating revenues	<u>2,474,880</u>	<u>522,171</u>	<u>2,997,051</u>
<b>Operating Expenditures:</b>			
Administration	545,516	-	545,516
Water treatment and distribution	799,961	-	799,961
Waste collection and treatment	271,728	-	271,728
Taps and system maintenance	125,278	-	125,278
Sanitation	-	446,226	446,226
Depreciation	497,876	46,933	544,809
Total operating expenses	<u>2,240,359</u>	<u>493,159</u>	<u>2,733,518</u>
Operating Income (Loss)	<u>234,521</u>	<u>29,012</u>	<u>263,533</u>
<b>Nonoperating Revenues (Expenditures):</b>			
Investment earnings	17,439	2,897	20,336
Sale of capital assets	-	1,860	1,860
Miscellaneous income	334	-	334
Interest expense	(152,094)	-	(152,094)
Total nonoperating revenues (expenditures)	<u>(134,321)</u>	<u>4,757</u>	<u>(129,564)</u>
Income (loss) before contributions and transfers	100,200	33,769	133,969
Capital contributions	<u>426,858</u>	<u>-</u>	<u>426,858</u>
Change in net position	527,058	33,769	560,827
Net position - beginning	<u>10,232,963</u>	<u>637,507</u>	<u>10,870,470</u>
Net position - ending	<u>\$ 10,760,021</u>	<u>\$ 671,276</u>	<u>\$ 11,431,297</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

Exhibit 10  
Page 1 of 2

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended June 30, 2020**

	<b>Major Enterprise Funds</b>		
	<b>Water and Sewer Fund</b>	<b>Sanitation Fund</b>	<b>Total</b>
<b>Cash Flows From Operating Activities:</b>			
Cash received from customers	\$ 2,035,651	\$ 510,718	\$2,546,369
Cash paid for goods and services	(951,629)	(131,583)	(1,083,212)
Cash paid to employees	(851,621)	(313,926)	(1,165,547)
Other operating revenues	334	-	334
Net cash provided (used) by operating activities	232,735	65,209	297,944
<b>Cash Flows from Capital and Related Financing Activities:</b>			
Acquisition and construction of capital assets	(820,430)	(138,690)	(959,120)
Proceeds from sale of capital assets	-	1,860	1,860
Interest paid on bond maturities and equipment contracts	(152,094)	-	(152,094)
Principal paid on bond maturities and equipment contracts	(282,014)	-	(282,014)
Installment purchase issued	1,196,000	624,000	1,820,000
Capital contributions - State grants	426,858	-	426,858
Net cash provided (used) by capital and related financing activities	368,320	487,170	855,490
<b>Cash Flows from Investing Activities:</b>			
Interest on Investments	17,439	2,897	20,336
Net increase (decrease) in cash and cash equivalents	618,494	555,276	1,173,770
Balances, beginning	1,439,499	343,328	1,782,827
Balances, ending	\$ 2,057,993	\$ 898,604	\$2,956,597

cont.

**TOWN OF BEECH MOUNTAIN**

Exhibit 10  
Page 2 of 2, cont.

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended June 30, 2020**

	Major Enterprise Funds		
	Water and Sewer Fund	Sanitation Fund	Total
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) By Operating Activities:</b>			
Operating income	\$ 234,521	\$ 29,012	\$ 263,533
<b>Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:</b>			
Depreciation	497,876	46,933	544,809
Miscellaneous income (expense)	334	-	334
Changes in assets, deferred outflows of resources, and liabilities:			-
(Increase) decrease in accounts receivable, net	(15,543)	(11,453)	(26,996)
(Increase) decrease in due from other governments	(428,736)	-	(428,736)
(Increase) decrease in inventory	(18,947)	-	(18,947)
Increase (decrease) in accounts payable and accrued liabilities	(32,081)	259	(31,822)
Increase (decrease) in customer deposits	5,050	-	5,050
Increase (decrease) in compensated absences payable	(9,739)	458	(9,281)
Total adjustments	(1,786)	36,197	34,411
Net cash provided (used) by operating activities	\$ 232,735	\$ 65,209	\$ 297,944

*The notes to the financial statements are an integral part of this statement.*

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**Town of Beech Mountain**

**Notes to the Financial Statements  
For the Year Ended June 30, 2020**

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**I. Summary of Significant Accounting Policies**

The accounting policies of the Town of Beech Mountain, North Carolina and its discretely presented component unit conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

**A. Reporting Entity**

The Town of Beech Mountain (the "Town"), North Carolina is a municipal corporation that is governed by an elected mayor and a five-member council. As required by generally accepted accounting principles, these financial statements present the Town and its component unit, a legally separate entity for which the Town is financially accountable. The discretely presented component unit presented below is reported in a separate column in the Town's financial statements in order to emphasize that it is legally separate from the Town.

Beech Mountain Tourism Development Authority (Authority)

The members of the Authority's governing board are appointed by the Town. The Authority which has a June 30 year-end is presented as if it were a government fund (discrete presentation). Complete financial statements for the Authority may be obtained from the entity's administrative offices at Beech Mountain Tourism Development Authority, 403 Beech Mountain Parkway, Beech Mountain, NC 28604.

**B. Basis of Presentation**

**Government-wide Statements:** The Statement of Net Position and the Statement of Activities display information about the primary government. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the *governmental* and *business-type activities* of the Town. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The Statement of Activities presents a comparison between direct expenses and program revenues for the different business-type activities of the Town and for each function of the Town's governmental activities. Direct keys are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the Statement of Activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

**Fund Financial Statements:** The fund financial statements provide information about the Town's funds. Separate statements for each fund category - *governmental and proprietary* - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as non-major funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principle activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies, result from non-exchange transactions. Other non-operating revenues are ancillary activities such as investment earnings.

The Town reports the following major governmental funds:

**General Fund.** The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, State grants, and various other taxes and licenses. The primary expenditures are public safety and street maintenance and construction.

**Capital Project Fund.** This fund is used to account for the construction of a public works facility.

**Emergency Telephone System Special Revenue Fund.** This fund is used to account for 911 revenues received by the State 911 Board to enhance the State's 911 system.

The Town reports the following non-major governmental funds:

**Special Police Revenue Fund.** This fund is used to account for police revenues for special projects.

The Town reports the following major enterprise funds:

**Water and Sewer Fund.** This fund is used to account for the Town's water and sewer operations. Water and Sewer Capital Projects fund has been consolidated into the Water and Sewer Fund for financial reporting purposes. The budgetary comparison for various Water and Sewer Capital Projects has been included in the supplementary information.

**Sanitation Fund.** This fund is used to account for the Town's sanitation operations.

### C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

*Government-wide and Proprietary Fund Financial Statements:* The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus. The government-wide and proprietary financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include (a) charges to customers or applicants for goods, services, or privileges provided, (b) operating grants and contributions, and c) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues

and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town's enterprise funds are charges to customers for sales and services. The Town also recognizes as operating revenue the portion of tap fees intended to cover the cost of connecting new customers to the water and sewer system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

*Governmental Fund Financial Statements* - Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 60 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, taxes receivable for property other than motor vehicles are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2014, and for the limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as utilities franchise tax, collected and held by the State at the year-end on behalf of the Town, are recognized as revenue. Sales taxes are considered a shared revenue for the Town of Beech Mountain because the tax is levied by Watauga and Avery County and then remitted to and distributed by the State. Most intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. All taxes, including those dedicated for specific purposes are reported as general revenues rather than program revenues. Under the terms of grant agreements, the Town funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when the program expenses are incurred, there are both restricted and unrestricted net position available to finance the program. It is the Town's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then general revenues.

#### **D. Budgetary Data**

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund, the Emergency Telephone Special Revenue Fund, and the Enterprise Funds. All annual appropriations lapse at the fiscal-year end. Project ordinances are adopted for the Capital Projects Funds. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the functional level for all annually budgeted funds and at the object level for the multi-year funds. All amendments must be approved by the governing board. During the year, several amendments to the original budget were

necessary. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

**E. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Fund Equity**

1. Deposits and Investments

All deposits of the Town and the Authority are made in board-designated official depositories and are secured as required by State law (G.S. 159-31). The Town and the Authority may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the Town and the Authority may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts and certificates of deposit.

State law (G.S. 159-30 (c)) authorizes the Town and the Authority to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances and the North Carolina Capital Management Trust (NCCMT). The Town's and the Authority's investments are reported at fair value. The NCCMT Government Portfolio, a SEC-registered (2a-7) money market mutual fund, is measured at fair value. The NCCMT-Term Portfolio is a bond fund, has not rating and is measured at fair value. As of June 30, 2020, The Term portfolio has a duration of .15 years. Because the NCCMT Government and Term Portfolios have a weighted average maturity of less than 90 days, they are presented as an investment with a maturity of less than 6 months.

In accordance with State law, the Town has invested in securities which are callable, and which provide for periodic interest rate increases in specific increments until maturity. These investments are reported at fair value as determined by quoted market prices.

2. Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents. The Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash and cash equivalents.

3. Restricted Assets

Customer deposits held by the Town before any services are supplied are restricted to the service for which the deposit was collected. Powell Bill funds are also classified as restricted cash because they can be expended only for the purposes outlined in G.S. 136-41.1 through 136-41.4.

**Town of Beech Mountain Restricted Cash:**

<b>Governmental activities</b>	
General Fund:	
Streets	\$ -
<b>Business-type activities</b>	
Water and Sewer Fund:	
Customer deposits	<u>239,517</u>
Total restricted cash	<u>\$ 239,517</u>

4. Ad Valorem Taxes Receivable

In accordance with State Law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date); however, interest does not accrue until the following January 6th. These taxes are based on the assessed values of January 1, 2018.

5. Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years.

6. Inventory and Prepaid Items

The inventories of the Town are valued at cost (first-in, first-out), which approximates market. The Town's General Fund inventory consists of gasoline and diesel fuel that are recorded as expenditures as used rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements and expensed as the items are used.

7. Capital Assets

Capital assets are defined by the government as assets with an initial, individual cost of more than a certain cost and an estimated useful life in excess of two years. Minimum capitalization costs are as follows: land, \$1; buildings, improvements, infrastructure, furniture, equipment, vehicles and motorized equipment, and computer software, \$5,000. Donated capital assets received prior to June 15, 2015 are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 15, 2015 are recorded at acquisition value. All other purchased or constructed capital assets are reported at cost or estimated historical cost. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Infrastructure	20
Buildings and equipment	40
Improvements	40
Vehicles	5
Furniture and equipment	7
Computer equipment and software	5

8. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to thirty (30) days earned vacation with such leave being fully vested when earned. For the Town's government-wide and proprietary funds, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time.

The Town's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town does not have any obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

9. Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Financial Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. The Town has one item that meets this criterion, pension deferrals in the 2020 fiscal year. In addition to liabilities, the Statement of Financial Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Town has two items that meet the criterion for this category - property taxes receivable and pension deferrals.

10. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method that approximates the effective interest method. Bonds payable are reported net of the applicable bond premiums or discount. Bond issuance costs, except for prepaid insurance costs, are expensed in the reporting period in which they are incurred. Prepaid insurance costs are expensed over the life of the debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

11. Net Position/Fund Balances

Net Position

Net position in government-wide and proprietary fund financial statements is classified as net investment in capital assets; restricted; and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

Nonspendable Fund Balance - This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Inventories - portion of fund balance that is not an available resource because it represents the year end balance of ending inventories, which are not expendable resources.

Prepaid expenses - portion of fund balance that is not an available resource because it represents prepaid items, which are not spendable resources.

Restricted Fund Balance - This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for Stabilization by State Statute - North Carolina G.S. 159-8 prohibits units of government from budgeting or spending a portion of their fund balance. This is one of several statutes enacted by the North Carolina State Legislature in the 1930's that were designed to improve and maintain the fiscal health of local government units. Restricted by State Statute (RSS), is calculated at the end of each fiscal year for all annually budgeted funds. The calculation in G.S. 159-8(a) provides a formula for determining what portion of fund balance is available for appropriation. The amount of fund balance not available for appropriation is what is known as "restricted by State statute". *Appropriated fund balance in any fund shall not exceed the sum of cash and investments minus the fund balance in any fund shall not exceed the sum of cash and investments minus the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year next preceding the budget.* Per GASB guidance, RSS is considered a resource upon which a restriction is "imposed by law through constitutional provisions or enabling legislation." RSS is reduced by inventories and prepaids as they are classified as nonspendable. Outstanding Encumbrances are included within RSS. RSS is included as a component of Restricted Net position and Restricted fund balance on the face of the balance sheet.

Restricted for Streets - Powell Bill portion of fund balance that is restricted by revenue source for street construction and maintenance expenditures. This amount represents the balance of unexpended Powell Bill Funds.

Committed Fund Balance - portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of the Town's governing body (highest level of decision-making authority). The governing body can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Committed for Uninsured Claims - portion of fund balance that is set aside to cover uninsured claims of employees in the amount of \$100,000.

Assigned Fund Balance - portion of fund balance that the Town intends to use for specific purposes.

Subsequent year's expenditures - portion of fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation; however, the budget ordinance authorizes the manager to modify the appropriation by resource or appropriation within funds up to 10% of the departmental appropriation.

Unassigned Fund Balance - portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds.

The Town of Beech Mountain has a revenue spending policy that provides guidance for programs with multiple revenue sources. The Finance Officer will use resources in the following hierarchy: bond/debt proceeds, Federal funds, State funds and local non-Town funds, and Town funds. For purposes of fund balance classification expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance and lastly unassigned fund balance. The Finance Officer has the authority to deviate from this policy if it is in the best interest of the Town.

The Town of Beech Mountain has also adopted a minimum fund balance policy for the general fund which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 10% of budgeted expenditures. Any portion of the general fund balance in excess of 10% of budgeted expenditures may be appropriated for a one-time expenditures and may not be used for any purpose that would obligate the Town in a future budget.

#### 12. Interfund Transactions

Interfund services provided are accounted for as revenues or expenses in the government-wide financial statements since they would be treated as such if they involved organizations external to the Town. Transactions that constitute reimbursements to a fund or expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions are reported as transfers.

#### 13. Use of Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates. Significant areas where estimates are made are: allowance for doubtful accounts and depreciation lives.

#### 14. Defined Benefit Cost-Sharing Plans

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town of Beech Mountain's employer contributions are recognized when due and the Town of Beech Mountain has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

For purposes of measuring the net pension expense, information about the fiduciary net position of the Firefighters' and Rescue Squad Workers' Pension Fund (FRSWPF) and additions to/deductions from FRSWPF's fiduciary net position have been determined on the same basis as they are reported by FRSWPF. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**II. Stewardship, Compliance and Accountability**

A. Excess of Expenditures over Appropriations

None noted.

**III. Detail Notes on All Funds**

A. Assets

1. Deposits

All the deposits of the Town are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Town’s agents in this unit’s name. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town, these deposits are considered to be held by the Town’s agents in their name. The amount of the pledged collateral is based on an approved averaging method for non-interest bearing deposits and the actual current balance for interest bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town or the escrow agent. Because of the inability to measure the exact amounts of collateral pledged for the Town under the Pooling Method, the potential exists for undercollateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has no formal policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all Pooling Method financial institutions and to monitor them for compliance. The Town complies with provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured. The Authority has no formal policy regarding custodial credit risk for deposits.

At June 30, 2020, the Town’s deposits had a carrying amount of \$5,242,885, and a bank balance of \$5,534,062. Of the bank balance, \$603,750 was covered by FDIC and the remainder was covered by collateral held under the pooling method. At June 30, 2020, the Town’s petty cash fund totaled \$250.

At June 30, 2020, the Authority deposits had a carrying amount of \$320,951 and a bank balance of \$329,279. All of the bank balance was covered by federal depository insurance.

2. Investments

At June 30, 2020, the Town’s investments consisted of the following:

<u>Investment Type</u>	<u>Valuation Measurement</u>		<u>Maturity</u>	<u>Rating</u>
	<u>Method</u>	<u>Fair Value</u>		
NC Capital Management Trust - Term Portfolio	Fair Value - Level 1	\$ 5,960,682	.11 years	Unrated
NC Capital Management Trust - Government Portfolio	Fair Value - Level 1	<u>2,228,142</u>	N/A	AAAm
Total		<u>\$ 8,188,824</u>		

At June 30, 2020, the Authority's investments consisted of the following:

Investment Type	Valuation Measurement Method	Fair Value	Maturity	Rating
NC Capital Management Trust - Term Portfolio	Fair Value - Level 1	\$ 101,376	.11 years	Unrated
NC Capital Management Trust - Government Portfolio	Fair Value - Level 1	<u>62,899</u>	N/A	AAAm
Total		<u>\$ 164,275</u>		

All investments are measured using the market approach: using prices and other relevant information generated by market transactions involving identical or comparable assets or a group of assets.

Level of fair value hierarchy: Level 1: Debt Securities valued using the directly observable, quoted prices (unadjusted) in active markets for identical assets.

Interest Rate Risk. The Town does not have a formal investment policy regarding interest rate risk.

Credit Risk. The Town has no formal policy regarding credit risk but has internal management procedures that limit the Town's investments to the provisions of G.S. 159-30 and restricts the purchase of securities to the highest possible ratings whenever particular types of securities are rated. The Town's investment in the NC Capital Management Trust's Government Portfolio carried a credit rating of AAAM by Standard and Poor's as of June 30, 2020. The Town's investment in the NC Capital Management Trust Term Portfolio is unrated. The Term Portfolio is authorized to invest in obligations of the U.S. government and agencies, and in high grade money market instruments as permitted under North Carolina General Statutes 159-30 as amended.

3. Receivables - Allowance for Doubtful Accounts

The amounts presented in the Balance Sheet and the Statement of Net Position for the year ended June 30, 2020 are net of the following allowances for doubtful accounts:

<b>Fund</b>	
<b>General Fund:</b>	
Taxes receivable	\$ 20,200
<b>Enterprise Fund:</b>	
Utilities receivable	<u>32,025</u>
Total	<u>\$ 52,225</u>

4. Capital Assets

**Primary Government**

Capital asset activity for the Primary Government for the year ended June 30, 2020 was as follows:

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balances</u>
<b>Governmental Activities:</b>					
<b>Capital assets not being depreciated:</b>					
Land	\$1,035,948	\$ -	\$ -	\$ -	\$1,035,948
Construction in progress	-	<u>751,238</u>	-	-	<u>751,238</u>
Total capital assets not being depreciated	<u>1,035,948</u>	<u>751,238</u>	-	-	<u>1,787,186</u>
<b>Capital assets being depreciated:</b>					
Buildings	3,791,916	19,801	-	-	3,811,717
Other improvements	906,624	535,642	-	-	1,442,266
Equipment and furniture	3,431,483	80,154	167,355	-	3,344,282
Vehicles	2,523,374	188,820	-	24,999	2,737,193
Infrastructure	<u>1,946,653</u>	<u>706,702</u>	-	-	<u>2,653,355</u>
Total capital assets being depreciated	<u>12,600,050</u>	<u>1,531,119</u>	<u>167,355</u>	<u>24,999</u>	<u>13,988,813</u>
<b>Less accumulated depreciation for:</b>					
Buildings	1,590,656	94,697	-	-	1,685,353
Other improvements	425,293	35,203	-	-	460,496
Equipment and furniture	2,834,857	137,216	143,181	-	2,828,892
Vehicles	1,836,808	229,792	-	1,669	2,068,268
Infrastructure	<u>813,148</u>	<u>74,322</u>	-	-	<u>887,469</u>
Total accumulated depreciation	<u>7,500,762</u>	<u>571,230</u>	<u>143,181</u>	<u>1,669</u>	<u>7,930,478</u>
Total capital assets being depreciated, net	<u>5,099,288</u>				<u>6,058,335</u>
Governmental activity capital assets, net	<u>\$6,135,236</u>				<u>\$7,845,519</u>

Depreciation expense was charged to function/programs of the primary government as follows:

**Governmental activities:**

General government	\$ 39,114
Public safety	167,409
Cultural and Recreational	<u>137,193</u>
Transportation	<u>227,514</u>
Total depreciation expense	<u>\$571,230</u>

**Proprietary Capital Assets**

Capital assets of the proprietary fund of the Town at June 30, 2020 were as follows:

	<u>Beginning</u> <u>Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending</u> <u>Balances</u>
<b>Business-type Activities:</b>					
<b>Sanitation Fund:</b>					
<b>Capital assets being depreciated:</b>					
Land Improvements	\$ 122,888	\$ -	\$ -	\$ -	\$ 122,888
Equipment	34,209	-	-	-	34,209
Vehicles	<u>661,739</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>661,739</u>
Total capital assets being depreciated	<u>818,836</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>818,836</u>
<b>Less accumulated depreciation for:</b>					
Land improvements	35,154	3,070	-	-	38,224
Equipment	20,811	2,650	-	(264)	23,197
Vehicles	<u>473,030</u>	<u>41,477</u>	<u>-</u>	<u>-</u>	<u>514,507</u>
Total accumulated depreciation	<u>528,995</u>	<u>47,197</u>	<u>-</u>	<u>(264)</u>	<u>575,928</u>
Total capital assets being depreciated	<u>289,841</u>				<u>242,908</u>
Sanitation fund capital assets, net	<u>289,841</u>				<u>242,908</u>
	<u>Beginning</u> <u>Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending</u> <u>Balances</u>
<b>Business-type Activities:</b>					
<b>Water and Sewer Fund:</b>					
<b>Capital assets not being depreciated:</b>					
Land	765	-	-	-	765
Construction in progress	<u>-</u>	<u>764,406</u>	<u>-</u>	<u>-</u>	<u>764,406</u>
Total capital assets not being depreciated	<u>765</u>	<u>764,406</u>	<u>-</u>	<u>-</u>	<u>765,171</u>
<b>Capital assets being depreciated:</b>					
Buildings and land improvements	95,712	-	-	-	95,712
Water facilities	14,408,424	-	-	-	14,408,424
Sewer facilities	6,326,289	-	-	-	6,326,289
Furniture and equipment	313,665	71,210	-	-	384,875
Vehicles	<u>348,719</u>	<u>123,506</u>	<u>-</u>	<u>-</u>	<u>472,225</u>
Total capital assets being depreciated	<u>21,492,809</u>	<u>194,716</u>	<u>-</u>	<u>-</u>	<u>21,687,525</u>
<b>Less accumulated depreciation for:</b>					
Buildings and land improvements	21,228	2,360	-	-	23,588
Water facilities	4,034,533	190,190	-	-	4,224,723
Sewer facilities	3,319,001	202,294	-	-	3,521,295
Furniture and equipment	120,220	92,142	-	-	212,362
Vehicles	<u>172,505</u>	<u>10,888</u>	<u>-</u>	<u>-</u>	<u>183,393</u>
Total accumulated depreciation	<u>7,667,487</u>	<u>497,874</u>	<u>-</u>	<u>-</u>	<u>8,165,361</u>
Total assets being depreciated, net					<u>13,522,164</u>
Water and sewer fund capital assets, net	<u>13,826,087</u>				<u>14,287,335</u>
Business-type activities capital assets, net	<u>\$14,115,92</u>				<u>\$14,530,241</u>

B. Liabilities

1. Pension Plan and Postemployment Obligations

a. Local Governmental Employees' Retirement System

Plan Description - The Town of Beech Mountain is a participating employer in statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members - nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling 919-981-5454 or at [www.osc.nc.gov](http://www.osc.nc.gov).

Benefits Provided: LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of service as a LEO and have reached age 50, or have completed five years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to a monthly Survivor's Alternate Benefit for life or a return of the member's contributions.

Contributions: Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. The Town of Beech Mountain employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town's

contractually required contribution rate for the year ended June 30, 2020 was 9.70% of compensation for law enforcement officers and 8.95% for general employees, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the Town were \$234,499 for the year ended June 30, 2020.

Refunds of Contributions: Town employees who have terminated service as a contributing member of LGERS may file an application for a refund of their contributions. By state law, refunds to members with at least five years of service include 4% interest. State law requires a 60-day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual's right to employer contributions or any other benefit provided by LGERS.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2020, the Town reported a liability of \$994,875 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2019. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2018. The total pension liability was then rolled forward to the measurement date of June 30, 2019 utilizing update procedures incorporating the actuarial assumptions. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2019, the Town's proportion was 0.03643%, which was an increase of 0.03712% from its portion measured as of June 30, 2018.

For the year ended June 30, 2020, the Town recognized pension expense of \$444,774. At June 30, 2020, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 170,348	\$ -
Changes of assumptions	162,148	-
Net difference between projected and actual earnings on pension plan investments	24,266	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	6,544	12,172
Employer contributions subsequent to the measurement date	<u>234,499</u>	<u>-</u>
Total	<u>\$ 597,805</u>	<u>\$ 12,172</u>

\$234,499 reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as a decrease of the net pension liability in the year ending June 30, 2021. Other amounts reported as deferred inflows or outflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year Ending June 30</b>	<b>Amount</b>
2021	\$178,815
2022	52,312
2023	92,417
2024	27,591
2025	-
Thereafter	-
Total	<u>\$ 351,135</u>

Actuarial Assumptions: The total pension liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0%
Salary increase	3.5% to 8.10%, including inflation and productivity factor
Investment rate of return	7.00%, net of pension plan investment expense, including inflation

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study of the period ending January 1, 2010 through December 31, 2014.

Future ad hoc COLA amounts are not considered to be substantively automatic and are, therefore, not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to

produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2017 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Fixed income	29.0%	1.4%
Global equity	42.0%	5.3%
Real estate	8.0%	4.3%
Alternatives	8.0%	8.9%
Credit	7.0%	6.0%
Inflation protection	<u>6.0%</u>	4.0%
Total	100%	

The information above is based on 30-year expectations developed with the consulting actuary for the 2019 asset, liability and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculation from nominal rates multiplicatively subtracting a long-term inflation assumption of 3.00%. All rates of return and inflation are annualized.

Discount Rate: The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that contribution from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of the current plan member. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefits payments to determine the total pension liability.

Sensitivity of the Town's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate: The following presents the Town's proportionate share of the net pension liability (asset) calculated using the discount rate of 7.00%, as well as what the Town's proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	<u>1% Decrease (6.00%)</u>	<u>Discount Rate (7.00%)</u>	<u>1% Increase (8.00%)</u>
Town's proportionate share of the net pension liability (asset)	\$2,275,461	\$ 994,875	\$ 69,551

Pension Plan Fiduciary Net Position: Detailed information about the pension plan’s fiduciary net position is available in the separately issued Comprehensive Annual Financial Report (CAFR) for the State of North Carolina.

b. Law Enforcement Officers’ Special Separation Allowance

**1. Plan Description**

The Town administers a public employee retirement system (the “Separation Allowance”), a single-employer defined benefit pension plan that provides retirement benefits to the Town’s qualified sworn law enforcement officers under the age of 62 who have completed at least 30 years of creditable service or have attained 55 years of age and have completed five or more years of creditable service. The Separation Allowance is equal to .85% of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns that authority to establish and amend benefit provisions to the North Carolina General Assembly.

All full-time law enforcement officers of the Town are covered by the Separation Allowance. At December 31, 2018, the Separation Allowance’s membership consisted of:

Inactive members currently receiving benefits	1
Active plan members	<u>10</u>
Total	<u>11</u>

**2. Summary of Significant Accounting Policies**

Basis of Accounting: The Town has chosen to fund the Separation Allowance on a pay-as-you-go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust that meets the criteria which are outlined in GASB Statements 73.

**3. Actuarial Assumptions**

The entry age normal actuarial cost method was used in the December 31, 2018 valuation. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increase	3.50% to 7.35%, including inflation and productivity factor
Discount rate	3.26%

The discount rate is based on the yield of the S&P Municipal Bond 20 Year High Grade Rate Index.

Mortality rates are based on the RP-2000 Mortality tables with adjustments for mortality improvements based on Scale AA.

**4. Contributions**

The Town is required by Article 12D of G.S. Chapter 143 to provide these retirement benefits and has chosen to fund the amounts necessary to cover the benefits earned on a pay-as-you-go basis through appropriations made in the General Fund operation budget. There were no contributions made by the employees. The Town’s obligation to contribute to this plan is established and may be amended by the North Carolina General Assembly. Administration costs of the Separation Allowance are financed through investment earnings. The Town paid \$4,350 as benefits came due for the reporting period.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2020, the Town reported a total pension liability of \$231,673. The total pension liability was measured as of December 31, 2019 based on a December 31, 2018 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2019 utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2020, the Town recognized pension expense of \$22,492.

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$22,683	\$10,935
Changes of assumptions and other inputs	13,156	6,909
Benefit payments and plan administrative expenses subsequent to the measurement date	<u>4,350</u>	<u>-</u>
Total	<u>\$40,189</u>	<u>\$17,844</u>

\$4,350 reported as deferred outflows of resources related to pensions resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total pension liability in the year ended June 30, 2020. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year Ending June 30</b>	<b>Amount</b>
2021	\$ 3,207
2022	3,207
2023	3,664
2024	2,709
2025	5,208
Thereafter	-

\$4,350 paid as benefits came due and \$-0- of administrative expenses subsequent to the measurement date are reported as deferred outflows of resources.

Sensitivity of the Town's Total Pension Liability to Changes in the Discount Rate: The following presents the Town's total pension liability calculated using the discount rate of 3.26%, as well as what the Town's total pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (2.26%) or 1-percentage-point higher (4.26%) than the current:

	<b>1% Decrease (2.26%)</b>	<b>Discount Rate (3.26%)</b>	<b>1% Increase (4.26%)</b>
Town's proportionate share of the net pension liability (asset)	<u>\$ 251,891</u>	<u>\$ 231,673</u>	<u>\$ 213,080</u>

**Schedule of Changes in Total Pension Liability  
Law Enforcement Officers' Special Separation Allowance**

Beginning balance	\$ 182,642
Service cost at end of year	12,266
Interest	6,569
Changes of benefit terms	-
Differences between expected and actual experience	27,293
Changes of assumptions and other inputs	7,253
Benefit payments	(4,350)
Other changes	-
Ending balance of the total pension liability	<u>\$ 231,673</u>

The plan currently uses mortality tables that vary by age and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2018 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through December 31, 2014.

**Total Expense, Liabilities, and Deferred Outflows and Inflows of Resources Related to Pensions**

Following is information related to the proportionate share and expense for all pension plans:

	<u>LGERS</u>	<u>LEOSSA</u>	<u>Total</u>
Pension Expense	\$ 444,774	\$ 22,492	\$ 467,266
Pension Liability	994,875	231,673	1,226,548
Proportionate share of the net pension liability	0.03643%	N/A	
Deferred of Outflows of Resources:			
Difference between expected and actual experience	170,348	22,683	193,031
Change in assumptions and other inputs	162,148	13,156	175,304
Net difference between projected and actual earnings on plan investments	24,266	-	24,266
Change in proportion and differences between contributions and proportionate share of contributions	6,544	-	6,544
Benefit payments and administrative cost paid subsequent to measurement date	234,499	4,350	238,849
Deferred of Inflows of Resources:			
Difference between expected and actual experience	-	10,935	10,935
Change in assumptions	-	6,909	6,909
Change in proportion and differences between contributions and proportionate share of contributions	12,172	-	12,172

c. Supplemental Retirement Income Plan for Law Enforcement Officers

Plan Description: The Town contributes to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The plan provides retirement benefits to law enforcement officers employed by the Town. Article 5 of G.S. Chapter 135 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Supplemental Retirement Income Plan for Law Enforcement Officers is included in the Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) Plan that includes the Supplemental Retirement Income Plan for Law Enforcement Officers. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Serve Center, Raleigh, North Carolina 27699-1410, or by calling 919-981-5454.

Funding Policy: Article 12E of G.S. Chapter 143 requires the Town to contribute each month an amount equal to 5% of each officer's salary, and all amounts contributed are vested immediately. Also, the law enforcement officers may make voluntary contributions to the plan. Contributions for the year ended June 30, 2020 were \$43,767, which consisted of \$26,932 from the Town and \$16,835 from the law enforcement officers.

The Town has also elected for all employees not engaged in law enforcement to be covered under the Supplemental Retirement Income Plan. The Town contributes a match up to 6% of the employee's monthly compensation to the plan. Total contributions for the year ended June 30, 2020 were \$165,239, which consisted of \$78,669 from the Town and \$86,570 from the employees.

d. Other Employment Benefits

The Town has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Governmental Employees Retirement System (Death Benefit Plan), a multiple-employer, state-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump-sum death benefit payments to beneficiaries are equal to the employee's 12 highest months' salary in a row during the 24 months prior to the employee's death, but the benefit will be a minimum of \$25,000 and will not exceed \$50,000. All death benefit payments are made from the Death Benefit Plan and not by the Town. The Town does not determine the number of eligible participants. The Town has no liability beyond the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount. Contributions are determined as a percentage of monthly payroll based upon rates established annually by the state. Separate rates are not set for employees not engaged in law enforcement and for law enforcement officers. The Town considers these contributions to be immaterial.

2. Deferred Outflows and Inflows of Resources

Deferred outflows of resources at year end are comprised of the following:

Contributions to pension plan in current fiscal year	\$ 234,499
Benefit payments made and administrative expenses for LEOSSA	4,350
Differences between expected and actual experience	193,031
Changes of assumptions and other inputs	175,304
Net difference between projected and actual earnings on pension plan investments	24,266
Changes in proportion and differences between employer contributions and proportionate share of contributions	<u>6,544</u>
Total	<u>\$ 637,994</u>

Deferred inflows of resources at year end are comprised of the following:

	<b>Statement of Net Position</b>	<b>General Fund Balance Sheet</b>
Taxes receivable (General Fund), less penalties	\$ -	\$ 181,071
Changes in assumptions	6,909	-
Differences between expected and actual experience	10,935	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	<u>12,172</u>	<u>-</u>
Total	<u>\$ 30,016</u>	<u>\$ 181,071</u>

### 3. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town participates in two self-funded risk-financing pools administered by the North Carolina League of Municipalities. Through these pools, the Town obtains general liability and auto liability coverage of \$1 million per occurrence, property coverage up to the total insured values of the property policy, and workers' compensation coverage up to statutory limits. The pools are reinsured through commercial companies for single occurrence claims against general liability, auto liability. The property liability pool has an aggregate limit for the total property losses in a single year, with the reinsurance limit based upon a percentage of the total insurance values. The pools are audited annually by certified public accountants, and the audited financial statements are available to the Town upon request. The Town purchases employee health insurance from a private insurance company. The health insurance plan is fully insured by the private carrier.

The Town carries commercial coverage for all other risks of loss. There have been no significant reductions in insurance coverage in the prior year, and settled claims have not exceeded coverage in any of the past three fiscal years. The Town does not carry flood insurance.

In accordance with G.S. 159-29, the Town's employees that have access to \$100 or more at any given time of the Town's funds are performance-bonded through a commercial surety bond. The finance officer and tax collector are each individually bonded for \$220,000 \$50,000, respectively. The remaining employees that have access to funds are bonded under a blanket bond for \$10,000.

### 4. Long-Term Obligations

#### **Installment Purchases**

The Town has entered into three promissory notes to finance the construction of three separate sewer projects. The proceeds of these loans were made available by the U.S. Environment Protection Agency, and the loans are administered by the N.C. Department of Environment, Health, and Natural Resources. The first note requires annual principal payments of \$11,250 plus interest rate at a rate of 3.37 percent. The second note requires annual principal payments of \$18,575 plus interest at a rate of 2.95 percent. The third note requires annual principal payments of \$102,450 plus interest at a rate of 2.265 percent. The outstanding principal balance at June 30, 2020 was \$796,819.

On April 15, 2011, the Town entered into an installment purchase contract with BB&T to purchase radio read water meters. The financing service contract is being serviced by the Water and Sewer Fund and requires semi-annual principal and interest payments \$55,634, with an interest rate of 3.11 percent. The outstanding principal balance at June 30, 2020 was \$108,725.

On May 25, 2017, the Town entered into an installment purchase contract with BB&T to purchase a motor grader and maintenance equipment. The financing service contract is being serviced by the Water and Sewer Fund and the General Fund and requires annual principal and interest payments of \$83,199, with an interest rate of 2.10 percent. The total outstanding principal balance at June 30, 2020 was \$161,086.

On March 17, 2020, the Town entered into an installment purchase contract with BB&T for the construction of a public works facility. The financing service contract is being serviced by the General Fund (65%), the Water and Sewer Fund (23%), and the Sanitation Fund (12%) and requires principal payments of \$260,000 plus interest at a rate of 2.79%. The total outstanding principal balance at June 30, 2020 was \$5,200,000.

The future minimum payments of installment purchases as of June 30, 2020 are as follows:

<u>Year Ending June 30</u>	<u>Governmental Activities</u>		<u>Business Type Activities</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2021	\$ 229,550	\$ 96,983	\$ 318,449	\$ 69,979
2022	230,348	90,942	210,142	62,203
2023	169,000	84,872	190,602	56,980
2024	169,000	80,157	190,602	52,185
2025	169,000	75,442	190,602	47,391
2026-2030	845,000	306,482	654,205	171,796
2031-2035	845,000	188,604	455,000	101,556
2036-2040	<u>845,000</u>	<u>70,727</u>	<u>455,000</u>	<u>38,084</u>
Total	<u>\$3,501,898</u>	<u>\$994,209</u>	<u>\$2,664,602</u>	<u>\$ 600,174</u>

**Revenue Bond**

\$4,300,000 Water and Sewer Revenue Bonds, Series 2017, issued for water and sewer system improvements. Principal installments are due annually on June 1<sup>st</sup> and their interest rate is 3.375%.

The future payments of the revenue bonds are as follows:

<u>Year Ending June 30</u>	<u>Principal</u>	<u>Interest</u>
2021	\$ 60,000	\$ 137,666
2022	62,000	135,641
2023	64,000	133,549
2024	66,000	131,389
2025	68,000	129,161
2026-2030	378,000	608,660
2031-2035	445,000	541,519
2036-2040	526,000	461,126
2041-2045	621,000	366,188
2046-2050	734,000	254,003
2051-2055	866,000	121,534
2056	<u>189,000</u>	<u>6,379</u>
Total	<u>\$4,079,000</u>	<u>\$3,026,815</u>

At June 30, 2020, the Town of Beech Mountain had a legal debt margin of \$34,406,653.

**Changes in Long-Term Liabilities:**

	<u>Balance</u>			<u>Balance</u>	<u>Current</u> <u>Portion of</u> <u>Long-term</u> <u>Debt</u>
<b>Governmental activities:</b>	<u>July 1, 2019</u>	<u>Increases</u>	<u>Decreases</u>	<u>June 30, 2020</u>	
Installment purchases	\$ 180,870	\$3,380,000	\$ 58,972	\$3,501,898	\$ 229,550
Net pension liability (LGERS)	710,196	114,262	-	824,458	-
Total pension liability (LEO)	182,642	49,031	-	231,673	-
Compensated absences	<u>175,582</u>	<u>-</u>	<u>14,868</u>	<u>160,714</u>	<u>-</u>
Governmental activity long-term liabilities	<u>\$1,249,290</u>	<u>\$3,543,293</u>	<u>\$ 73,840</u>	<u>\$4,718,743</u>	<u>\$ 229,550</u>
<b>Business-type activities:</b>					
Installment purchases	\$1,168,746	\$1,820,000	\$224,015	\$2,764,731	\$ 378,449
Revenue bonds	3,693,865	-	58,000	3,635,865	-
Net pension liability (LGERS)	170,417	-	-	170,417	-
Compensated absences	<u>51,579</u>	<u>-</u>	<u>9,280</u>	<u>42,299</u>	<u>-</u>
Business-type activity long-term liabilities	<u>\$5,084,607</u>	<u>\$1,820,000</u>	<u>\$ 291,295</u>	<u>\$6,613,312</u>	<u>\$ 378,449</u>

5. Interfund Balances and Activity

Transfers to/from other funds at June 30, 2020 consist of the following:

From the Water and Sewer Fund to the Water and Sewer Capital Project Fund - Watauga River Intake	\$ 74,206
From the Water and Sewer Fund to the Water and Sewer Capital Reserve Fund	<u>33,755</u>
Total	<u>\$ 107,961</u>

6. Net Investment in Capital Assets

	<b>Governmental Activities</b>	<b>Business-type Activities</b>
Capital assets	\$7,845,519	\$14,530,241
Less: long-term debt	(3,501,898)	(6,400,596)
Add: unexpended debt proceeds	<u>-</u>	<u>-</u>
Net investment in capital asset	<u>\$4,343,621</u>	<u>\$8,129,643</u>

7. Fund Balance

The following schedule provides management and citizens with information on the portion of General fund balance that is available for appropriation:

Total fund balance-General Fund	\$8,136,845
Less:	
Stabilization by State Statute	766,757
Inventories	35,366
Uninsured Claims	100,000
Appropriated Fund Balance in 2020-2021 budget	1,531,254
Remaining fund balance	5,703,468

The Town has adopted a minimum fund balance policy for the General Fund which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 10% of budgeted expenditures.

**III. Related Party Transactions and Commitments**

On July 9, 1996, the Town entered into a contractual agreement with the Beech Mountain Volunteer Fire Department which expresses the intent of the Town to support the Fire Department financially in return for adequate fire protection for all property located within the Beech Mountain Fire District. The agreement requires the Town to pay at least \$25,210 to the Fire Department annually as of January 1 each year beginning with 1997 and ending in the year 2005. The agreement is automatically renewable each year unless terminated in writing by either party. During the year ended June 30, 2020, the Town paid \$26,000 to the Fire Department in accordance with the terms of this agreement.

The Town entered into an agreement with the Beech Mountain Volunteer Fire Department in October 2014 to provide fire and emergency services within the corporate limits of the Town beginning July 1, 2014 and ending June 30, 2020. The Town did not assume responsibility for the obligations of the outstanding loans; however paid \$63,000 to the Beech Mountain Volunteer Fire Department to pay principal and interest.

**V. Summary Disclosure of Significant Contingencies**

Federal and State Assisted Programs:

The Town has received proceeds from several Federal and State grants. Periodic audits of these grants are required and certain costs may be questioned as not being appropriate expenditures under the grant agreements. Such audits could result in the refund of grant moneys to the grantor agencies. Management believes that any required refunds will be immaterial. No provision has been made in the accompanying financial statements for the refund of grant monies.

**VI. Significant Effects of Subsequent Events**

Management has evaluated subsequent events through December 3, 2020, the date on which the financial statements were available to be issued. During the period from the end of the year and through this date, no circumstances occurred that require recognition or disclosure in these financial statements.

**REQUIRED  
SUPPLEMENTARY  
INFORMATION**

**TOWN OF BEECH MOUNTAIN**

Schedule 1

**Schedule of Proportionate Share of Net Pension Liability (Asset)  
Required Supplementary Information  
Local Government Employees' Retirement System  
Last Seven Fiscal Years\***

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Proportion of the net pension liability (asset) (%)	0.03643%	0.03712%	0.03956%	0.03800%	0.03454%	0.03713%	0.03830%
Proportion of the net pension liability (asset) (\$)	\$ 994,875	\$ 880,613	\$ 604,367	\$ 806,487	\$ 155,018	\$ (218,973)	\$ 461,662
Town of Beech Mountain's covered payroll	\$ 2,563,363	\$ 2,308,645	\$ 2,432,357	\$ 2,436,264	\$ 2,436,264	\$ 2,140,659	\$ 2,010,980
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	38.81%	38.14%	24.85%	33.10%	6.36%	-10.23%	22.96%
Plan fiduciary net position as a percentage of the total pension liability**	90.86%	91.63%	94.18%	91.41%	98.09%	102.64%	94.35%

\* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

Pension schedules are intended to show information for ten years, additional years' information will be displayed as it comes available.

\*\* This will be the same percentage for all participant employers in the LGERS plan.

**TOWN OF BEECH MOUNTAIN**

Schedule 2

Schedule of Employer Contributions  
Required Supplementary Information  
Local Government Employees' Retirement System  
Last Seven Fiscal Years

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually required contribution	\$ 234,499	\$202,035	\$177,308	\$176,758	\$154,696	\$153,802	\$142,896
Contributions in relation to the contractually required contribution	<u>234,499</u>	<u>202,035</u>	<u>177,308</u>	<u>176,758</u>	<u>154,696</u>	<u>153,802</u>	<u>142,896</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town of Beech Mountain's covered payroll	\$ 2,818,656	\$2,563,363	\$2,308,645	\$2,432,357	\$2,436,264	\$2,140,659	\$2,010,980
Contributions as a percentage of covered payroll	8.32%	7.88%	7.68%	7.27%	6.35%	7.18%	7.11%

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**TOWN OF BEECH MOUNTAIN**

**Schedule 3**

**Schedule of Changes in Total Pension Liability  
Law Enforcement Officers' Special Separation Allowance  
Last Three Four Years**

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	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Beginning Balance	\$ 182,642	\$ 190,621	\$ 168,068	\$ 155,826
Service Cost	12,266	10,502	11,086	11,129
Interest	6,569	5,952	6,424	5,563
Differences between expected and actual experience	27,293	(12,046)	(5,634)	-
Changes of assumptions or other inputs	7,253	(7,863)	13,983	(4,450)
Benefit payments	(4,350)	(4,524)	(3,306)	-
Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Ending balance of the total pension liability	<u>\$231,673</u>	<u>\$ 182,642</u>	<u>\$ 190,621</u>	<u>\$ 168,068</u>

The amounts presented for each fiscal year were determined as of the prior December 31.

\*Pension schedules are intended to show information for ten years, additional years' information will be displayed as it comes available.

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**TOWN OF BEECH MOUNTAIN**

**Schedule 4**

**Schedule of Total Pension Liability as a Percentage of Covered Payroll  
Law Enforcement Officers' Special Separation Allowance  
Last Four Fiscal Years**

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	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Total pension liability	\$231,673	\$182,642	\$ 190,621	\$ 168,068
Covered payroll	\$ 481,714	432,234	455,944	436,781
Total pension liability as a percentage of covered payroll	48.09%	42.26%	41.81%	38.48%

**Notes to the Schedules:**

The Town of Beech Mountain has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

**INDIVIDUAL FUND  
SCHEDULES AND  
OTHER SCHEDULES**

**TOWN OF BEECH MOUNTAIN**

Schedule 5

Page 1 of 5

**General Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2020**

	<u>2020</u>		<u>Variance Positive (Negative)</u>	<u>2019 Actual</u>
	<u>Budget</u>	<u>Actual</u>		
<b>Revenues:</b>				
Ad valorem taxes:				
Taxes	\$ -	\$ 4,116,504	\$ -	\$ 3,792,657
Penalties and interest	-	41,926	-	212,222
Total	<u>3,991,757</u>	<u>4,158,429</u>	<u>166,672</u>	<u>4,004,879</u>
Other taxes and licenses:				
Fire district	-	94,367	-	78,031
Total	<u>105,000</u>	<u>94,367</u>	<u>(10,633)</u>	<u>78,031</u>
Unrestricted intergovernmental revenues:				
Local option sales taxes	-	1,446,235	-	1,661,506
Utilities franchise tax	-	283,713	-	296,526
Hold harmless	-	278,523	-	-
Video franchise Tax	-	28,414	-	29,512
Beer and wine tax	-	1,454	-	1,456
Total	<u>1,568,999</u>	<u>2,038,339</u>	<u>469,340</u>	<u>1,989,000</u>
Restricted intergovernmental revenues:				
Powell Bill street aid allocation	-	111,393	-	112,058
CARES Act	-	28,208	-	-
NC DOT grant	-	287,214	-	42,566
Total	<u>421,655</u>	<u>426,815</u>	<u>5,160</u>	<u>154,624</u>
Permits and fees:				
Inspection Fees	-	25,719	-	22,889
Planning and zoning Fees	-	2,540	-	3,160
Total permits and fees	<u>30,500</u>	<u>28,259</u>	<u>(2,241)</u>	<u>26,049</u>

cont.

**TOWN OF BEECH MOUNTAIN**

Schedule 5

Page 2 of 5

**General Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2020**

	<u>2020</u>		<b>Variance Positive (Negative)</b>	<b>2019 Actual</b>
	<u>Budget</u>	<u>Actual</u>		
Sales and services:				
Recreation department fees	\$ -	\$ 35,276	\$ -	\$ 48,468
Total sales and service	<u>50,000</u>	<u>35,276</u>	<u>(14,724)</u>	<u>48,468</u>
Investment earnings:				
General	-	109,958	-	162,245
Total investment earnings	<u>139,190</u>	<u>109,958</u>	<u>(29,232)</u>	<u>162,245</u>
Miscellaneous:				
Other	-	238,887	-	256,206
Total miscellaneous	<u>220,193</u>	<u>238,887</u>	<u>18,694</u>	<u>256,206</u>
Total revenues	<u>6,527,294</u>	<u>7,130,331</u>	<u>603,037</u>	<u>6,719,502</u>
<b>Expenditures:</b>				
General government:				
Administration:				
Salaries and employee benefits	-	273,538	-	250,752
Operating expenditures	-	1,477,036	-	1,476,023
Capital outlay	-	56,320	-	28,533
Total administration	<u>1,879,680</u>	<u>1,806,894</u>	<u>72,786</u>	<u>1,755,308</u>
Tax collection:				
Salaries and employee benefits	-	39,362	-	35,156
Operating expenditures	-	8,200	-	7,058
Total tax collection	<u>57,318</u>	<u>47,562</u>	<u>9,756</u>	<u>42,214</u>
Total general government	<u>1,936,998</u>	<u>1,854,456</u>	<u>82,542</u>	<u>1,797,522</u>

cont.

**TOWN OF BEECH MOUNTAIN**

Schedule 5

Page 3 of 5

**General Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2020**

	2020		Variance Positive (Negative)	2019 Actual
	<u>Budget</u>	<u>Actual</u>		
Public safety:				
Police:				
Salaries and employee benefits	\$ -	\$ 945,935	\$ -	\$ 953,671
Operating expenditures	-	133,330	-	114,958
Capital outlay	-	44,705	-	225,703
Total police	<u>1,153,508</u>	<u>1,123,970</u>	<u>29,538</u>	<u>1,294,332</u>
Fire Department:				
Salaries and employee benefits	-	98,325	-	96,651
Other expenditures	-	198,166	-	235,501
Capital outlay	-	7,500	-	276,966
Total fire department	<u>326,827</u>	<u>303,991</u>	<u>22,836</u>	<u>609,118</u>
Inspections:				
Salaries and employee benefits	-	77,809	-	96,775
Other operating expenditures	-	17,468	-	11,401
Total inspections	<u>99,755</u>	<u>95,277</u>	<u>4,478</u>	<u>108,176</u>
Planning:				
Salaries and employee benefits	-	128,293	-	137,260
Other operating expenditures	-	32,509	-	24,664
Capital outlay	-	307,283	-	-
Total planning	<u>482,342</u>	<u>468,085</u>	<u>14,257</u>	<u>161,924</u>
Total public safety	<u>2,062,432</u>	<u>1,991,323</u>	<u>71,109</u>	<u>2,173,550</u>
Transportation:				
Vehicle maintenance:				
Salaries and employee benefits	-	75,282	-	140,774
Other expenditures	-	40,941	-	(3,877)
Capital outlay	-	-	-	7,495
Total vehicle maintenance	<u>130,259</u>	<u>116,223</u>	<u>14,036</u>	<u>144,392</u>

cont.

**TOWN OF BEECH MOUNTAIN**

Schedule 5

Page 4 of 5

**General Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2020**

	<u>2020</u>		<b>Variance Positive (Negative)</b>	<b>2019 Actual</b>
	<u>Budget</u>	<u>Actual</u>		
Road Maintenance:				
Salaries and employee benefits	\$ -	\$ 595,752	\$ -	\$ 569,224
Other expenditures	-	692,051	-	512,567
Capital outlay	-	821,557	-	77,920
Total road maintenance	<u>2,135,933</u>	<u>2,109,360</u>	<u>26,573</u>	<u>1,159,711</u>
 Total transportation	 <u>2,266,192</u>	 <u>2,225,583</u>	 <u>40,609</u>	 <u>1,304,103</u>
 Cultural and Recreation:				
Salaries and employee benefits	-	400,050	-	359,325
Other expenditures	-	241,184	-	228,881
Capital outlay	-	276,299	-	124,601
Total cultural and recreation	<u>953,100</u>	<u>917,533</u>	<u>35,567</u>	<u>712,807</u>
 Special Projects:				
Salaries and employee benefits	-	99,103	-	89,477
Other expenditures	-	4,098	-	928
Capital outlay	-	17,454	-	-
Total special projects	<u>121,987</u>	<u>120,655</u>	<u>1,332</u>	<u>90,405</u>
 Debt Service:				
Principal retirement	-	91,684	-	188,745
Interest and other charges	-	34,248	-	38,465
Total debt service	<u>205,477</u>	<u>125,932</u>	<u>79,545</u>	<u>227,210</u>
 Total expenditures	 <u>7,546,186</u>	 <u>7,235,482</u>	 <u>310,704</u>	 <u>6,305,597</u>

cont.

**TOWN OF BEECH MOUNTAIN**

Schedule 5  
Page 5 of 5, cont.

**General Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2020**

	2020		Variance Positive (Negative)	2019 Actual
	<u>Budget</u>	<u>Actual</u>		
Revenues over (under) expenditures	\$ (1,018,892)	\$ (105,151)	\$ 913,741	\$ 413,905
<b>Other Financing Sources (Uses):</b>				
Transfers Out:				
Water and Sewer Fund	(150,000)	-	150,000	(150,000)
Sale of Capital Assets	<u>5,000</u>	<u>20,118</u>	<u>15,118</u>	<u>7,092</u>
Total other financing sources (uses)	<u>(145,000)</u>	<u>20,118</u>	<u>165,118</u>	<u>(142,908)</u>
Fund balance appropriated	<u>1,163,892</u>	<u>-</u>	<u>(1,163,892)</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	(85,033)	<u>\$ (85,033)</u>	270,997
Fund balance-beginning		<u>8,221,878</u>		<u>7,950,881</u>
Fund balance - ending		<u>\$ 8,136,845</u>		<u>\$ 8,221,878</u>

TOWN OF BEECH MOUNTAIN

Schedule 6

Capital Projects Fund - Public Works Facility  
 Schedule of Revenues, Expenditures, and Changes in Fund Balance  
 Budget and Actual  
 From Inception and For the Year Ended June 30, 2020

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>					
Investment earnings	\$ -	\$ -	\$ 82	\$ 82	\$ 82
<b>Expenditures:</b>					
Utilities, building and grounds	3,022,058	-	650,750	650,750	2,371,308
Supplies	210,249	-	4,322	4,322	205,927
Contract services	147,693	-	96,166	96,166	51,527
Total expenditures	3,380,000	-	751,238	751,238	2,628,763
Revenues over (under) expenditures	(3,380,000)	-	(751,156)	(751,156)	2,628,844
<b>Other Financing Sources (Uses):</b>					
Installment purchase issued	3,380,000	-	3,380,000	3,380,000	-
Revenues and other sources over (under) expenditures	\$ -	\$ -	2,628,844	\$ 2,628,844	\$ 2,628,844
Fund balance, beginning			-		
Fund balance, ending			\$ 2,628,844		

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TOWN OF BEECH MOUNTAIN

Schedule 7

Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual  
Emergency Telephone System Fund  
For the Year Ended June 30, 2020

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	<u>Final</u> <u>Budget</u>	<u>Actual</u>	<u>Variance</u> <u>Positive</u> <u>(Negative)</u>
<b>Revenues:</b>			
Restricted intergovernmental	\$ 65,236	\$ 70,298	\$ 5,062
Investment earnings	<u>1,000</u>	<u>944</u>	<u>(56)</u>
Total revenues	<u>66,236</u>	<u>71,242</u>	<u>5,006</u>
<b>Expenditures:</b>			
Operating	86,130	53,487	32,643
Capital outlay	<u>1,800</u>	<u>-</u>	<u>1,800</u>
Total expenditures	<u>87,930</u>	<u>53,487</u>	<u>34,443</u>
Revenues over (under) expenditures	(21,694)	17,755	39,449
<b>Other Financing Sources (Uses):</b>			
Transfer from capital reserve fund	<u>21,694</u>	<u>-</u>	<u>(21,694)</u>
Net change in fund balance	<u>\$ -</u>	17,755	<u>\$ 17,755</u>
Fund balance - beginning of year		<u>113,259</u>	
Fund balance - end of year		<u>\$ 131,014</u>	

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TOWN OF BEECH MOUNTAIN

Schedule 8

Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual  
Nonmajor Special Revenue Fund - Special Police Revenue Fund  
For the Year Ended June 30, 2020

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	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>Revenues:</b>			
Miscellaneous	\$ 500	\$ 6,550	\$ 6,050
<b>Expenditures:</b>			
Other	<u>500</u>	<u>382</u>	<u>118</u>
Net change in fund balance	<u>\$ -</u>	<u>6,168</u>	<u>\$ 6,168</u>
Fund balance - beginning of year		<u>6,700</u>	
Fund balance - end of year		<u>\$ 12,868</u>	

**TOWN OF BEECH MOUNTAIN**

Schedule 9  
Page 1 of 2

**Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)  
Water and Sewer Fund  
For the Year Ended June 30, 2020**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>Revenues:</b>			
Operating revenues:			
Charges for services	\$ 2,292,646	\$ 2,471,643	\$ 178,997
Other operating revenues:			
Miscellaneous	2,500	3,237	737
Nonoperating revenues:			
Interest earnings	<u>22,000</u>	<u>17,410</u>	<u>(4,590)</u>
Total revenues	<u>2,317,146</u>	<u>2,492,290</u>	<u>175,144</u>
<b>Expenditures:</b>			
Water and sewer administration:			
Salaries and employee benefits	392,708	385,269	7,439
Other operating expenditures	<u>199,765</u>	<u>160,247</u>	<u>39,518</u>
Total water and sewer administration	<u>592,473</u>	<u>545,516</u>	<u>46,957</u>
Water treatment:			
Salaries and employee benefits	287,878	303,230	(15,352)
Other operating expenditures	<u>522,394</u>	<u>506,469</u>	<u>15,925</u>
Total water treatment	<u>810,272</u>	<u>809,699</u>	<u>573</u>
Waste collection and treatment:			
Salaries and employee benefits	120,462	108,173	12,289
Other operating expenditures	<u>164,850</u>	<u>163,555</u>	<u>1,295</u>
Total waste collection and treatment	<u>285,312</u>	<u>271,728</u>	<u>13,584</u>
Tap and system maintenance:			
Salaries and employee benefits	40,346	45,211	(4,865)
Other operating expenditures	<u>118,050</u>	<u>80,067</u>	<u>37,983</u>
Total tap and system maintenance	<u>158,396</u>	<u>125,278</u>	<u>33,118</u>
Debt service:			
Interest and other charges	195,550	152,094	43,456
Principal retirement	<u>303,986</u>	<u>281,618</u>	<u>22,368</u>
Total debt service	<u>499,536</u>	<u>433,712</u>	<u>65,824</u>

cont.

**TOWN OF BEECH MOUNTAIN**

Schedule 9, cont.

Page 2 of 2

**Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)  
Water and Sewer Fund  
For the Year Ended June 30, 2020**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
Capital outlay:			
Capital outlay	\$ 540,000	\$ 194,716	\$ 345,284
 Total expenditures	 <u>2,885,989</u>	 <u>2,380,649</u>	 <u>505,340</u>
 Revenues over (under) expenditures	 <u>(568,843)</u>	 <u>111,641</u>	 <u>680,484</u>
 <b>Other Financing Sources (Uses):</b>			
Transfer to:			
Capital Reserve	150,000	-	(150,000)
Sale of capital assets	2,000	334	(1,666)
Fund balance appropriated	416,843	-	(416,843)
Total other financing sources (uses)	<u>568,843</u>	<u>334</u>	<u>(568,509)</u>
 Revenues and other sources over (under) expenditures and other uses	 <u>\$ -</u>	 111,975	 <u>\$ 111,975</u>
 <b>Reconciliation From Budgetary Basis (Modified Accrual) to Full Accrual:</b>			
 <b>Reconciling items:</b>			
Principal retirement		281,618	
Depreciation		(497,876)	
Capital outlay		194,716	
(Increase) decrease in accrued vacation		9,738	
Water and Sewer Capital Projects interest earned		29	
Capital contributions		<u>426,858</u>	
 Change in net position		 <u>\$ 527,058</u>	

TOWN OF BEECH MOUNTAIN

Schedule 10

**Water and Sewer Capital Project - Water Treatment Plant**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2020**

	<b>Actual</b>				
<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>	<u>Variance Positive (Negative)</u>	
<b>Revenues:</b>					
Investment earnings	\$ -	\$ 36,130	\$ -	\$ 36,130	\$ 36,130
Miscellaneous	<u>-</u>	<u>10,863</u>	<u>-</u>	<u>10,863</u>	<u>10,863</u>
Total revenues	<u>-</u>	<u>46,993</u>	<u>-</u>	<u>46,993</u>	<u>46,993</u>
<b>Expenditures:</b>					
Construction costs	<u>6,175,000</u>	<u>5,485,231</u>	<u>-</u>	<u>5,485,231</u>	<u>689,769</u>
Total expenditures	<u>6,175,000</u>	<u>5,485,231</u>	<u>-</u>	<u>5,485,231</u>	<u>689,769</u>
Revenues over (under) expenditures	<u>(6,175,000)</u>	<u>(5,438,238)</u>	<u>-</u>	<u>(5,438,238)</u>	<u>736,762</u>
<b>Other Financing Sources (Uses):</b>					
Loan proceeds	4,300,000	4,300,000	-	4,300,000	-
Transfers (to) from other funds:					
General fund	1,400,000	1,400,000	-	1,400,000	-
Water and Sewer fund	-	-	(581,762)	(581,762)	(581,762)
Capital reserve fund	<u>475,000</u>	<u>320,000</u>	<u>-</u>	<u>320,000</u>	<u>(155,000)</u>
Total other financing sources (uses)	<u>6,175,000</u>	<u>6,020,000</u>	<u>(581,762)</u>	<u>5,438,238</u>	<u>(736,762)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ 581,762</u>	<u>(581,762)</u>	<u>\$ -</u>	<u>\$ -</u>
Fund balance, beginning			<u>581,762</u>		
Fund balance, ending			<u>\$ -</u>		

Project closed at June 30, 2020.

TOWN OF BEECH MOUNTAIN

Schedule 11

**Water and Sewer Capital Project - Watauga River Intake**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2020**

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Expenditures:</b>					
Utilities, buidling and grounds	339,576	-	27,764	27,764	311,812
Contract services	45,000	-	380	380	44,620
Total expenditures	<u>384,576</u>	<u>-</u>	<u>28,144</u>	<u>28,144</u>	<u>356,432</u>
Revenues over (under) expenditures	<u>(384,576)</u>	<u>-</u>	<u>(28,144)</u>	<u>(28,144)</u>	<u>356,432</u>
<b>Other Financing Sources (Uses):</b>					
Transfers from other funds:					
General Fund	300,000	-	-	-	(300,000)
Water and Sewer Fund	84,576	-	74,206	74,206	(10,370)
Total other financing sources (uses)	<u>384,576</u>	<u>-</u>	<u>74,206</u>	<u>74,206</u>	<u>(310,370)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	46,062	<u>\$ 46,062</u>	<u>\$ 46,062</u>
Fund balance, beginning			-		
Fund balance, ending			<u>\$ 46,062</u>		

TOWN OF BEECH MOUNTAIN

Schedule 12

**Water and Sewer Capital Project - Sewer System Rehabilitation Project**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2020**

		Actual			
	<u>Project</u> <u>Authorization</u>	<u>Prior</u> <u>Years</u>	<u>Current</u> <u>Year</u>	<u>Total</u> <u>to</u> <u>Date</u>	<u>Variance</u> <u>Positive</u> <u>(Negative)</u>
<b>Revenues:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Expenditures:</b>					
Utilities, buidling and grounds	2,093,400	-	110,933	110,933	1,982,467
Contingency	<u>146,600</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>146,600</u>
Total expenditures	<u>2,240,000</u>	<u>-</u>	<u>110,933</u>	<u>110,933</u>	<u>2,129,067</u>
Revenues over (under) expenditures	<u>(2,240,000)</u>	<u>-</u>	<u>(110,933)</u>	<u>(110,933)</u>	<u>2,129,067</u>
<b>Other Financing Sources (Uses):</b>					
State revolving loan proceeds	2,200,000	-	142,716	142,716	(2,057,284)
Transfers from other funds:					
Water and Sewer Fund	<u>40,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(40,000)</u>
Total other financing sources (uses)	<u>2,240,000</u>	<u>-</u>	<u>142,716</u>	<u>142,716</u>	<u>(2,097,284)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	31,783	<u>\$ 31,783</u>	<u>\$ 31,783</u>
Fund balance, beginning			<u>-</u>		
Fund balance, ending			<u>\$ 31,783</u>		

TOWN OF BEECH MOUNTAIN

Schedule 13

**Water and Sewer Capital Project - Water System Rehabilitation Project**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2020**

		Actual			
	<u>Project</u>	<u>Prior</u>	<u>Current</u>	<u>Total</u>	<u>Variance</u>
	<u>Authorization</u>	<u>Years</u>	<u>Year</u>	<u>to</u>	<u>Positive</u>
				<u>Date</u>	<u>(Negative)</u>
<b>Revenues:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Expenditures:</b>					
Utilities, buidling and grounds	1,734,447	-	220,816	220,816	1,513,631
Contingency	<u>74,982</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>74,982</u>
Total expenditures	<u>1,809,429</u>	<u>-</u>	<u>220,816</u>	<u>220,816</u>	<u>1,588,613</u>
Revenues over (under) expenditures	<u>(1,809,429)</u>	<u>-</u>	<u>(220,816)</u>	<u>(220,816)</u>	<u>1,588,613</u>
<b>Other Financing Sources (Uses):</b>					
State revolving loan proceeds	1,774,629	-	284,143	284,143	(1,490,486)
Transfers from other funds:					
Water and Sewer Fund	<u>34,800</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(34,800)</u>
Total other financing sources (uses)	<u>1,809,429</u>	<u>-</u>	<u>284,143</u>	<u>284,143</u>	<u>(1,525,286)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	63,327	<u>\$ 63,327</u>	<u>\$ 63,327</u>
Fund balance, beginning			<u>-</u>		
Fund balance, ending			<u>\$ 63,327</u>		

TOWN OF BEECH MOUNTAIN

Schedule 14

**Water and Sewer Fund Capital Project - Public Works Facility**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2020**

		Actual			
	<u>Project</u> <u>Authorization</u>	<u>Prior</u> <u>Years</u>	<u>Current</u> <u>Year</u>	<u>Total</u> <u>to</u> <u>Date</u>	<u>Variance</u> <u>Positive</u> <u>(Negative)</u>
<b>Revenues:</b>					
Investment earnings	\$ -	\$ -	\$ 29	\$ 29	\$ 29
<b>Expenditures:</b>					
Utilities, building and grounds	1,069,344	-	230,265	230,265	839,078
Supplies	74,396	-	1,529	1,529	72,867
Contract services	<u>52,261</u>	<u>-</u>	<u>34,028</u>	<u>34,028</u>	<u>18,233</u>
Total expenditures	<u>1,196,000</u>	<u>-</u>	<u>265,823</u>	<u>265,823</u>	<u>930,178</u>
Revenues over (under) expenditures	(1,196,000)	-	(265,794)	(265,794)	930,206
<b>Other Financing Sources (Uses):</b>					
Installment purchase issued	<u>1,196,000</u>	<u>-</u>	<u>1,196,000</u>	<u>1,196,000</u>	<u>-</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	930,206	<u>\$ 930,206</u>	<u>\$ 930,206</u>
Fund balance, beginning			<u>-</u>		
Fund balance, ending			<u>\$ 930,206</u>		

TOWN OF BEECH MOUNTAIN

Schedule 15

**Sanitation Fund**  
**Schedule of Revenues and Expenditures**  
**Budget and Actual (Non-GAAP)**  
**For the Year Ended June 30, 2020**

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u> <u>Positive</u> <u>(Negative)</u>
<b>Revenues:</b>			
Charges for services	\$ 437,909	\$ 477,580	\$ 39,671
Solid waste disposal tax	150	192	42
Recycling revenues	<u>40,000</u>	<u>44,399</u>	<u>4,399</u>
Total operating revenues	478,059	522,171	44,112
Nonoperating revenues			
Interest earnings	<u>6,200</u>	<u>2,882</u>	<u>(3,318)</u>
Total revenues	<u>484,259</u>	<u>525,053</u>	<u>40,794</u>
<b>Expenditures:</b>			
Sanitation:			
Salary and employee benefits	320,933	314,384	6,549
Other expenditures	<u>118,500</u>	<u>131,384</u>	<u>(12,884)</u>
	<u>439,433</u>	<u>445,768</u>	<u>(6,335)</u>
Debt service:			
Principal retirement	22,942	-	22,942
Interest and other charges	<u>13,884</u>	<u>-</u>	<u>13,884</u>
	<u>36,826</u>	<u>-</u>	<u>36,826</u>
Capital outlay:			
Sanitation	<u>8,000</u>	<u>-</u>	<u>8,000</u>
Total expenditures	<u>484,259</u>	<u>445,768</u>	<u>38,491</u>
Revenues over (under) expenditures	-	79,285	79,285
<b>Other Financing Sources (Uses):</b>			
Sale of capital assets	<u>-</u>	<u>1,860</u>	<u>1,860</u>
Change in net position	<u>\$ -</u>	<u>81,145</u>	<u>\$ 81,145</u>
<b>Reconciliation from budgetary basis (modified</b>			
<b>(accrual) to full accrual:</b>			
Reconciling items:			
Depreciation expense		(46,933)	
(Increase) decrease in accrued vacation		(458)	
Investment earnings from sanitation capital project fund		<u>15</u>	
Change in net position		<u>\$ 33,769</u>	

TOWN OF BEECH MOUNTAIN

Schedule 16

**Sanitation Fund Capital Project - Public Works Facility**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2020**

		Actual			
	<u>Project</u> <u>Authorization</u>	<u>Prior</u> <u>Years</u>	<u>Current</u> <u>Year</u>	<u>Total</u> <u>to</u> <u>Date</u>	<u>Variance</u> <u>Positive</u> <u>(Negative)</u>
<b>Revenues:</b>					
Investment earnings	\$ -	\$ -	\$ 15	\$ 15	\$ 15
<b>Expenditures:</b>					
Utilities, building and grounds	557,918	-	120,138	120,138	437,780
Supplies	38,815	-	798	798	38,017
Contract services	<u>27,266</u>	<u>-</u>	<u>17,754</u>	<u>17,754</u>	<u>9,513</u>
Total expenditures	<u>624,000</u>	<u>-</u>	<u>138,690</u>	<u>138,690</u>	<u>485,310</u>
Revenues over (under) expenditures	(624,000)	-	(138,675)	(138,675)	485,325
<b>Other Financing Sources (Uses):</b>					
Installment purchase issued	<u>624,000</u>	<u>-</u>	<u>624,000</u>	<u>624,000</u>	<u>-</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	485,325	<u>\$ 485,325</u>	<u>\$ 485,325</u>
Fund balance, beginning			<u>-</u>		
Fund balance, ending			<u>\$ 485,325</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 17

**Schedule of Ad Valorem Taxes Receivable  
June 30, 2020**

<u>Fiscal year:</u>	<u>Uncollected Balance June 30, 2019</u>	<u>Additions</u>	<u>Collections and Credits</u>	<u>Uncollected Balance June 30, 2020</u>
2019-2020	\$ -	\$ 4,054,287	\$ 4,005,470	\$ 48,817
2018-2019	119,365	-	61,695	57,670
2017-2018	56,036	-	22,865	33,171
2016-2017	27,345	-	12,565	14,780
2015-2016	25,495	-	9,293	16,202
2014-2015	14,208	-	1,515	12,693
2013-2014	8,756	-	843	7,913
2012-2013	5,187	-	2,119	3,068
2011-2012	4,257	-	138	4,119
2010-2011	2,386	452	-	2,838
2009-2010	1,654	-	1,654	-
	<u>\$ 264,689</u>	<u>\$ 4,054,739</u>	<u>\$ 4,118,157</u>	201,271
Less allowance for uncollectible accounts				<u>(20,200)</u>
Ad valorem taxes receivable - net				<u>\$ 181,071</u>
<b>Reconcilement to Revenues:</b>				
Ad valorem taxes - General Fund				\$ 4,158,429
Reconciling items:				
Interest and penalties collected				(41,926)
Taxes written off				<u>1,654</u>
Total collections and credits				<u>\$ 4,118,157</u>

**TOWN OF BEECH MOUNTAIN**

Schedule 18

**Analysis of Current Tax Levy  
Town -Wide Levy  
June 30, 2020**

	Town-Wide		Total Levy		
	Property Valuation	Rate	Amount of Levy	Property excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Property taxes at current year's rate	\$ 538,771,671	0.0732	\$ 3,943,809	\$ 3,865,134	\$ 78,675
Discoveries - current and prior year	15,092,673	0.0732	110,478	110,478	
Penalties	-	0.0732	-	-	-
Total	<u>553,864,344</u>		<u>4,054,287</u>	<u>3,975,612</u>	<u>78,675</u>
Discoveries:					
Current year taxes	-	0.0732	-	-	-
Penalties	-	0.0732	-	-	-
Abatements	-	0.0732	-	-	-
Total property valuation	<u>\$ 553,864,344</u>				
Net levy			4,054,287	3,975,612	78,675
Uncollected taxes at June 30, 2020			<u>(48,817)</u>	<u>(48,817)</u>	<u>-</u>
Current year's taxes collected			<u>\$ 4,005,470</u>	<u>\$ 3,926,795</u>	<u>\$ 78,675</u>
Current levy collection percentage			<u>98.80%</u>	<u>98.77%</u>	<u>100.00%</u>

**COMPLIANCE  
SECTION**

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**C. Randolph CPA, PLLC**

*Certified Public Accountant*

219A Beaver Creek School Rd.

West Jefferson, North Carolina 28694

Phone: (336) 846-3211

Fax: (336) 846-1142

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**Report on Internal Control Over Financial Reporting and On Compliance and Other Matters Based On  
An Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

**Independent Auditor's Report**

To the Honorable Mayor and Board of Commissioners  
Town of Beech Mountain, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component unit, each major fund, and the aggregate remaining fund information of the Town of Beech Mountain, North Carolina, as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the Town of Beech Mountain, North Carolina's basic financial statements and have issued our report thereon dated December 3, 2020.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Town of Beech Mountain, North Carolina's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of Beech Mountain, North Carolina's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town of Beech Mountain, North Carolina's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

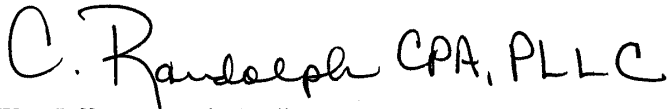
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses or significant deficiencies. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Town of Beech Mountain, North Carolina's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "C. Randolph CPA, PLLC". The signature is written in a cursive style with a large, prominent "C" at the beginning.

West Jefferson, North Carolina  
December 3, 2020

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**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA**

**Schedule of Findings and Responses  
For the Year Ended June 30, 2020**

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**I. Summary of Auditor's Results**

**Financial Statements**

Type of report the auditor issued on whether the financial statements audited were prepared in accordance to GAAP: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?                   \_\_\_yes      x  no
- Significant deficiency(ies) identified               \_\_\_yes      x  none reported

Noncompliance material to financial statements noted?   \_\_\_yes      x  no

**II. Financial Statement Findings**

None noted.

Town Council:  
Barry Kaufman, Mayor  
Jimmie Accardi  
Weidner Abernathy  
Kelly Melang  
Erin Gonyea

Town Manager:  
Robert Pudney



Town of Hudson  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604  
Phone – 828-387-4236  
Fax – 828-387-4862

[www.townofbeechmountain.com](http://www.townofbeechmountain.com)

**Corrective Action Plan  
For the Year Ended June 30, 2020**

**II. Financial Statement Findings**

None noted.



## RESOLUTION

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**TO:** Mayor & Town Council  
**FROM:** Tamara Mercer  
**DATE:** February 9, 2021  
**SUBJECT:** Charter Amendment to High Country Council of Governments

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**FOR THE PURPOSE OF:**

The High Country Council of Governments' Executive Board has recommended updating the Charter. The new Charter for the High Country COG will incorporate these prior amendments, update some outdated Charter language, and will be consistent with current laws and the COG's established procedures and practices. A copy of the amended Charter is attached as a red-line document reflecting how the original document is being changed. Also attached is a copy of the original Charter.

**SIGNATURES:**

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Town Manager

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Town Clerk



Resolution

Town of Beech Mountain  
North Carolina

Date: 2/9/2021

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**A RESOLUTION SUPPORTING AN AMENDMENT TO THE  
HIGH COUNTRY COUNCIL OF GOVERNMENTS' CHARTER  
Resolution No. 2021-01**

**WHEREAS**, the High Country Council of Governments was originally chartered in 1974, when created by the Counties of Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes, and Yancey, then as “Region D Council of Governments”; and

**WHEREAS**, since formed, the High Country Council of Governments has adopted bylaws, and from time-to-time amended both its Charter and bylaws; and

**WHEREAS**, the High Country Council of Governments has grown by adding municipalities, and its governance has evolved to include regular monthly meetings of the full board where all member counties and municipalities have voting representatives; and

**WHEREAS**, the Executive Board and management of the High Country Council of Governments have undertaken to update and modernize its Charter, with the proposed amended Charter attached hereto; and

**WHEREAS**, by Charter, two-thirds of the participating governmental units must approve of any Charter amendment; and

**WHEREAS**, this Town’s Council has had opportunity to review the changes contained within the proposed amendments to the Charter attached hereto, and finds that those changes accurately reflect, modernize, and improve the High Country Council of Governments’ ongoing organization and operations and should be approved and adopted;

**NOW, THEREFORE, BE IT RESOLVED** by the Town of Beech Mountain Town Council that the attached amended Charter for the High Country Council of Governments should be adopted and approved.

Adopted this the 9<sup>th</sup> day of February, 2021.

Attest:

\_\_\_\_\_  
Mayor, Town of Beech Mountain

\_\_\_\_\_  
Clerk to the Board

CONCURRENT RESOLUTION TO ENACT

A CHARTER FOR THE

~~REGION-D~~ HIGH COUNTRY COUNCIL OF GOVERNMENTS

Whereas, Article 20 of Chapter 160A authorizes any two or more municipalities and counties to create a regional council of local officials with such powers as are specified in the creating resolution or amendments thereof; and

Whereas, the governing bodies of the Counties of Alleghany, Ashe, Wilkes, Watauga, Avery, Mitchell, and Yancey have expressed an interest in the creation of a regional council of local officials; and the governing bodies of their local governmental units finds that it would be in the best interest of the citizens of this area to join together in the creation of such a regional council of local officials; and

Whereas, a regional council of local officials would benefit the governmental units participating in such a council, would provide a forum in which the participating officials might study and discuss community problems of mutual interest and concern and could lead to making of recommendations for consideration by the participating local governing bodies.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Alleghany, Ashe, Watauga, Wilkes, Avery, Mitchell, and Yancey Counties, that there be formed a regional council of local officials to be designated ~~Region-D~~ High Country Council of Governments with the charter of said council being as follows:

CHARTER OF THE ~~REGION-D~~ HIGH COUNTRY COUNCIL OF GOVERNMENTS

ARTICLE I

Section 1. Name of Council

The name of the regional council of local officials hereby created is the ~~Region-D~~ High Country Council of Governments. Hereinafter referred to as the "Council."

Section 2. Membership

- a) Membership in the Council shall consist of the ~~e~~COUNTIES of Alleghany, Ashe, Wilkes, Watauga, Avery, Mitchell, and Yancey upon adoption of this concurrent resolution. Thereafter, membership shall be allowed to any municipality ~~in~~ ~~Region-D~~ within the geographic region of the Council upon adoption by the applicant of a resolution committing to joining the Council as it is then constituted and operating. ~~identical to the one under which the Council is then operating.~~ The governing body of the applicant shall select one of its elected members to be ~~a~~ an Executive Board member of the Council. Membership shall

[1]

also be open to minority organizations ~~of Region D~~ within the geographic region of the Council.

- b) Any participating governmental unit, or minority organization, may withdraw from the Council at the end of any Council fiscal year, after having given sixty (60) days' notice to that effect and sending a certified copy of ~~said~~ a resolution to ~~withdraw~~ to each of the other participating governmental units.

### Section 3. Governing Structure

- a) ~~Council Executive~~ Board. ~~All~~ The members ~~of delegated to~~ the Council shall be collectively referred to as the ~~Council Executive~~ Board. Each member ~~government~~ shall select a member of their governing board ~~or representatives of minority organizations~~ as its representative on the ~~Council~~. ~~Executive Board~~.
- ~~b) Executive Committee. The Executive Committee shall consist of the following:~~
  - ~~1. One elected official from a municipality within each county with each county's municipal representative being selected by caucus of their members at the annual meeting of the Council Board.~~
  - ~~2. One elected official from each member municipality within each county.~~
  - ~~3. One representative of minority organizations within the Region.~~

~~The maximum number of Executive Committee members is fifteen.~~
- c) Voting:
  - 1. Voting on ~~both~~ the ~~Council Executive~~ Board ~~and the Executive Committee~~ shall be on the basis of one vote per member of the ~~Council Executive~~ Board ~~or Executive Committee~~ unless a ~~weighed~~ ~~weighted~~ vote is called for under the provision of subparagraph 2 hereunder.
  - 2. A ~~weighed~~ ~~weighted~~ vote may be called for by any member of the ~~Council Executive~~ Board ~~or Executive Committee~~.
  - 3. In ~~weighed~~ ~~weighted~~ voting, each ~~governmental representative~~ member of the Executive ~~Committee Board~~ is allowed one vote plus one vote for each 10,000 population or a fraction thereof represented.
- d) ~~Quorum. 60%~~ ~~50%~~ of the members of the ~~Council Executive~~ Board shall constitute a quorum at any regular or special meeting of the ~~Council Executive~~ Board. The affirmative vote of a simple majority of the votes cast shall be necessary to act favorably on any matter.

### Section 4. Purpose

The purpose of the Council shall be:

- 1. To serve as a forum for discussion of governmental problems of mutual interest and concern.

2. To develop and formalize policy recommendations concerning matters having an area-wide significance.
3. To promote inter-governmental cooperation.
4. To provide organizational machinery to ensure effective communication and coordination among the participating governmental units;
5. To serve as a vehicle for the collection and distribution of information concerning matters of area-wide interest;  
and
6. To review upon request of a participating governmental unit applications of that unit for any grant-in-aid, federal, state or private.

The Council shall strive to promote harmony and cooperation among its members. It shall seek to deal with problems in a manner which is mutually satisfactory, and shall respect the autonomy of all local governments, within the ~~Region D~~ High Country area.

#### Section 5. Finance Matters

- a) ~~On or before the 15<sup>th</sup> of April each year, The Executive Director shall prepare and submit to the Executive Board each participating governmental unit a proposed budget for the next~~ each fiscal year in accordance with North Carolina Law and other applicable regulations as amended from time to time. ~~commencing July 1.~~
- b) The budget shall ~~include also set out the share of membership dues proportionate share (in terms of percentage) of the budget~~ to be borne by each participating governmental unit, based on the latest decennial census ~~or the American Community Survey, whichever is most current.~~
- c) Upon approval of the budget by ~~all participating governmental units~~ the Executive Board, each participating governmental unit shall appropriate its share of the budget and shall forward to the ~~Council Treasurer~~ Finance Officer its share of the budget. All such appropriations shall be made in accordance with the ~~Municipal or County Fiscal Control Act~~ Local Government Budget and Fiscal Control Act, ~~as may be appropriate. The Council may designate a Council employee or with the agreement of the governing body involved, designate one of the City or county Accountants as the official Council Treasurer to perform the function of the City or County Accountant under the Municipal or County Fiscal Control Act insofar as post budget approval or expenditures is concerned.~~

### ARTICLE II

#### Section 1. Meetings

Regular meetings of the ~~Council Executive~~ Board shall be held ~~at least once annually. Regular meetings of the Executive Committee shall be held~~ monthly ~~unless determined from time to time to be not necessary. Special meetings of the Executive Committee shall be held~~

[3]

~~monthly.~~ Special meetings of the ~~Council or~~ Executive ~~Committee~~ Board may be called by the Executive Director, Chair, or by any three members of the ~~Executive Board~~ ~~Council or Executive Committee~~. At least five days written notice shall be given of any special meeting. ~~Such notice~~ shall state the time, place, and purpose of the meeting.

#### Section 2. Annual Report

The ~~administrator~~ Executive Director shall prepare and submit an annual written report of the Council activities, including a financial statement, to the participating governmental units.

### ARTICLE III

#### Section 1. Officers

At the first regular meeting of ~~each calendar year, and annually thereafter,~~ the Executive ~~Committee~~ Board shall elect a ~~chairman~~ Chair, ~~vice chairman~~ Vice Chair, ~~s~~Secretary, and ~~t~~Treasurer to serve for one year or until their successors have been duly elected. ~~Any vacancy occurring in an office shall be filled for the unexpired term by the Council.~~ All officers shall be members of the Executive ~~Committee~~ Board. The Executive ~~Committee~~ Board may elect such additional officers as it finds to be necessary in the proper performance of its duties. ~~Board members elected as Chair or Vice Chair shall be limited to two consecutive terms. The Chair will rotate between county and municipal elected officials. If the Chair of the Board is a representative from a county, then the Vice Chair shall be a representative from a town; or if the Chair of the Board is a representative from a town, then the Vice Chair shall be a representative from a county.~~

#### Section 2. Duties of Officers

- a) The Chair shall preside at all meetings of the ~~Council and~~ Executive ~~Committee~~ Board and shall conduct said meetings in an orderly and impartial manner so as to permit a free and full discussion by the membership of such matters as may be brought before the ~~Council of~~ Executive ~~Committee~~ Board. ~~and t~~The Chair shall have the same voting rights as the other members.
- b) The Chair may appoint such committees as ~~he~~ he/she finds to be necessary or desirable.
- c) The Vice Chair shall perform all the duties of the Chair in the absence of the Chair, or in the event of the inability of the Chair to act and shall perform such other duties as the Executive ~~Committee~~ Board may delegate to him ~~or her~~.
- d) All other officers elected by the Executive ~~Committee~~ Board shall perform such duties as may be prescribed by the Executive ~~Committee~~ Board.

### ARTICLE IV

#### Section 1. Powers, Duties and Responsibilities of the Council

[4]

The Council, within the limitations of funds and personnel provided by the participating governmental units, shall have the following powers, duties, and responsibilities:

- 1) To apply for, accept, receive, and disburse funds, grants, and services made available to it by the State of North Carolina or any agency thereof, the United States of America or any agency thereof, any unit of government (whether or not a member of the Council), and any private or civic agency;
- 2) To employ personnel;
- 3) To contract with consultants;
- 4) To contract with the State of North Carolina, any other state, the United States of America, or any agency thereof, for services;
- 5) To study regional governmental problems, including matters affecting health, safety, welfare, education recreation, economic conditions, regional planning, and regional development;
- 6) To promote cooperative arrangements and coordinated action among its member governments;
- 7) To make recommendations for review and action to its member governments and other public agencies which perform functions within the region in which its member governments are located;
- 8) Any other powers that are exercised or capable of exercise by its member governments and desirable for dealing with problems of mutual concern, subject to approval of the Executive ~~Committee Board~~;
- 9) **All other powers, duties, and responsibilities allowed or required by law.**

## ARTICLE V

### Section 1. Executive Director

The Executive Director will be selected by **and shall serve at the pleasure of** the Executive ~~Committee Board of the Council~~. The salary of the Executive Director will be set annually by the Executive ~~Committee Board~~.

### Section 2. Other Staff

Other staff ~~employees~~ will be **employed by will be employees of the Council, to be hired, supervised, and subject to termination by** the Executive Director ~~based upon qualifications for the position. All employees, including the Executive Director, are employees of the Council.~~

## ARTICLE VI

### Amendments and Effective Date

All prior amendments to this Charter made by board vote, or resolution, or adoption, together with actions for or by the Council in reliance thereon, are hereby ratified and reaffirmed. This amended Charter, and any amendments hereto, ~~Amendments to the Charter~~ shall not become effective until adopted by two-thirds (2/3) of the participating governmental units ~~in the Region D Council of Governments~~ of the Council.

## ~~ARTICLE VII~~

### ~~Effective Date~~

~~— This Charter shall be in full force and effective from and after the date of its adoption by all initially named participating governmental units.~~

CONCURRENT RESOLUTION TO ENACT  
A CHARTER FOR THE  
REGION D COUNCIL OF GOVERNMENTS

Whereas, Article 20 of Chapter 160A authorizes any two or more municipalities and counties to create a regional council of local officials with such powers as are specified in the creating resolution or amendments thereof; and

Whereas, the governing bodies of the Counties of Alleghany, Ashe, Wilkes, Watauga, Avery, Mitchell, and Yancey have expressed an interest in the creation of a regional council of local officials; and the governing bodies of their local governmental units finds that it would be in the best interest of the citizens of this area to join together in the creation of such a regional council of local officials; and

Whereas, a regional council of local officials would benefit the governmental units participating in such a council, would provide a forum in which the participating officials might study and discuss community problems of mutual interest and concern and could lead to making of recommendations for consideration by the participating local governing bodies.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Alleghany, Ashe, Watauga, Wilkes, Avery, Mitchell, and Yancey Counties, that there be formed a regional council of local officials to be designated Region D Council of Governments with the charter of said council being as follows:

CHARTER OF THE REGION D COUNCIL OF GOVERNMENTS

ARTICLE I

Section 1. Name of Council

The name of the regional council of local officials hereby created is the Region D Council of Governments. "Hereinafter referred to as the "Council".

Section 2. Membership

(a) Membership in the Council shall consist of the counties of Alleghany, Ashe, Wilkes, Watauga, Avery, Mitchell, and Yancey upon adoption of this concurrent resolution. Thereafter, membership shall be allowed to any municipality in Region D upon adoption by the applicant of a resolution identical to the one under which the Council is then operating. The governing body of the applicant shall select one of its elected members to be a member of the Council. Membership shall also be open to minority organizations of Region D.

(b) Any participating governmental unit, or minority organization, may withdraw from the Council at the end of any Council fiscal year, after having given sixty (60) days notice to that effect and sending a certified copy of said resolution to the other participating governmental units.

Section 3. Governing Structure

(a) Council Board. All members of the Council shall be collectively referred to as the Council Board. Each member shall select a member of their governing board or representatives of

minority organizations as its representative on the Council.

(b) Executive Committee

The Executive Committee shall consist of the following:

1. One elected official from each County's Board of Commissioners.
2. One elected official from a municipality within each county with each county's municipal representative being selected by caucus of their members at the annual meeting of the Council Board.
3. One representative of minority organizations within the Region.

The maximum number of Executive Committee members is fifteen.

(c) Voting:

1. Voting on both the Council Board and the Executive Committee shall be on the basis of one vote per member of the Council Board or Executive Committee unless a weighed vote is called for under the provision of subparagraph 2 hereunder.
2. A weighed vote may be called for by any member of the Council Board or Executive Committee
3. In weighed voting, each member of the Executive Committee is allowed one vote plus one vote for each 10,000 population or a fraction thereof represented.

(d) 60% of the members of the Council shall constitute a quorum at any regular or special meeting of the Council. The affirmative vote of a simple majority of the votes cast shall be necessary to act favorably on any matter.

Section 4. Purpose

The purpose of the Council shall be:

- (1) To serve as a forum for discussion of governmental problems of mutual interest and concern.
- (2) To develop and formalize policy recommendations concerning matters having an area-wide significance.
- (3) To promote inter-governmental cooperation.
- (4) To provide organizational machinery to insure effective communication and coordination among the participating governmental units;
- (5) To serve as a vehicle for the collection and distribution of information concerning matters of area-wide interest; and
- (6) To review upon request of a participating governmental unit applications of that unit for any grant-in-aid, federal, state, or private.

The Council shall strive to promote harmony and cooperation among its members. It shall seek to deal with problems in a manner which is mutually satisfactory, and shall respect the autonomy of all local governments, within the Region D area.

Section 5. Finance Matters

(a) On or before the 15th of April each year, the Executive Director shall prepare and submit to each participating governmental unit a proposed budget for the next fiscal year commencing July 1.

(b) The budget shall also set out the proportionate share (in terms of percentage) of the budget to be borne by each participating governmental unit, based on the latest decennial census.

(c) Upon approval of the budget by all participating governmental units, each participating governmental unit shall appropriate its share of the budget and shall forward to the Council Treasurer its share of the budget. All such appropriations shall be made in accordance with the Municipal or County Fiscal Control Act, as may be appropriate. The Council may designate a Council employee or with the agreement of the governing body involved, designate one of the City or County Accountants as the official Council Treasurer to perform the function of the City or County Accountant under the Municipal or County Fiscal Control Act insofar as post-budget approval or expenditures is concerned.

ARTICLE II

Section 1. Meetings

Regular meetings of the Council Board shall be held at least once annually. Regular meetings of the Executive Committee shall be held monthly. Special meetings of the Council or Executive Committee may be called by the Executive Director, Chairman, or

by any three members of the Council or Executive Committee.

At least five days written notice shall be given of any special meeting. It shall state the time, place, and purpose of the meeting.

#### Section 2. Annual Report

The administrator shall prepare and submit an annual written report of the Council activities, including a financial statement to the participating governmental units.

### ARTICLE III

#### Section 1. Officers

At the first regular meeting of the Executive Committee and annually thereafter, the Executive Committee shall elect a chairman, vice chairman, secretary, and treasurer to serve for one year or until their successors have been duly elected. All officers shall be members of the Executive Committee. The Executive Committee may elect such additional officers as it finds to be necessary in the proper performance of its duties.

#### Section 2. Duties of Officers

(a) The Chairman shall preside at all meetings of the Council and Executive Committee and shall conduct said meetings in an orderly and impartial manner so as to permit a free and full discussion by the membership of such matters as may be brought before the Council of Executive Committee and the Chairman shall have the same voting rights as other members.

(b) The Chairman may appoint such committees as he finds to be necessary or desirable.

(c) The vice chairman shall perform all the duties of the chairman in the absence of the chairman, or in event of the inability of the chairman to act and shall perform such other duties as the Executive Committee may delegate to him.

(d) All other officers elected by the Executive Committee shall perform such duties as may be prescribed by Executive Committee.

#### ARTICLE IV

##### Section 1. Powers, Duties and Responsibilities of the Council

The Council, within the limitations of funds and personnel provided by the participating governmental units, shall have the following powers, duties, and responsibilities:

(1) To apply for, accept, receive, and disburse funds, grants, and services made available to it by the State of North Carolina or any agency thereof, the United States of America or any agency thereof, any unit of local government (whether or not a member of the Council), and any private or civic agency;

(2) To employ personnel;

(3) To contract with consultants;

(4) To contract with the State of North Carolina, any other state, the United States of America, or any agency thereof, for services;

(5) To study regional governmental problems, including matters affecting health, safety, welfare, education, recreation, economic conditions, regional planning, and regional development;

(6) To promote cooperative arrangements and coordinated action among its member governments;

(7) To make recommendations for review and action to its member governments and other public agencies which perform functions within the region in which its member governments are located;

(8) Any other powers that are exercised or capable of exercise by its member governments and desirable for dealing with problems of mutual concern, subject to approval of the Executive Committee.

#### ARTICLE V

##### Section 1. Executive Director

The Executive Director will be selected by the Executive Committee of the Council. The salary of the Executive Director will be set annually by the Executive Committee.

##### Section 2

Other staff employees will be employed by the Executive Director based upon qualifications for the position. All employees, including the Executive Director are employees of the Council.

#### ARTICLE VI

##### Amendments

Amendments to the Charter shall not become effective until adopted by two-thirds (2/3) of the participating governmental units in the Region D Council of Governments.

ARTICLE VII

Effective Date

This Charter shall be in full force and effective from and after the date of its adoption by all initially named participating governmental units.

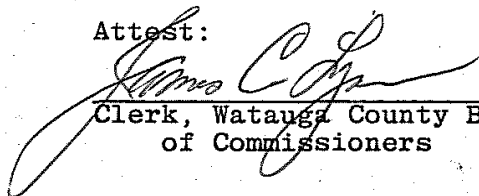
In witness whereof, the Board of County Commissioners  
of the County of Watauga, State of North Carolina, have  
duly authorized the Chairman of the Board to act on behalf  
of the Board, and whereas the Chairman has caused this  
resolution to be executed and approved.

This the 2nd day of April, 1974.



Chairman, Watauga County Board  
of Commissioners


Attest:



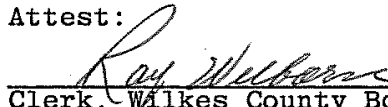
Clerk, Watauga County Board  
of Commissioners

In witness whereof, the Board of County Commissioners of the County of Wilkes, State of North Carolina, have duly authorized the Chairman of the Board to act on behalf of the Board, and whereas the Chairman has caused this resolution to be executed and approved.

This the 2nd day of April, 1974.

  
\_\_\_\_\_  
Chairman, Wilkes County Board of  
Commissioners

Attest:

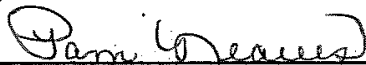
  
\_\_\_\_\_  
Clerk, Wilkes County Board of  
Commissioners

In witness whereof, the Board of County Commissioners of the County of Ashe, State of North Carolina, have duly authorized the Chairman of the Board to act on behalf of the Board, and whereas the Chairman has caused this resolution to be executed and approved.

This the 2nd day of April, 1974

  
\_\_\_\_\_  
Chairman, Ashe County Board of  
Commissioners

Attest:

  
\_\_\_\_\_  
Clerk, Ashe County Board of  
Commissioners

In witness whereof, the Board of County Commissioners of the County of Alleghany, State of North Carolina, have duly authorized the Chairman of the Board to act on behalf of the Board, and whereas the Chairman has caused this resolution to be executed and approved.

This the 2nd day of April, 1974

  
Chairman, Alleghany County Board  
of Commissioners

Attest:

  
Clerk, Alleghany County Board  
of Commissioners

In witness whereof, the Board of County Commissioners of the County of Avery, State of North Carolina, have duly authorized the Chairman of the Board to act on behalf of the Board, and whereas the Chairman has caused this resolution to be executed and approved.

This the 5th day of August, 1974.



*Mark Banner*  
\_\_\_\_\_  
Chairman, Avery County Board  
of Commissioners

Attest:

*Bette D. Setzer*  
\_\_\_\_\_  
Clerk, Avery County Board  
of Commissioners

NORTH CAROLINA

MITCHELL COUNTY

IN WITNESS WHEREOF, the Board of County Commissioners of the County of Mitchell, State of North Carolina have duly authorized the Chairman of the Board to act on behalf of the Board and,

WHEREAS the Chairman has caused this resolution to be executed and approved.

This the 2nd day of April, 1974.


Robert B. Hughes  
Chairman, Mitchell County Board of  
Commissioners

ATTEST:

Judy Young  
Judy Young, Clerk to the Board

In witness whereof, the Board of County Commissioners of the County of Yancey, State of North Carolina, have duly authorized the Chairman of the Board to act on behalf of the Board, and whereas the Chairman has caused this resolution to be executed and approved.

This the 2nd day of April, 1974.

  
*P. W. Deaton*  
\_\_\_\_\_  
Chairman, Yancey County Board  
of Commissioners

Attest:

*James M. Myers*  
\_\_\_\_\_  
Clerk, Yancey County Board  
of Commissioners





# REPORT

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**TO:** Town Council  
**FROM:** Bob Pudney  
**DATE:** February 9, 2021  
**SUBJECT:** Long-range Town Services Planning Group Report

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**FOR THE PURPOSE OF:**

The purpose of this report is to analyze the effects of recent population and occupancy rates on the levels of service provided by the Town of Beech Mountain. Town departments each analyzed their workloads and services to determine how recent changes in occupancy rates have affected the ability of those departments to continue to provide the levels of service expected by town residents. Each department also developed a series of recommendations for consideration of how levels of service could be maintained.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

# TOWN OF BEECH MOUNTAIN

TOWN SERVICES PLANNING GROUP  
REPORT TO TOWN COUNCIL



*Report Respectfully Prepared for  
and Presented to*

## **Beech Mountain Town Council**

**Barry Kaufman, Mayor**  
**Jimmie Accardi, Vice-Mayor**  
**Weidner Abernethy, Council Member**  
**Erin Gonyea, Council Member**  
**Kelly Melang, Council Member**

### Summary

The purpose of this report is to analyze the effects of recent population and occupancy rates on the levels of service provided by the Town of Beech Mountain. Town departments each analyzed their workloads and services to determine how recent changes in occupancy rates have affected the ability of those departments to continue to provide the levels of service expected by town residents. Each department also developed a series of recommendations for consideration of how levels of service could be maintained.

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## INTRODUCTION

Over the last few years, the Town of Beech Mountain has experienced significant growth and an apparent change to the traditional occupancy rates. In general, the Town would experience seasonal fluctuations of occupancy with significant variations between seasonal highs and less populated periods. These lower occupancy periods would provide departments with the ability to work on projects and prepare for higher occupancy periods. Over the last few years, this traditional fluctuation has seen considerable reductions in variability, where occupancy rates have tended to be higher more often and for longer periods. Although this demonstrates a level of growth and development of the Town, it has placed more strain on the provision of services from many departments.

Because of the increased demand for services and other factors, the Town Manager initiated a Planning Group to develop a plan, should occupancy rates continue the recent trends. This report is the result of this Planning Group's work and analysis. Using several departmental data identifiers, staff estimates a recent occupancy rate of approximately 75% throughout the year. Although there continue to be seasonal fluctuations, this represents a much higher level of overall occupancy than has traditionally been experienced. The following departmental reports present the data and planning considerations developed through the course of this process.

## POLICE DEPARTMENT

Due to the increased population over the past 3 - 4 years we have encountered a dramatic rise in Police Department response for various emergency and non-emergency calls. During the years from 2017 to present day the calls coming into the 911 Center has risen each year at an average of 6.8% due to the increase of the population here on Beech Mountain. The population includes both full-time, part-time, and visitors to the mountain. The call load does become cumbersome to all the staff with the added workload mentally and physically. As the call load continues to rise this will also increase the possibility of more job vacancies, staffing shortages, overtime, and vehicle maintenance.

The ability to grant time off to staff would become extremely difficult due to the need for coverage of shifts. The best example would be our 911 Center. When a 911 Dispatcher is absent, we must pull a staff member from patrol to cover a shift in dispatch, thus taking an officer off the road for patrol causing patrol to be short staffed. Also, with the rise of calls, responding to the calls results in more wear and tear on the patrol vehicles. The Department will see an increased need for tires, brakes, and oil changes due to a higher mileage on the vehicles as well as other maintenance issues that arise.

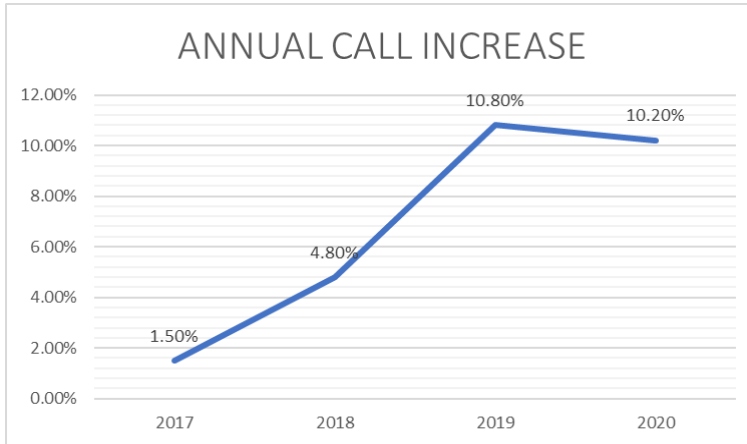
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### PLANNING CONSIDERATIONS:

The Town and the Department want nothing less than the best services that we can offer to everyone here on Beech Mountain. The department would be better equipped to serve the town if we had more staff, but this would increase the budget. I propose for an increase of three staff members for the Police Department: 1 – 911 Administrator, this position would be responsible for ensuring that the 911 Center is compliant with all State 911 Regulations and assist with covering shifts during times when a dispatcher is absent, 2 – Police Officers, these two positions would be added to the current shifts and would allow for added patrol coverage as well as cover during times that other officers are absent.

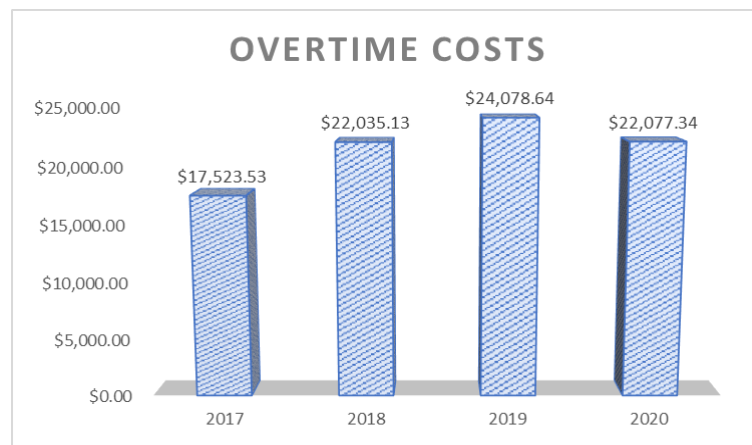
The Staff and I feel that with the added staff members this would allow the Department to better serve and meet the needs of the town more efficiently as the population and call loads continues to rise.

DATA:



Year	Calls per Year	Average calls per Officer	Annual Call Increase	Overtime Hour Totals	Overtime Cost
2017	19,237	1,924	1.5%	606	\$17,523.53
2018	20,198	2,020	4.8%	756.56	\$22,035.13
2019	22,517	2,252	10.8%	810	\$24,078.64
2020	24,237	2,424	10.2%	731.5	\$22,077.34
<b>Grand Totals</b>	<b>86,198</b>	<b>8,620</b>	<b>27.3%</b>	<b>2,904.06</b>	<b>\$85,723.64</b>

NOTES: Average calls per officer rounded to the whole number



PROJECTED INCREASE

Year	Avg Annual Increase	Calls per Year	Average calls Per Officer	Overtime Hour Totals	Overtime Cost
2021	6.8%	24,048	2,405	865	\$25,715.98
2022	6.8%	25,684	2,569	924	\$27,464.66
2023	6.8%	27,430	2,743	987	\$29,332.26
2024	6.8%	29,295	2,930	1,054	\$31,326.85
<b>Totals</b>		<b>106,457</b>	<b>10,647</b>	<b>3,830</b>	<b>\$84,536.82</b>

FIRE DEPARTMENT

The Beech Mountain Volunteer Fire Department provides Fire and Emergency Medical first responder services to the Town of Beech Mountain and the surrounding fire district. Mutual Aid for fire incidents is provided by the Banner Elk and Fall Creek Volunteer Fire Departments. Avery County Emergency Medical Services (ACEMS) provides Advanced Life Support (Paramedic) and Ambulance Transport Services to the Town.

The Beech Mountain Volunteer Fire Department is currently staffed with forty-two (42) volunteer members and two (2) full-time paid employees. Due to the COVID-19 Pandemic the total number of volunteer members has declined by five (5) members since 2019. The COVID-19 Pandemic prevents the department from recruiting new members in addition to maintain the North Carolina minimum training requirements.

The Fire Department has experienced an increase in calls for service of forty percent (40%) since 2017, eighty-eight percent (88%) of the total calls for service are Emergency Medical incidents. In 2020 the Fire Department graduated four (4) new Emergency Medical technicians (EMT's) to supplement the existing thirteen (13) EMT's.

Avery County provides three (3) full-time ambulances, the closest base is in Banner Elk. With the COVID-19 Pandemic these units are increasing tasks to transfer patients between Cannon Memorial Hospital and the Watauga Medical Center in Boone. Increased response times and unit availability has caused a reduction in service delivery to the Town for emergency medical incidents. Increased use of Medical Helicopter transports have been required, however, with the unpredictable weather in the Town these flights are routinely denied.

With the expected increase in continuous occupancy of seventy-five percent (75%) it will negatively impact the Fire Department by:

1. Increased demand on existing personnel
  - a. Tipping point of available personnel
  - b. Volunteer vs Paid

2. Increased response time for Advanced Life Support services
3. Increased wear on existing apparatus and equipment
4. Increased incremental cost of operations
  - a. Fuel
  - b. Maintenance
  - c. Utilities
  - d. Repairs
  - e. Capital Equipment Replacement
5. Community expectations

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PLANNING CONSIDERATIONS:

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TO CONTINUE WITH EXISTING DELIVERY MODEL

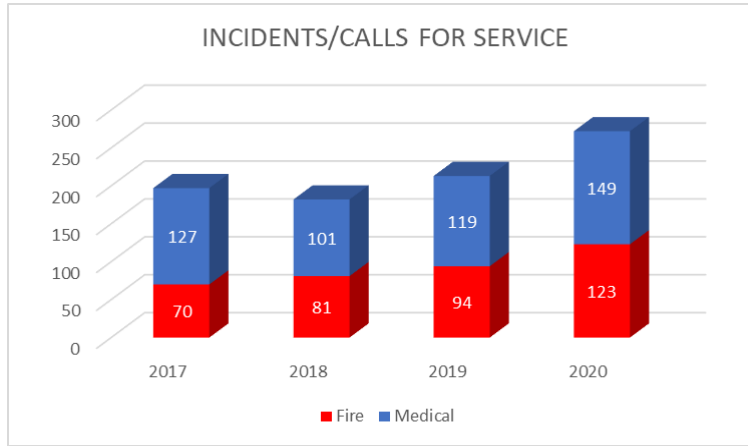
1. Additional Volunteer Personnel
  - a. Incentives
  - b. Training
  - c. Recruitment and retention
2. Dedicated ALS Ambulance
  - a. Share cost with existing system(s)
  - b. Provide housing for unit in Fire Station
3. Additional paid staff
4. Update Capital Improvement Plan to accelerate apparatus and building replacement
5. Fund outside training opportunities for volunteers
6. Increase annual operating budget to reflect the increase in service delivery

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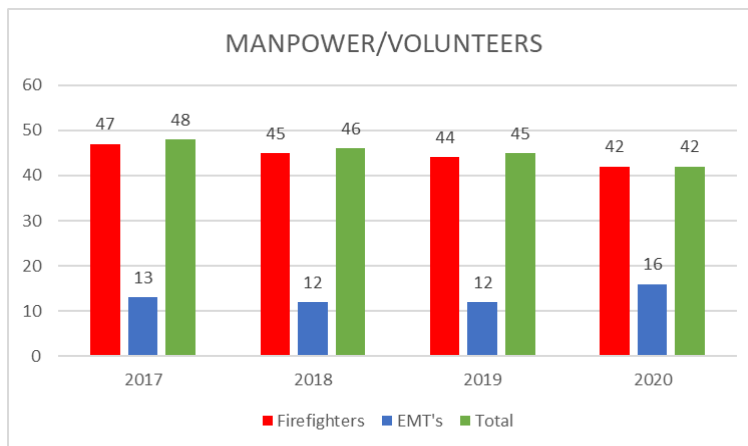
To create a new delivery model

1. Consolidate existing surrounding resources:
  - a. Banner Elk
  - b. Fall Creek
  - c. Avery County
  - d. Watauga County
2. Dramatically increase the Fire Department full-time staff
3. Provide dedicated Advanced Life Support transport services
  - a. Ski Resort considerations

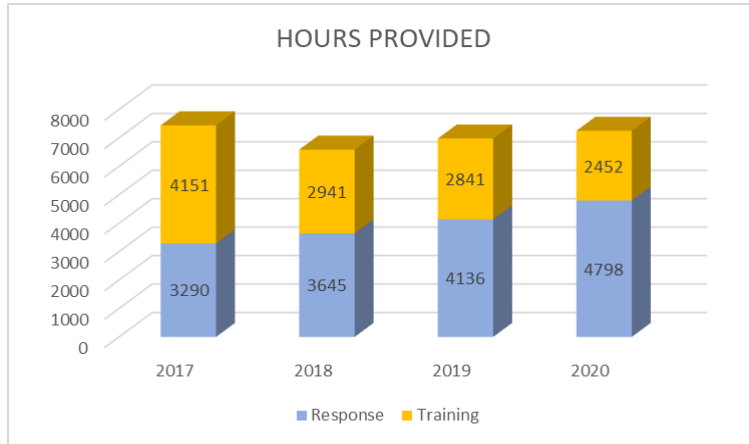
DATA:



	Fire	Medical	Total
<b>2017</b>	70	127	197
<b>2018</b>	81	101	182
<b>2019</b>	94	119	213
<b>2020</b>	123	149	272



	Firefighters	EMT's	Total
<b>2017</b>	47	13	48
<b>2018</b>	45	12	46
<b>2019</b>	44	12	45
<b>2020</b>	42	16	42



	Response	Training	Total
<b>2017</b>	3290	4151	7441
<b>2018</b>	3645	2941	6586
<b>2019</b>	4136	2841	6977
<b>2020</b>	4798	2452	7250

**PUBLIC WORKS DEPARTMENT**

**WATER RESOURCES**

Since June of 2020 measured a constant increase in the needs of service to our consumers in the town, we continue to see demand for water and services increase. Through the charts below we see that we have moved to a higher constant occupancy of homes monthly and annually, as well as what appears to be long term occupancy that is reflected in our finished drinking water production, meters in use, and hours of operation at the water treatment facility.

The chart below is an analysis of finished water production from 2017 thru 2020 and a projection of increase volume based on the constant monthly flow increases measure for most of 2020. You can see that since 2016 there has been a steady increase in production needs which had large measurable increase from 2016 to 2017. The total increase measured from 2016 thru 2020 measures in at 41%. If we consider 2016 as an outlier due to the sheer size, we still measure a 19% increase for 2017 thru today. By averaging the two percentages we can arrive at a reasonable estimate of 30% increased production over the previous 3 years. The 2021 projection is based on a softening of the projections as indicative of the data represented in the next table which provides further clarification through monthly measurements.

We can see from the following chart representative of the monthly production for the 2020 year we have measured as seen in the % Differential column as much as a 34% increase from the previous year. Beginning with June as the smallest being 20%. This leads to the 25% standard projection of increases for the coming year. The flow totals for December 2020 have not yet been fully realized and data from the previous year including the 25% increase have been used to finalize for the month. Expectations are that the real data from December 2020 will exceed this projection and the total flow, total differential percentage, and annual total will be higher than currently represented on these tables. As a third measure, on the Meters in use data comparison chart we can measure and quantify in a third perspective that the 25% increase is a solid and conservative measure of production needs moving into the future.

<b>Finished Drinking Water Produced</b>			
	Water Produced		<u>% Increase from</u> <u>Previous year</u>
2016	108	Million Gallons	
2017	128	Million Gallons	19 %
2018	135	Million Gallons	5 %
2019	141.5	Million Gallons	5 %
2020	152	Million Gallons	7 %
2021	190	Million Gallons	25 %
Percent of Change from 2016 thru 2020			41 %
Percent of Change from 2017 thru 2020			19 %
Average with outliers calculated			30 %

**Flow Data based on Treated Water Produced, Monthly Totals**

	MG /Month	MG /Month	MG /Month	MG /Month	MG Over/ Under compared	As Percent of 2019 Year	% DIFF
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>MG</b>	<b>%</b>	
<i>January</i>	12.274	11.822	13.245	12.380	-0.865	93	-7
<i>February</i>	11.536	9.326	11.371	12.241	0.870	108	8
<i>March</i>	11.724	8.405	11.376	10.894	-0.482	96	-4
<i>April</i>	10.422	7.843	10.644	9.712	-0.932	91	-9
<i>May</i>	12.160	10.210	11.718	12.210	0.492	104	4
<i>June</i>	11.300	11.017	12.474	14.920	2.446	120	20
<i>July</i>	12.429	12.657	12.930	16.150	3.220	125	25
<i>August</i>	10.349	12.408	12.155	14.967	2.812	123	23
<i>September</i>	9.543	12.000	11.774	14.384	2.610	122	22
<i>October</i>	8.567	14.767	11.444	15.383	3.939	134	34
<i>November</i>	7.902	11.570	10.086	13.540	3.454	134	34
<i>December</i>	9.859	13.009	12.227	15.283	3.056	125	25

The meters in use data comparison chart below is an effective measurement tool that portrays in real time how many residential meter services in our town have actually used at least 10 gallons of water within the billing period. With our town nature of rental properties, we measure this data and compare it with the finished production data to determine how many homes are occupied at least one day in the billing cycle (the 15<sup>th</sup> of each month) and apply the production totals to determine how much longer that a single day minimum use has been exceeded. By comparing the preceding chart to the chart below we see that this year we have been more than 80% occupancy many times, but further that the homes have used 20% to 34% more than normal, indicating that things like weekend stays have become weeklong or monthly stays increasing the demand for water as well as many other town services.

**Meters in Use Data Comparison**

2070 Total Meters

Meters are read on the 15th of each month

in service

		as % of		
	2019	Total	2020	as % of Total
<b>December thru January</b>	1120	54%	1299	63%
<b>January thru February</b>	1208	58%	1305	63%
<b>February thru March</b>	1136	55%	1323	64%
<b>March thru April</b>	955	46%	888	43%
<b>April thru May</b>	1141	55%	869	42%
<b>May thru June</b>	1631	79%	1553	75%
<b>June thru July</b>	1789	86%	1681	81%
<b>July thru August</b>	1646	80%	1668	81%
<b>August thru September</b>	1694	82%	1622	78%
<b>September thru Oct.</b>	1600	77%	1721	83%
<b>October thru Nov.</b>	1637	79%	1617	78%
<b>November thru De.</b>	1559	75%	1405	68%

Additional production demands relate directly to additional hours of operation needed to continue to meet the demand. Below is the comparison of overtime costs and projections of the coming 2021 calendar year. Treatment flows are influenced both by consumption demand and water quality. It takes more time to treat if the water has been dirtied by storm flows, snow melts, or drought conditions which have severe impacts on quality and treatment needs. This data identifies the need to add an additional waterworks operator to reduce overtime by allowing more even shift coverage.

<b>Overtime Estimations</b>							<u>Projected 25% Increase</u>	
	<u>2018</u>	<u>Cost to Salaries</u>	<u>2019</u>	<u>Cost to Salaries</u>	<u>2020</u>	<u>Cost to Salaries</u>	<u>2021</u>	<u>Cost to Salaries</u>
Overtime Hours Worked	2525.98	15781.36	2971.12	28974.58	3092.04	32342.68	3865.05	40428.35
MG Produced	135		141.5		152		190	
*2080 hours in a standard work year								

Through the wastewater collection and treatment process we reclaim as an average about 70% of the water we produce. The missing 30% is things like outdoor washing, irrigation, and water leaks. When water production goes up, so does the volume of water collected and treated through our wastewater treatment facilities. The chart below shows the annual total volume of waste treatment. We apply the same 25% expected increase and see the impact. We currently have the permitted capacity through our two facilities to treat approximately 175 million gallons annually. The 2021 projection of 131 million gallons treated places us at 75% of available capacity. We have room to grow, but it must be reviewed and considered annually to ensure positive future growth.

<b>Wastewater Treatment Projections</b>					<u>Projected 25% Increase</u>
	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Million Gallons of Waste Water Treated	64.404	97.362	95.109	105.104	131.38

Overtime concerns in the wastewater department are not directly tied to production volumes. These costs are direct result of situations that occur in our system as a result of line failures, stoppages, and the resulting necessity to repair sewage spillage or equipment failures immediately and as long as it takes to stop spillage. We project no increase in overtime due to the emergency only nature of this system. These emergencies also include shared employees from the taps and systems department, road crews, and any other resources needed to remedy the existing situation.

<b>Overtime Estimations Wastewater</b>							<u>No Projected Increase</u>	
	<u>2018</u>	<u>Cost to Salaries</u>	<u>2019</u>	<u>Cost to Salaries</u>	<u>2020</u>	<u>Cost to Salaries</u>	<u>2021</u>	<u>Cost to Salaries</u>
Overtime Hours Worked	180.31	4755.81	94.04	2623.05	189	6023.8	189	6023.8
MG Treated	97.362		95.109		105.104		131.38	
*2080 hours in a standard work year								

In summary, our data shows the need to prepare for a 25% increased demand of drinking water, and all the ramifications that impact these departments. We are preparing all necessary data including budget increases,

manpower needs, equipment, and service parts to ensure we are prepared to manage our departments and meet the growing needs of our population.

**SANITATION SERVICES**

As you are aware, we have already been addressing many of the problems surrounding the safe handling of solid wastes here on Beech Mountain. In the last two years many improvements and management practices have been initiated to maintain the delicate balance of nature and need to accommodate our consumers and overall beauty of our town. Control of animal messes, removal of construction debris, and permitted access were all instituted and have proven effective individually. Even with those reductions, we again see increases in total over all tonnage delivered to the county landfill from Beech Mountain. The chart below shows the annual increases in detail.

~~~~~ RECYCLING ~~~~~

| Totals and 25%<br>increase<br>projection                  | SOLID<br>WASTE   | CONSTRUC<br>TION<br>MATERIAL  | METAL        | PAPER        | PLASTIC      | GLASS        | ALUMINUM     | CARDBOARD    |
|-----------------------------------------------------------|------------------|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 2017 TOTAL                                                | 1168.23          |                               |              | 15.36        | 9.78         | 29.30        | 4.13         | 83.00        |
| 2018 TOTAL                                                | 1047.49          | 191.22                        | 39.22        | 19.09        | 12.73        | 30.94        | 12.75        | 93           |
| 2019 TOTAL                                                | 1243.57          | 112.36                        | 25.22        | 14.88        | 9.33         | 29.46        | 15.54        | 64.17        |
| 2020 TOTAL                                                | 1473.81          | 4.46                          | 30.51        | 19.74        | 17.52        | 34.53        | 9.46         | 46.77        |
| <b>2021 TOTAL</b>                                         | <b>1842.27</b>   | <b>5.58</b>                   | <b>38.13</b> | <b>24.68</b> | <b>21.90</b> | <b>43.16</b> | <b>11.83</b> | <b>58.46</b> |
| \$56 Per Ton Tipping Fee Calculation as standard for 2020 |                  |                               |              |              |              |              |              |              |
| 2020 Tipping Fee                                          | 82533.47         |                               |              |              |              |              |              |              |
| 2021 Tipping Fee                                          | <b>103166.84</b> | <i>Projected 25% Increase</i> |              |              |              |              |              |              |

As a fourth perspective of the 25% increase, sanitation tonnage further validates the calculations and projections found in the water resources section of this document. With the 2020 massive cost per ton increase from the Watauga County Solid Waste Department, we see that 2021 will continue to require increased fees to cover the operational cost of our solid waste management system. Tipping fees cross the 100,000-dollar milestone. Hauling and cleaning needs are increased, as well as time and manpower. We continue to implement more effective policies and operational methods to minimize these increases where available.

| <b>Overtime Estimations Sanitation</b> |             |                         |             |                         |             |                         |                 | <u>Projected 25% Increase</u> |  |
|----------------------------------------|-------------|-------------------------|-------------|-------------------------|-------------|-------------------------|-----------------|-------------------------------|--|
|                                        | <u>2018</u> | <u>Cost to Salaries</u> | <u>2019</u> | <u>Cost to Salaries</u> | <u>2020</u> | <u>Cost to Salaries</u> | <u>2021</u>     | <u>Cost to Salaries</u>       |  |
| Overtime Hours Worked                  | 281.12      | 6,499.18                | 337.16      | 8,626.77                | 269.55      | 6,512.52                | <b>336.9375</b> | <b>8140.65</b>                |  |
| *2080 hours in a standard work year    |             |                         |             |                         |             |                         |                 |                               |  |

We are continuing to improve operations and methods next year with the move into our new Convenience Center. Expectations are that we will be able to manage the program with the existing manpower, although equipment needs will be increase as well as an overhaul of our commercial handing procedures.

## ROADWAY MAINTENANCE

The effects of the 25% population growth are harder to define for the roadway maintenance department, but also easily identifiable as we move around our town. More traffic on the roadways, more homes being built, and the general need to improve the visual aspects of our town are rooted in the roadway infrastructure. Beautification projects have already begun with excellent results. Paving and roadway graveling have improved, and trouble drainage spots are being identified and repaired. Work completed looks great, but what is missed and less apparent are the things not everyone sees. Potholes, overgrowing trees, miles of existing pavement that need maintenance, drainage ditches and culverts may look great on one road, and less so on another. As we focus on the mountain entirely, more widespread repairs must be made to keep from entering a decline in many areas. This year we began use of the Dude Solutions tracking software systems to aid in keeping up to date with work requests and needs across our town. An overview of the program is found below:

### **Dude data only (WO Summary Since March 6, 2020 (Launch)):**

Vehicle Maintenance Work Orders: 156

Road Maintenance: 154 Documented requests (these are the ones that were reasonable for entering in the system...many residents are referred to private contractors...which also takes time)

#### Town Services

Low pressure/complaint: 25

Data log request: 6

Other (New taps or systems maintenance): 31

Water leaks: 34

Read requests (final): 121

\*MANY more phone calls/complaints received, directed, and handled... this is what has been entered into Asset Essentials only. The Asset Essentials Data alone does not accurately depict the amount of time spent answering phone calls or directing the public to the proper department.

Dude tickets do not reflect standard maintenance. These tickets are direct calls from our residents requesting items that are requesting our response immediately. Also, only about 25% of the calls we take make it to the work order process. Phone communications are constant and insistent. Extremely high call volumes, realtor and contractor requests, and general knowledge indicate the need to install a secretary in the Public Works office to be able to meet and greet via a real person to each of our residents needs with the ability to focus on them and provide the highest quality of care.

The report from Dude Solutions above also does not include sanitation concerns like bear messes, special pickups, brush and leaf requests, and “missed” garbage pickups. These are handled under a different tracking system and require individual multiple step operation.

The 25% increase in occupancy means even more calls, more requests, and a greater need for increase standard maintenance. One of the chief complaints comes from our gravel roadways. They need constant care to keep them free of potholes, washboards, and washouts. We see the need to have a dedicated operator for the motor grader that has no other duty than to upkeep the grading of gravel roadways. It must be on a continuous cycle to keep up with the conditions. Roadway mowing is very much the same. While we have contracted much of the main roadways, all other roadways must still be maintained by town staff and there are many miles which generate many complaints of overgrowth. A full-time roadway mower operator is also needed to maintain the expectation of our town. Ditch lines, and culvert heads are a massive undertaking and in need of maintenance with each rain event. Right of way cutting to keep trees from overgrowing, falling, and making our roadways safe is in sore need. Culvert replacement has a widespread requirement for repairs and cleaning along our streams and road crossing. A single focused crew is necessary to maintain these three maintenance standards up to our standards. This additional crew would be comprised of 3 full time positions along with the staffing methods already in place would provide for constant care of these concerns. This crew would also need equipment support.

| <b><u>Overtime Estimations Road Maintenance</u></b> |             |                         |  |             |                         |  |             | <u>Projected 25% Increase</u> |             |                         |
|-----------------------------------------------------|-------------|-------------------------|--|-------------|-------------------------|--|-------------|-------------------------------|-------------|-------------------------|
|                                                     | <u>2018</u> | <u>Cost to Salaries</u> |  | <u>2019</u> | <u>Cost to Salaries</u> |  | <u>2020</u> | <u>Cost to Salaries</u>       | <u>2021</u> | <u>Cost to Salaries</u> |
| Overtime Hours Worked                               | 976.44      | 25,470.61               |  | 625.37      | 17,103.10               |  | 1,409.82    | 40,962.16                     | 1762.275    | 51202.7                 |
| *2080 hours in a standard work year                 |             |                         |  |             |                         |  |             |                               |             |                         |

Road Maintenance overtime is comprised both of summer maintenance needs and snow removal through the winter.

Further needs include analysis of traffic and supporting infrastructure. We are evaluating possibilities of paving additional “crossing roads” such as Lake Ledge Rd. from Lake Coffey to St. Andrews, Chestnut Way, and Hawthorne Rd., and Greenbriar. These areas are in need of water infrastructure upgrades and would also be prime candidates to allow traffic to flow easier across the mountain by spreading traffic flow to key sites when residents prefer pavement to gravel. Future State Revolving Projects for water infrastructure upgrades will provide for opportunities to improve by paving after completed. Continued care and improvement of existing roadways and paved ditches are to be expected and we will continue to progress entire.

## RECREATION DEPARTMENT

### BUILDING UPON TRENDS OF RECREATION

The parks and recreation department strives to provide its visitors and citizens the best and safest recreation opportunities it can while appealing to all age groups and has a strong emphasis on outdoor experiences.

This year we saw numbers on our trail systems increase drastically. While monitoring the Emerald Outback with a trail counter we saw an increase of 68% use between 2018 and 2020, over 2500 more users a month between May and October. Lower Pond Creek is monitored with another trail counter, and even though the number increase isn't the same as EMO, we have seen an increase of activity with that trail. It is the most difficult trail on the mountain, and with a new boardwalk it has allowed better access, but still has many issues to address for safety and trail maintenance. The trend we are seeing is as we build and promote outdoor activities on Beech Mountain, we have quickly grown in participation numbers. The TDA gives out over 10,000 trail maps a year. This has increased from 5 years back where they mailed roughly 3,000-4,000 in a year. We know we have a great product, and want to continue building upon that, making Beech Mountain the premier outdoor destination in the High Country.

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#### PLANNING CONSIDERATIONS:

Planning for the future and what the recreation department would need to keep up with demands of trail work and growth of amenities, I would recommend a fourth outdoor technician and a piece of equipment for building/maintain trails and parks. The purchase of a skid-steer several years ago proved to be financially beneficial with allowing us to get projects done quicker and be used in many applications.

A mini excavator is between \$30k-\$35k. While it's a large cost up front, our savings will come from being able to do the work in-house. The additional employee will help provide that assistance to allow the crew to tackle multiple assignments.

Our outdoor crew provides maintenance on over 26 miles of trail, 14 parks, a public sledding hill which requires night shift work to make snow and weekends/holidays to monitor the hill. As our offerings continue to grow and we build more trails along with maintaining all trails and parks to a high standard, the workload on three staff is heavy. We have had to pull indoor staff to assist the outdoor crew, but many times that is only for a few hours as staff have other obligations. I continue to push our staff to provide more programs.

Our staff is top notch and committed to their work. Our indoor crew can maintain with the numbers we have, but the outdoor crew has seen the biggest increase and demands, which is why I recommend a fourth full-time employee and a piece of trail equipment

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DATA:

MEMBER CHECK INS:

|                  | <b>2018</b> | <b>2019</b> | <b>2020</b> |
|------------------|-------------|-------------|-------------|
| <b>May</b>       | 304         | 423         | 131         |
| <b>June</b>      | 305         | 741         | 217         |
| <b>July</b>      | 515         | 923         | 298         |
| <b>August</b>    | 869         | 664         | 398         |
| <b>September</b> | 582         | 443         | 338         |
| <b>October</b>   | 474         | 515         | 499         |

NON-MEMBER CHECK INS:

|                  | <b>2018</b> | <b>2019</b> | <b>2020</b> |
|------------------|-------------|-------------|-------------|
| <b>May</b>       | 135         | 145         | 0           |
| <b>June</b>      | 306         | 447         | 0           |
| <b>July</b>      | 533         | 532         | 0           |
| <b>August</b>    | 293         | 336         | 0           |
| <b>September</b> | 201         | 72          | 45          |
| <b>October</b>   | 197         | 305         | 94          |

FITNESS CLASS PARTICIPATION NUMBERS:

|                  | <b>2018</b> | <b>2019</b> | <b>2020</b> |
|------------------|-------------|-------------|-------------|
| <b>May</b>       | 434         | 262         | 274         |
| <b>June</b>      | 564         | 449         | 279         |
| <b>July</b>      | 476         | 771         | 424         |
| <b>August</b>    | 561         | 525         | 333         |
| <b>September</b> | 157         | 439         | 303         |
| <b>October</b>   | 384         | 226         | 334         |

EMO TRAIL COUNT:

|                  | 2018 | 2019 | 2020 |
|------------------|------|------|------|
| <b>May</b>       | 157  | 4222 | --   |
| <b>June</b>      | 698  | 3274 | --   |
| <b>July</b>      | 2788 | 3274 | 7298 |
| <b>August</b>    | 3352 | --   | 5836 |
| <b>September</b> | 3694 | 961  | 5644 |
| <b>October</b>   | 4666 | 3216 | 5648 |

OUTDOOR PROGRAMS:

|             | Outdoor Programs | Guided Hikes | Total |
|-------------|------------------|--------------|-------|
| <b>2018</b> | 23               | 16           | 39    |
| <b>2019</b> | 18               | 16           | 34    |
| <b>2020</b> | 41               | 24           | 65    |

## PLANNING AND INSPECTIONS DEPARTMENT

The last few years have seen consistent substantial increase in Building Permitting and Inspection activities. Building Permit issuance alone has increased 77% since 2018 and is up 65% over the previous 10-year average. Data from various departments suggests approximately 75% continuous occupancy. This increase in occupancy along with consistent moderate growth in housing, correlates with increased demand for Planning and Inspection services. Anecdotal data for Code Enforcement, Tree Permits, Zoning Requests, and other departmental services indicate similar trends. This may be attributable to increased development and total population but is believed to also be affected by overall occupancy rates.

Planning and Inspections department provides a number of services related to planning and development. Some of the services provided by the department are:

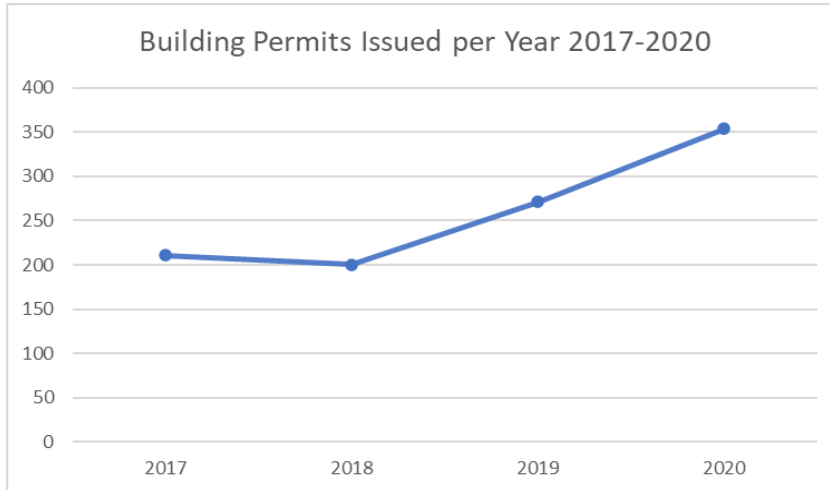
- Interpretation, implementation, and enforcement of the North Carolina State Building Codes, including Building, Residential, Electrical, Mechanical, Plumbing, and Energy Efficiency, through the issuance of permits and providing consultation and inspections.
- Implementation and enforcement of the Town's Minimum Housing Code, through inspections, consultation, and enforcement measures, such as condemnation.
- Implementation of the Town's Erosion Control Ordinance, through inspections and enforcement.
- Maintenance and implementation of the Town's Zoning Ordinance, through updating the ordinance and zoning map, and by enforcing code provisions in building permitting and also responding to complaints by residents and businesses.
- Maintenance and development of the Town's Geographic Information System (GIS), which is maintained in cooperation with Public Works and is used by many departments, including the Police's CAD system.

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### PLANNING CONSIDERATIONS:

The Planning and Inspections Department has experienced substantially increased demand for services over the last few years. Although it is difficult to attribute the increased demand solely to the increase in occupancy, it certainly appears to be a contributing factor. Other contributing factors may be related to overall economic recovery, national housing trends toward more rural settings, and other similar factors. Notwithstanding the major contributing factor for the increase in demand for services, the Department is realizing a real need for additional personnel support. In order to maintain the current levels of service to the community, it will be necessary to add personnel to the department in the near future, if current trends continue. Without this additional support, levels of service will necessarily decline as the current staff will be unable to maintain the extended continuation of current workloads.

DATA:



#### TOURISM AND DEVELOPMENT AUTHORITY

The Town of Beech Mountain was developed as a second-home community and resort town in the High Country of North Carolina. Over the past five years, the Town of Beech Mountain has conducted a highly effective campaign to increase short-term and long-term renters and full-time residents within the Town. The 2020 Covid-19 pandemic has further spurred interest in vacationing and purchasing homes in the town, and at least fifty-eight new families have moved to the mountain full-time.

Data from home rentals, tax records, public safety, public works and the Visitor Center show an average of 75% occupancy across the year. This equates to an estimated 5,816 people, on average, within the Town of Beech Mountain. Peaks of near 100% also occur, typically around holidays. This increase in average occupancy has resulted in pressure upon existing resources within the department, just as it has within other town departments.

The staffing and management of the Beech Mountain Visitor Center is the area of responsibility where this department projects the greatest need. In years past, the Beech Mountain Chamber of Commerce provided staff to take care of the facilities, answer phones and provide information to visitors. In March 2020, the Chamber left the building and the partnership with the TDA. This placed a financial burden on the TDA, which picked up the full cost of shared staff.

PLANNING CONSIDERATIONS:

Issue 1: The amount of contact with the public, inquiry fulfillment and revenue from tourism has increased tremendously over the past decade, while staffing has not.

| Year | In-Person Visits to VC | Phone/Email/FB inquiries | Total Staff* | Occupancy Tax collected |
|------|------------------------|--------------------------|--------------|-------------------------|
| 2011 | 4890                   | unknown                  | 2 f-t 1 p-t  | \$185,015               |
| 2015 | 8876                   | 17,200                   | 1 f-t, 2 p-t | \$255,593               |
| 2020 | 11,000                 | 20,000+                  | 2 f-t, 1 p-t | \$541,886               |

\*2011-March 2020 the Chamber provided a p-t staff person

POSSIBLE SOLUTIONS: 1. USE VOLUNTEERS TO SUPPLEMENT VC STAFF DURING BUSY PERIODS. 2. USE TDA FUNDING TO ADD 8 HOURS PER WEEK TO P-T POSITION.

ISSUE 2: THE PHYSICAL SPACE DEDICATED TO VISITORS AND DEPARTMENT ACTIVITIES IS INSUFFICIENT.

| Issue                       | Description of Problem                                         | Possible Solution                                                                                                                 |
|-----------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>Bathrooms</b>            | Need additional stall in men's and ladies                      | 1. Increase number of toilets or<br>2. Seek another suitable location                                                             |
| <b>Handicap Stalls</b>      | Not accessible by wheelchair in ladies' room                   | 1. Larger Handicap Stall with no impediments or<br>2. Seek another suitable location                                              |
| <b>Parking</b>              | Shared lot with Town Hall; 2 visitor spaces                    | 1. Increase visitor spaces to four or<br>2. Seek another suitable location                                                        |
| <b>Storage/Office Space</b> | Limited storage for printed materials, no private office space | 1. Access storage in another location for non-printed materials, use back room for office or<br>2. Seek another suitable location |

The increase in short-term renters on the mountain has meant that this department, which is charged with attracting visitors, brings in more money to the town than it requires to operate. Funding for increases in staffing or improvements in the physical space of the VC may be requested from the TDA as other priorities are addressed.

## TOWN SERVICES PLANNING GROUP MEMBERS

BOB PUDNEY, TOWN MANAGER

TIM BARNETT, POLICE CHIEF

DANIEL DAVIS, PUBLIC UTILITIES SUPERINTENDENT

MATTHEW CLAWSON, PUBLIC WORKS SUPERINTENDENT

SEAN ROYALL, PARKS AND RECREATION DIRECTOR

PRESTON YATES, PLANNING AND INSPECTIONS DIRECTOR

KATE GAVENUS, TOURISM AND ECONOMIC DEVELOPMENT DIRECTOR

JEFF FISH, BUILDING INSPECTOR

RILEY HATCH, ASSISTANT FIRE CHIEF

TAMARA MERCER, TOWN CLERK/HR DIRECTOR

STEVE SMITH, FINANCE DIRECTOR

REBECCA WARD, TAX ADMINISTRATOR





# REPORT

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**TO:** Town Council  
**FROM:** Steve Smith  
**DATE:** February 8, 2021  
**SUBJECT:** December 2020 Financial Report

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**FOR THE PURPOSE OF:**

Update Council on the financial condition of the Town

**ATTACHED FOR YOUR CONSIDERATION:**

December Budget Report  
December Financial Summary

**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, 2020

10 -General Fund  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

|                                   | CURRENT<br>BUDGET | CURRENT<br>PERIOD | YEAR TO DATE<br>ACTUAL | TOTAL<br>ENCUMBERED | BUDGET<br>BALANCE   | % YTD<br>BUDGET |
|-----------------------------------|-------------------|-------------------|------------------------|---------------------|---------------------|-----------------|
| <u>REVENUE SUMMARY</u>            |                   |                   |                        |                     |                     |                 |
| Tax Revenue                       | 3,935,988         | 972,282.63        | 3,345,860.51           | 0.00                | 590,127.49          | 85.01           |
| Interest Income                   | 37,500            | 339.64            | 6,217.93               | 0.00                | 31,282.07           | 16.58           |
| Miscellaneous Income              | 502,890           | 124,635.14        | 413,498.79             | 0.00                | 89,391.21           | 82.22           |
| State Revenue                     | 1,619,000         | 258,845.46        | 682,824.65             | 0.00                | 936,175.35          | 42.18           |
| Miscellaneous Revenue             | 0                 | 0.00              | 0.00                   | 0.00                | 0.00                | 0.00            |
| Fees                              | 28,000            | 1,944.00          | 21,930.92              | 0.00                | 6,069.08            | 78.32           |
| Gains/Losses                      | 7,000             | 0.00              | 0.00                   | 0.00                | 7,000.00            | 0.00            |
| Other Sources                     | <u>1,631,255</u>  | <u>5,241.22</u>   | <u>32,481.33</u>       | <u>0.00</u>         | <u>1,598,773.67</u> | <u>1.99</u>     |
| TOTAL REVENUES                    | 7,761,633         | 1,363,288.09      | 4,502,814.13           | 0.00                | 3,258,818.87        | 58.01           |
| <u>EXPENDITURE SUMMARY</u>        |                   |                   |                        |                     |                     |                 |
| Administration                    | 1,637,988         | 141,406.98        | 711,159.44             | 6,488.00            | 982,198.63          | 40.04           |
| Tax Collections                   | 45,246            | 3,150.14          | 27,957.39              | 0.00                | 21,031.86           | 53.52           |
| Vistors Center                    | 149,748           | 9,587.34          | 68,846.91              | 0.00                | 80,901.09           | 45.98           |
| Police                            | 1,152,421         | 82,705.37         | 523,128.86             | 2,697.28            | 626,594.86          | 45.63           |
| Fire                              | 478,343           | 27,661.71         | 310,200.98             | 4,921.65            | 163,220.37          | 65.88           |
| Special Projects                  | 0                 | 19.90             | 39.80                  | 0.00                | (39.80)             | 0.00            |
| Building Inspections              | 139,038           | 7,158.18          | 49,786.29              | 0.00                | 89,251.71           | 35.81           |
| Planning                          | 148,701           | 9,081.81          | 122,935.20             | 0.00                | 25,765.80           | 82.67           |
| Vehicle Maintenance               | 139,410           | 8,825.16          | 60,334.98              | 1,389.89            | 77,685.13           | 44.28           |
| Road Maintenance                  | 3,174,619         | 107,463.06        | 1,834,015.00           | 4,535.47            | 1,336,319.65        | 57.91           |
| Recreation                        | <u>696,119</u>    | <u>84,303.18</u>  | <u>611,399.29</u>      | <u>47,185.77</u>    | <u>59,407.94</u>    | <u>91.47</u>    |
| TOTAL EXPENDITURES                | 7,761,633         | 481,362.83        | 4,319,804.14           | 67,218.06           | 3,462,337.24        | 55.39           |
| REVENUE OVER/(UNDER) EXPENDITURES | 0                 | 881,925.26        | 183,009.99             | (67,218.06)         | (203,518.37)        | 0.00            |

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2020

30 -Water/Sewer  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

|                                   | CURRENT<br>BUDGET | CURRENT<br>PERIOD | YEAR TO DATE<br>ACTUAL | TOTAL<br>ENCUMBERED | BUDGET<br>BALANCE   | % YTD<br>BUDGET |
|-----------------------------------|-------------------|-------------------|------------------------|---------------------|---------------------|-----------------|
| <u>REVENUE SUMMARY</u>            |                   |                   |                        |                     |                     |                 |
| Interest Income                   | 3,000             | 16.26             | 240.82                 | 0.00                | 2,759.18            | 8.03            |
| Miscellaneous Income              | 1,500             | 25.00             | 531.01                 | 0.00                | 968.99              | 35.40           |
| State Revenue                     | 0                 | 0.00              | 0.00                   | 0.00                | 0.00                | 0.00            |
| Metered Sales & Fees              | 2,302,774         | 202,415.44        | 1,300,107.87           | 0.00                | 1,002,666.13        | 56.46           |
| Gains/Losses                      | 2,500             | 0.00              | 0.00                   | 0.00                | 2,500.00            | 0.00            |
| Other Sources                     | 141,246           | 0.00              | 0.00                   | 0.00                | 141,246.00          | 0.00            |
| <b>TOTAL REVENUES</b>             | <b>2,451,020</b>  | <b>202,456.70</b> | <b>1,300,879.70</b>    | <b>0.00</b>         | <b>1,150,140.30</b> | <b>53.08</b>    |
| <u>EXPENDITURE SUMMARY</u>        |                   |                   |                        |                     |                     |                 |
| W/S Administration                | 1,026,707         | 17,543.75         | 237,724.48             | 810.00              | 788,172.52          | 23.23           |
| Water                             | 899,161           | 67,997.71         | 491,941.40             | 3,908.00            | 403,311.60          | 55.15           |
| Sewer                             | 294,452           | 32,347.23         | 183,507.31             | 6,164.82            | 105,467.87          | 64.18           |
| Taps & System                     | 230,700           | 1,380.26          | 112,755.99             | 603.84              | 117,340.17          | 49.14           |
| <b>TOTAL EXPENDITURES</b>         | <b>2,451,020</b>  | <b>119,268.95</b> | <b>1,025,929.18</b>    | <b>11,486.66</b>    | <b>1,414,292.16</b> | <b>42.30</b>    |
| REVENUE OVER/(UNDER) EXPENDITURES | 0                 | 83,187.75         | 274,950.52 (           | 11,486.66) (        | 264,151.86)         | 0.00            |

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: DECEMBER 31ST, 2020

35 -Sanitation  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

|                                   | CURRENT<br>BUDGET | CURRENT<br>PERIOD | YEAR TO DATE<br>ACTUAL | TOTAL<br>ENCUMBERED | BUDGET<br>BALANCE | % YTD<br>BUDGET |
|-----------------------------------|-------------------|-------------------|------------------------|---------------------|-------------------|-----------------|
| <u>REVENUE SUMMARY</u>            |                   |                   |                        |                     |                   |                 |
| Interest Income                   | 850               | 1.85              | 30.80                  | 0.00                | 819.20            | 3.62            |
| Miscellaneous Income              | 47,949            | 5,899.36          | 42,167.32              | 0.00                | 5,781.68          | 87.94           |
| State Revenue                     | 106               | 0.00              | 122.05                 | 0.00                | 16.05             | 115.14          |
| Fees                              | 590,300           | 54,067.72         | 321,807.69             | 0.00                | 268,492.31        | 54.52           |
| Gains/Losses                      | 0                 | 0.00              | 0.00                   | 0.00                | 0.00              | 0.00            |
| Other Sources                     | 0                 | 0.00              | 0.00                   | 0.00                | 0.00              | 0.00            |
| <b>TOTAL REVENUES</b>             | <b>639,205</b>    | <b>59,968.93</b>  | <b>364,127.86</b>      | <b>0.00</b>         | <b>275,077.14</b> | <b>56.97</b>    |
| <u>EXPENDITURE SUMMARY</u>        |                   |                   |                        |                     |                   |                 |
| Sanitation                        | 639,205           | 26,302.58         | 247,712.40             | 1,681.24            | 389,811.36        | 39.02           |
| <b>TOTAL EXPENDITURES</b>         | <b>639,205</b>    | <b>26,302.58</b>  | <b>247,712.40</b>      | <b>1,681.24</b>     | <b>389,811.36</b> | <b>39.02</b>    |
| REVENUE OVER/(UNDER) EXPENDITURES | 0                 | 33,666.35         | 116,415.46             | ( 1,681.24)         | ( 114,734.22)     | 0.00            |

**Town of Beech Mountain  
Monthly Financial Report  
Fiscal Year 2021**

| <u>General Fund</u>                            | <u>Budget</u> | Through the reported month |               |                  |                |                 |                 |                |                 |              |              |            |             | 25%        | <u>% of<br/>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                                  | 7,734,633     | 48,063                     | 48,632        | 822,100          | 882,141        | 1,338,590       | 1,363,288       |                |                 |              |              |            |             | 4,502,814  | 58.22%                 |
| Total Expenditures                             | 7,734,633     | 763,218                    | 557,415       | 1,404,700        | 499,765        | 613,344         | 481,363         |                |                 |              |              |            |             | 4,319,804  | 55.85%                 |
| Total General Fund fund balance as of July 1st | 7,703,527     | 7,703,527                  | 6,988,372     | 6,479,589        | 5,896,989      | 6,279,366       | 7,004,612       |                |                 |              |              |            |             | 7,703,527  |                        |
| Revenues Less Expenditures                     |               | (715,155)                  | (508,783)     | (582,600)        | 382,376        | 725,246         | 881,925         |                |                 |              |              |            |             | 183,010    |                        |
| Estimated change to Fund Balance               |               | 6,988,372                  | 6,479,589     | 5,896,989        | 6,279,366      | 7,004,612       | 7,886,537       | -              | -               | -            | -            | -          | -           | 7,886,537  |                        |

**Water/Sewer Enterprise Fund**

|                                   |           |           |           |           |           |           |           |   |   |   |   |   |   |           |        |
|-----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---|---|---|---|---|---|-----------|--------|
| Total Revenue                     | 2,451,020 | 218,315   | 238,783   | 218,215   | 218,043   | 205,067   | 202,457   |   |   |   |   |   |   | 1,300,880 | 53.08% |
| Total Expenses                    | 2,451,020 | 180,814   | 125,944   | 220,911   | 218,336   | 160,656   | 119,269   |   |   |   |   |   |   | 1,025,929 | 41.86% |
| Cash Reserves as July 1st         | 1,429,426 | 1,429,426 | 1,466,927 | 1,579,766 | 1,577,071 | 1,576,778 | 1,621,189 |   |   |   |   |   |   | 1,429,426 |        |
| Revenues Less Expenses            |           | 37,501    | 112,840   | (2,696)   | (293)     | 44,411    | 83,188    |   |   |   |   |   |   | 274,951   |        |
| Estimated Change in Cash Reserves |           | 1,466,927 | 1,579,766 | 1,577,071 | 1,576,778 | 1,621,189 | 1,704,377 | - | - | - | - | - | - | 1,704,377 |        |

**Cash & Investments All FUNDS**

| <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          | 460,593       | 232,247          | 2,546,439      | 1,932,168       | 2,686,260       | 2,913,570      |                 |              |              |            |             |
| North Carolina Capital Management Trust #2      | General Fund    | 1,186,765     | 1,311,822        | 575,186        | 4,754,699       | 4,884,094       | 5,163,360      |                 |              |              |            |             |
| North Carolina Capital Management Trust #3      | General Fund    | 5,121,061     | 5,121,351        | 4,021,465      | -               | -               | -              |                 |              |              |            |             |
| Mountain Community - Certificates of Deposit #4 | General Fund    | 103,750       | 103,750          | 103,359        | 103,359         | 103,359         | 103,359        |                 |              |              |            |             |
| First Community - Savings Account #5            | General Fund    | 508,359       | 508,359          | 508,400        | 508,400         | 508,400         | 508,400        |                 |              |              |            |             |
| North Carolina Capital Management Trust #6      | Utility Fund    | 366,768       | 366,782          | 366,788        | 1,207,205       | 1,207,218       | 1,207,234      |                 |              |              |            |             |
| North Carolina Capital Management Trust #7      | Utility Fund    | 840,346       | 840,393          | 840,413        | -               | -               | -              |                 |              |              |            |             |
| North Carolina Capital Management Trust #8      | Sanitation Fund | 217,891       | 217,960          | 217,964        | 217,966         | 218,029         | 218,030        |                 |              |              |            |             |
| North Carolina Capital Management Trust #9      | E911 Fund       | 72,975        | 72,979           | 72,983         | 72,984          | 72,984          | 72,985         |                 |              |              |            |             |
| Total Cash & Investments                        |                 | 8,878,508     | 8,775,643        | 9,252,997      | 8,796,781       | 9,680,344       | 10,186,939     | -               | -            | -            | -          | -           |

**Transfers for the month of May and June:**

None





# REPORT

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**TO:** Town Council  
**FROM:** Bob Pudney  
**DATE:** February 9, 2021  
**SUBJECT:** Fire Department Monthly Report

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**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

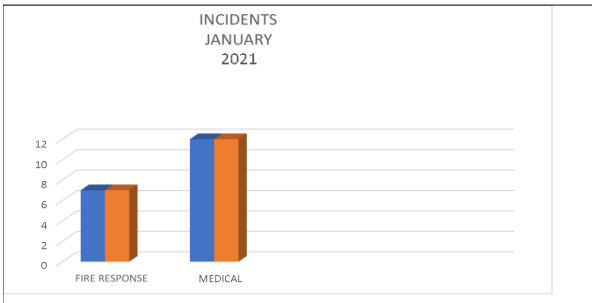
**BEECH MOUNTAIN FIRE DEPARTMENT  
Monthly Report  
January 31, 2021**

| EVENT                    | THIS PERIOD | SAME PERIOD LAST YEAR | FISCAL YTD |
|--------------------------|-------------|-----------------------|------------|
| FIRE CALLS               | 12          | 10                    | 83         |
| MEDICAL CALLS            | 19          | 13                    | 94         |
| FIRE SAFETY INSPECTIONS  | 0           | 0                     | 3          |
| PUBLIC EDUCATION         | 0           | 0                     | 0          |
| FIRE HYDRANT INSPECTIONS | 0           | 0                     | 4          |
| TRAINING HOURS           | 201         | 617                   | 1310       |
| MEETINGS                 | 4           | 4                     | 39         |

**COMMENTS:**

Membership Recruitment Program.

ANNUAL HOSE TESTING





# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Tim Barnett  
**DATE:** February 9, 2021  
**SUBJECT:** Police Department Monthly Report

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**SIGNATURES:**

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**Town Manager**

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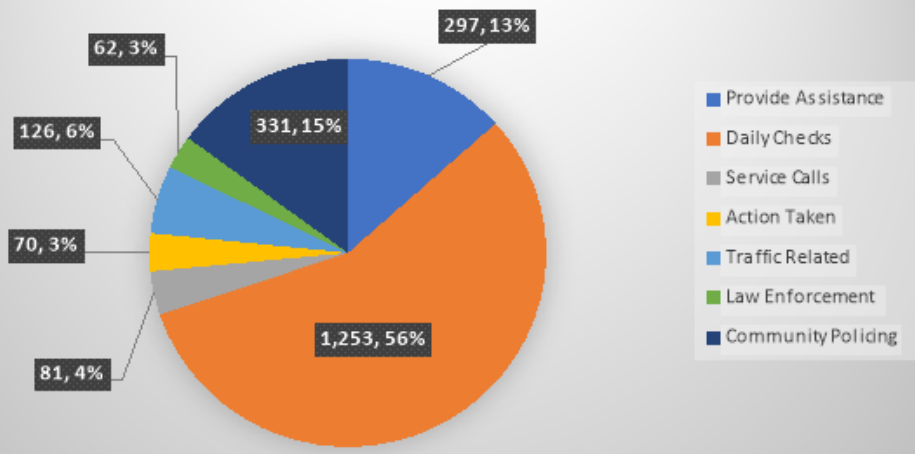
**Town Clerk**



Activity Log Yearly Summary Totals  
 Beech Mountain Police Department  
 January 1, 2021 through January 31, 2021

| <i>Call Type</i>                 | <i>2020</i> | <i>2021</i> | <i>Call Type</i>                 | <i>2020</i> | <i>2021</i> |
|----------------------------------|-------------|-------------|----------------------------------|-------------|-------------|
| <b>Provide Assistance</b>        |             |             | <b>Traffic Related</b>           |             |             |
| Assist Fire Department           | 1           | 12          | Driving While Impaired           | 2           | 0           |
| Assist Investigation             | 0           | 1           | Improper Parking                 | 16          | 47          |
| Assist Other Agency              | 14          | 6           | Stationary/Directed Patrol       | 16          | 5           |
| Assist Town Dept/Business        | 3           | 0           | Traffic Control                  | 3           | 14          |
| Assist Homeowner                 | 2           | 4           | Vehicle Accidents                | 5           | 35          |
| Assist Motorist                  | 125         | 138         | Vehicle Stops                    | 19          | 25          |
| Assist Other Officer             | 24          | 29          |                                  |             |             |
| Escort                           | 39          | 99          | <b>Law Enforcement Calls</b>     |             |             |
| Assist Medical Calls             | 10          | 8           | 911 Hang Ups                     | 3           | 2           |
|                                  |             |             | Alarms                           | 7           | 6           |
| <b>Daily Checks</b>              |             |             | Breaking & Entering              | 2           | 3           |
| Business Checks                  | 971         | 1,193       | Domestic Complaints              | 5           | 2           |
| Care Track Test                  | 0           | 0           | Fight                            | 0           | 1           |
| Security Checks                  | 198         | 56          | Fire Works Violations            | 0           | 2           |
| Residence Checks                 | 5           | 3           | Fraud                            | 0           | 0           |
| Welfare Check                    | 1           | 1           | Hit & Run                        | 1           | 1           |
|                                  |             |             | Intoxicated/Drunk & Disruptive   | 3           | 2           |
| <b>Service Calls</b>             |             |             | Investigation                    | 2           | 3           |
| Animal Control Domestic/Wildlife | 9           | 1           | Larceny                          | 1           | 5           |
| Calls for Service                | 27          | 50          | Mental Subject                   | 2           | 0           |
| Deliver Letter/Message           | 30          | 15          | Missing Person                   | 1           | 2           |
| Found Property                   | 2           | 4           | Noise Disturbance/Loud Music     | 4           | 5           |
| Golf Cart / UTV Inspections      | 0           | 0           | Open Door/Open Window            | 4           | 4           |
| ATV/Golf Cart Complaints         | 0           | 2           | Prowler                          | 0           | 0           |
| Recreation/Town Deposit          | 7           | 7           | Shots Fired/Sound of Shots Fired | 0           | 2           |
| COVID/mask                       | 0           | 2           | Subject with Gun/Weapon          | 0           | 0           |
|                                  |             |             | Suspicious Vehicle               | 2           | 4           |
| <b>Action Taken</b>              |             |             | Trespassing                      | 1           | 10          |
| Court                            | 6           | 0           | Vandalism                        | 1           | 2           |
| Felony Arrest                    | 1           | 0           | Continuing Investigation         | 3           | 6           |
| Misdemeanor Arrest               | 1           | 5           |                                  |             |             |
| State Citations                  | 6           | 15          | <b>Community Policing</b>        |             |             |
| Town Ordinance Violations        | 0           | 23          | Community Policing Contacts      | 449         | 330         |
| Verbal Warning                   | 14          | 15          | Community Events                 | 4           | 1           |
| Warning Citations                | 2           | 3           |                                  |             |             |
| Warrant Service                  | 9           | 9           |                                  |             |             |
|                                  |             |             |                                  |             |             |
| <b>2020 Event Totals: 2,137</b>  |             |             | <b>2021 Event Totals: 2,309</b>  |             |             |

### 2021 Monthly Condensed Calls







# REPORT

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**TO:**  
**FROM:** Sean Royall  
**DATE:** February 9, 2021  
**SUBJECT:** Recreation Report - January 2021

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**FOR THE PURPOSE OF:**  
For review by Town Manager and council

**ATTACHED FOR YOUR CONSIDERATION:**  
January 2021 Recreation Report

**SUPPORTING DOCUMENTS:**  
Recreation report PDF

**SIGNATURES:**

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Town Manager

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Town Clerk



## January 2021 Recreation Report

### Facility Report

Finance Report

|                       |            |
|-----------------------|------------|
| Total Monthly Revenue | \$3,948.55 |
|-----------------------|------------|

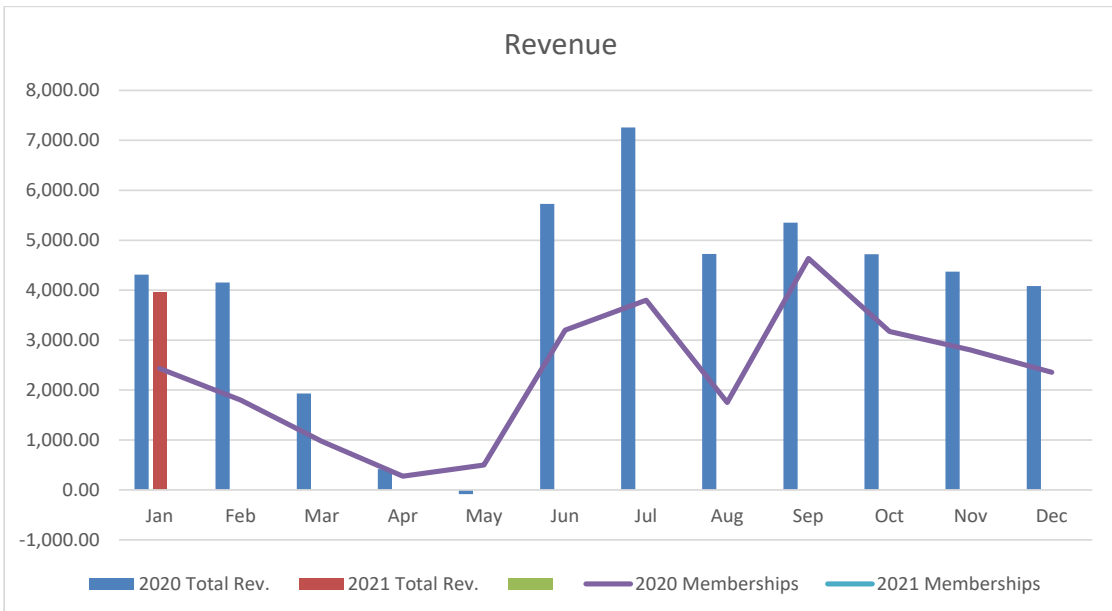
### Check-In Report

|                   |     |
|-------------------|-----|
| Member Visits     | 445 |
| Non-Member Visits | 110 |

### Membership Report

Total Memberships - \$2,210.00

| <b>Family Annual \$1,800.00</b>   |                                     |                    |
|-----------------------------------|-------------------------------------|--------------------|
| <i>Active</i>                     | <i>Passes Expired (not renewed)</i> | <i>Passes sold</i> |
| 109                               | 8                                   | 8                  |
| <b>Individual Annual \$350.00</b> |                                     |                    |
| <i>Active</i>                     | <i>Passes Expired (not renewed)</i> | <i>Passes sold</i> |
| 105                               | 9                                   | 2                  |
| <b>Week Passes \$60.00</b>        |                                     |                    |
|                                   | Individual                          | Family             |
|                                   | 3                                   | 0                  |

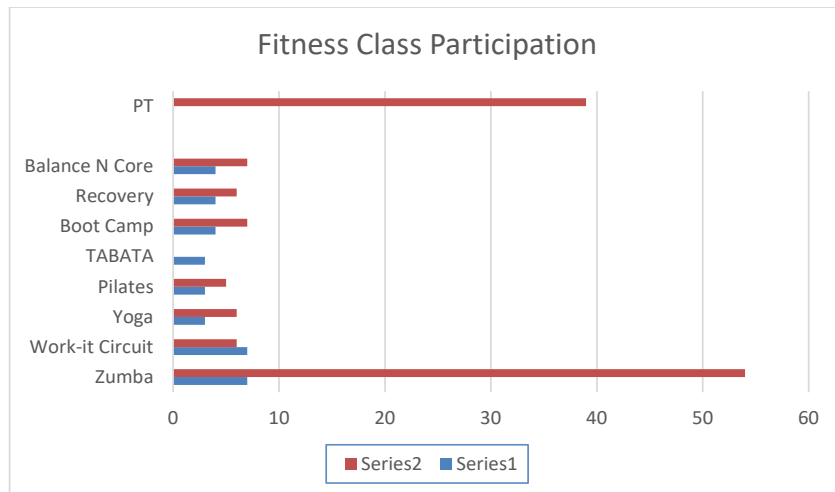


## Fitness Report

Participants:

### Number of classes offered in the month/ Participants

|                 |     |             |
|-----------------|-----|-------------|
| Zumba           | 7   | 15/39online |
| Work-it Circuit | 7   | 6           |
| Yoga            | 3   | 6           |
| Pilates         | 3   | 5           |
| TABATA          | 3   | 0           |
| Boot Camp       | 4   | 7           |
| Recovery        | 4   | 6           |
| Balance N Core  | 4   | 7           |
|                 |     |             |
| PT              | N/A | 39          |



## Event/Outdoor Report

Participants:

|                       |      |
|-----------------------|------|
| Emerald Outback Trail | 1084 |
|-----------------------|------|

Director's Notes:

- Multi-purpose room floors complete, lobby painted and storage room completed other than flooring (early February)
- Outdoor crew continues making snow
- Hired part-time staff for sled-hill

Respectfully Submitted,

Sean Royall  
 Parks and Recreation Director  
 Town of Beech Mountain  
 February 1, 2021





# REPORT

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**TO:** Town Council  
**FROM:** Daniel Davis  
**DATE:** February 9, 2021  
**SUBJECT:** Department of Infrastructure Report

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**SIGNATURES:**

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**Town Manager**

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**Town Clerk**



Town of Beech Mountain  
Public Works Department  
Monthly Report

| 2019       | 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        | 109.38      | 8.23                  | 2.24           | 1.25  | 0.56    | 3.54  | 1.95     | 13.00     | 0                    | 0                 | 0                  | 2         | 1              | 0              |
| FEB        | 102.76      | 8.02                  | 1.94           | 2.18  | 0.60    | 2.47  | 1.31     | 5.00      | 11                   | 5                 | 2                  | 0         | 4              | 0              |
| MAR        | 94.19       | 7.74                  | 6.14           | 1.68  | 0.40    | 2.12  | 1.02     | 6.00      | 9                    | 2                 | 0                  | 0         | 10             | 0              |
| APR        | 67.26       | 27.92                 | 2.90           | 0.00  | 0.95    | 0.00  | 0.00     | 2.00      | 0                    | 0                 | 12                 | 1         | 1              | 0              |
| MAY        | 85.42       | 32.50                 | 4.60           | 1.51  | 1.03    | 2.96  | 1.54     | 4.00      | 5                    | 2                 | 7                  | 4         | 2              | 11             |
| JUNE       | 111.48      | 6.39                  | 2.00           | 1.05  | 0.65    | 4.39  | 1.47     | 8.00      | 45                   | 4                 | 6                  | 12        | 22             | 30             |
| JULY       | 131.73      | 9.95                  | 3.25           | 1.16  | 1.07    | 2.86  | 0.32     | 8.00      | 20                   | 3                 | 3                  | 2         | 4              | 12             |
| AUG        | 114.04      | 4.11                  | 0.00           | 1.40  | 1.18    | 5.54  | 2.48     | 5.52      | 12                   | 5                 | 0                  | 2         | 0              | 16             |
| SEP        | 96.73       | 5.39                  | 0.00           | 1.73  | 0.90    | 3.24  | 0.00     | 0.00      | 10                   | 0                 | 6                  | 0         | 4              | 8              |
| OCT        | 117.21      | 2.11                  | 0.00           | 1.13  | 0.76    | 2.34  | 1.85     | 4.92      | 12                   | 1                 | 9                  | 2         | 6              | 0              |
| NOV        | 85.75       | 0.00                  | 0.00           | 0.79  | 0.50    | 0.00  | 0.00     | 4.65      | 12                   | 0                 | 4                  | 0         | 6              | 0              |
| DEC        | 127.62      | 0.00                  | 2.15           | 1.00  | 0.73    | 0.00  | 3.60     | 3.08      | 2                    | 2                 | 6                  | 0         | 0              | 0              |
| YTD TOTALS | 1243.57     | 112.36                | 25.22          | 14.88 | 9.33    | 29.46 | 15.54    | 64.17     | 138                  | 24                | 55                 | 25        | 60             | 77             |
| 2020       | 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 |
| JANUARY    | 145.41      | 0.00                  | 1.75           | 0.85  | 0.81    | 2.50  | 0.39     | 0.00      | 10                   | 1                 | 4                  | 1         | 2              | 0              |
| FEBRUARY   | 104.70      | 0.00                  | 0.00           | 0.54  | 0.44    | 1.71  | 0.38     | 6.44      | 0                    | 0                 | 6                  | 4         | 1              | 0              |
| MARCH      | 95.10       | 0.00                  | 2.85           | 0.71  | 0.43    | 2.54  | 0.42     | 3.75      | 11                   | 1                 | many               | 7         | 1              | 0              |
| APRIL      | 75.66       | 0.00                  | 4.20           | 1.06  | 0.69    | 2.14  | 0.56     | 0.00      | 35                   | 2                 | 3                  | 7         | 2              | 0              |
| MAY        | 92.11       | 0.00                  | 1.75           | 0.99  | 0.52    | 2.26  | 0.42     | 5.05      | 18                   | 1                 | 1                  | 1         | 2              | 1              |
| JUNE       | 131.97      | 3.34                  | 2.63           | 1.03  | 0.69    | 2.13  | 0.35     | 5.69      | 14                   | 2                 | 10                 | 8         | 7              | 15             |
| JULY       | 163.45      | 0.00                  | 4.68           | 1.53  | 1.46    | 5.96  | 0.39     | 7.22      | 25                   | 4                 | many               | 10        | many           | 40             |
| AUGUST     | 134.91      | 1.12                  | 1.50           | 8.15  | 8.63    | 2.89  | 0.94     | 5.26      | 20                   | 5                 | many               | many      | many           | 35             |
| SEPTEMBER  | 129.92      | 0.00                  | 3.00           | 1.72  | 1.31    | 6.45  | 1.21     | 5.55      | 5                    | 2                 | many               | 0         | 10             | 0              |
| OCTOBER    | 156.60      | 0.00                  | 4.00           | 1.22  | 1.26    | 3.19  | 0.41     | 0.00      | 30                   | 5                 | 20                 | 10        | 15             | 0              |
| NOVEMBER   | 116.36      | 0.00                  | 2.00           | 0.94  | 0.55    | 2.76  | 0.39     | 4.73      | 5                    | 0                 | 5                  | 10        | 10             | 0              |
| DECEMBER   | 146.17      | 1.22                  | 2.00           | 0.90  | 0.89    | 2.10  | 0.36     | 3.42      | 0                    | 0                 | 0                  | 0         | 0              | 0              |
| YTD TOTALS | 1492.36     | 5.68                  | 30.36          | 19.64 | 17.68   | 36.63 | 6.22     | 47.11     | 173                  | 23                | 49                 | 58        | 50             | 91             |
| 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 |
| JANUARY    | 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           |                |
| FEBRUARY   |             |                       |                |       |         |       |          |           |                      |                   |                    |           |                |                |
| MARCH      |             |                       |                |       |         |       |          |           |                      |                   |                    |           |                |                |
| APRIL      |             |                       |                |       |         |       |          |           |                      |                   |                    |           |                |                |

Town of Beech Mountain  
Water Treatment Monthly Operation Report

January 2021 flow totals:

**Raw Water:** 19.07 MG  
.615 MGD Avg  
.446 Min MGD  
.842 Max MGD

**Finished Water:** 15.45 MG  
.498 MGD Avg  
.391 Min MGD  
.645 Max MGD

All Bacteria samples taken were absent of Coliform Bacteria.

All daily tests are in compliance.

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**December Wastewater Report**

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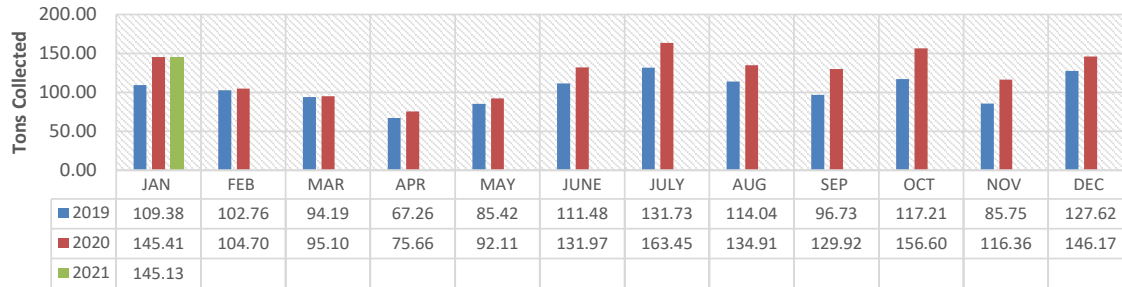
Grassy Gap Wastewater Plant

|              |       |     |
|--------------|-------|-----|
| Total Flow   | 1.767 | MG  |
| Average Flow | 0.057 | MGD |
| Daily Max    | 0.098 | MGD |
| Daily Min    | 0.011 | MGD |
| Limit        | 0.08  | MGD |

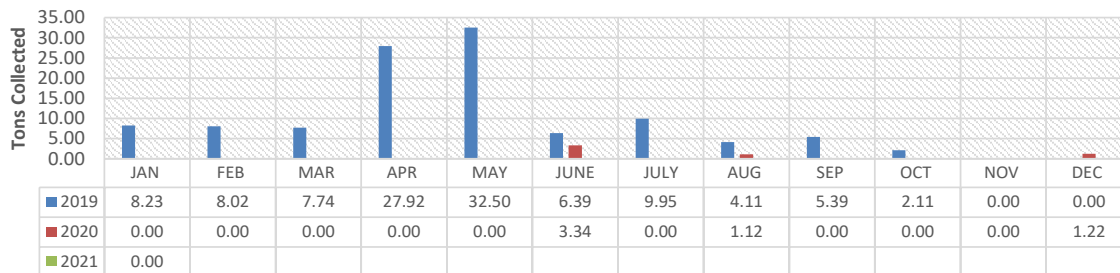
Pond Creek Wastewater Plant

|              |       |     |
|--------------|-------|-----|
| Total Flow   | 7.161 | MG  |
| Average Flow | 0.231 | MGD |
| Daily Max    | 0.42  | MGD |
| Daily Min    | 0.1   | MGD |
| Limit        | 0.4   | MGD |

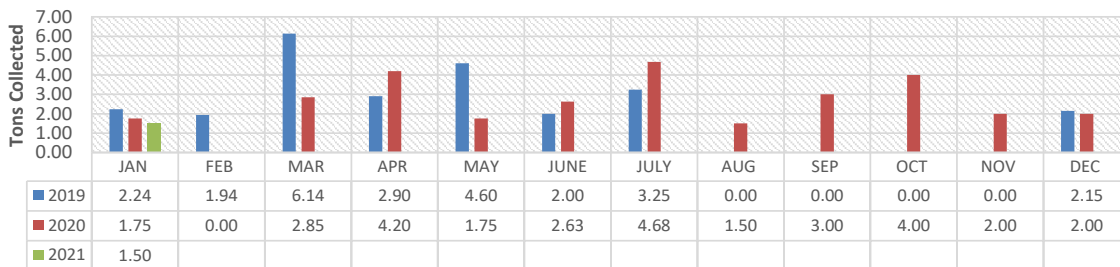
### Solid Waste



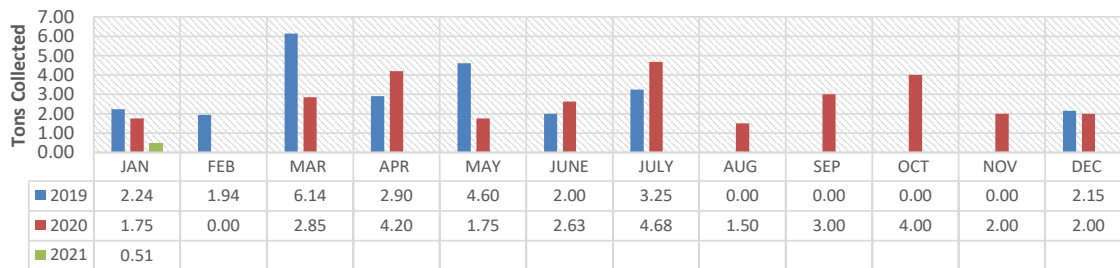
### Construction Material



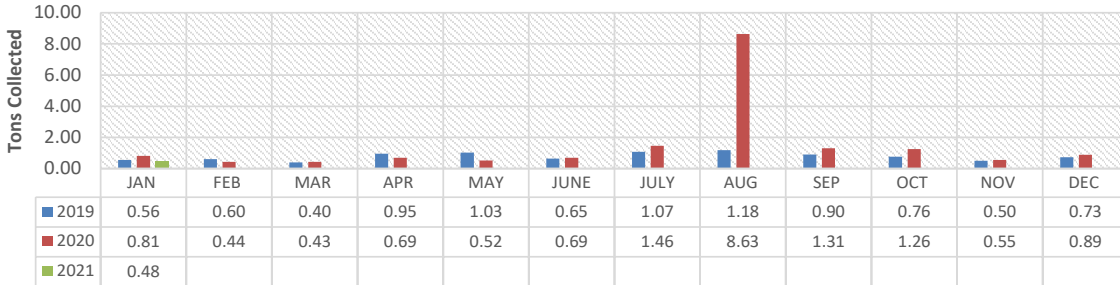
### Recycled Metal



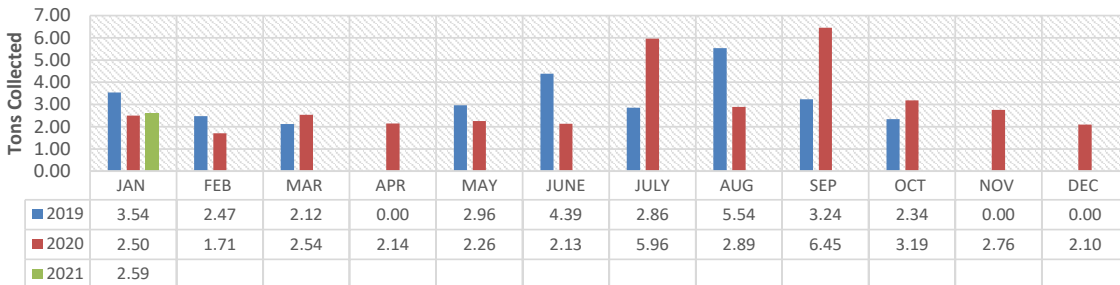
### Recycled Paper



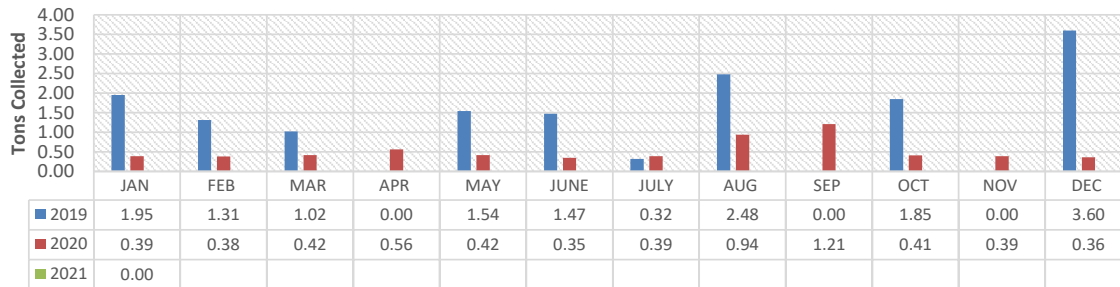
### Recycled Plastic



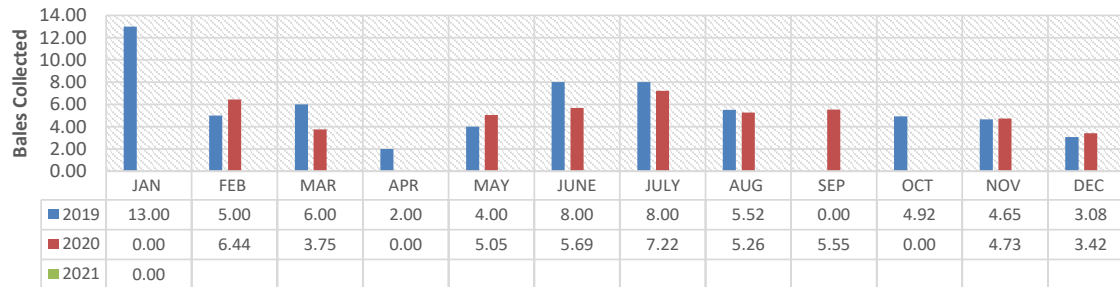
### Recycled Glass



### Recycled Aluminum



### Recycled Cardboard







# REPORT

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** February 9, 2021  
**SUBJECT:** Planning and Inspections Report 2021-01

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**FOR THE PURPOSE OF:**  
Planning and Inspections department report on monthly activities.

**SIGNATURES:**

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Town Manager

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Town Clerk

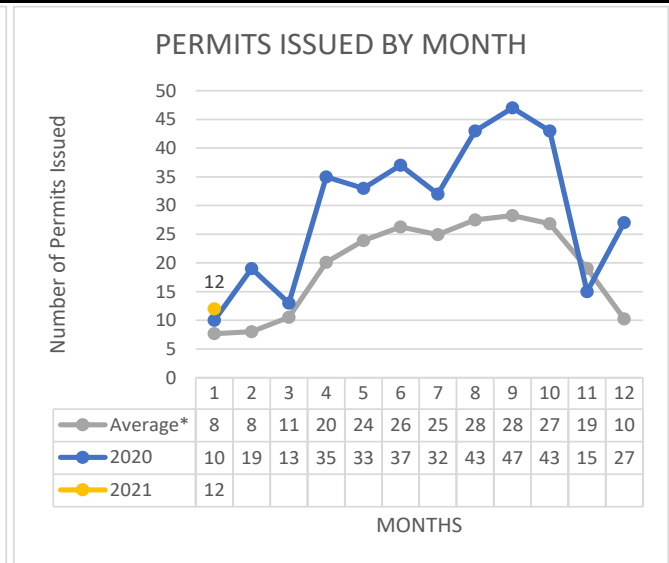
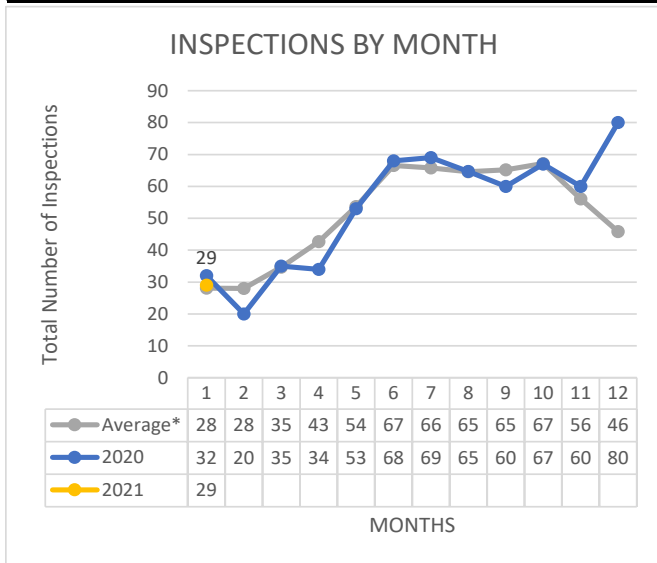
**TOWN OF BEECH MOUNTAIN**  
**Monthly Report**  
**Department of Building Inspections**  
**January-2021**

**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        | 11         | 44         | 11                   | 208                      | 172                      | 11                    |
| Electrical      | 7          | 15         | 11                   | 83                       | 58                       | 7                     |
| Plumbing        | 6          | 12         | 6                    | 61                       | 34                       | 6                     |
| Htg/Air & Misc. | 5          | 9          | 4                    | 78                       | 58                       | 5                     |

**2. Permits Issued**

|             |             |              |           |              |              |             |
|-------------|-------------|--------------|-----------|--------------|--------------|-------------|
| No. Issued  | 12          | 27           | 10        | 219          | 165          | 12          |
| Value       | \$ 63,877   | \$ 571,088   | \$ 64,011 | \$ 5,931,808 | \$ 4,324,327 | \$ 63,877   |
| Permit Fees | \$ 1,335.00 | \$ 13,954.00 | \$ 585.00 | \$ 82,020.00 | \$ 51,696.24 | \$ 1,335.00 |



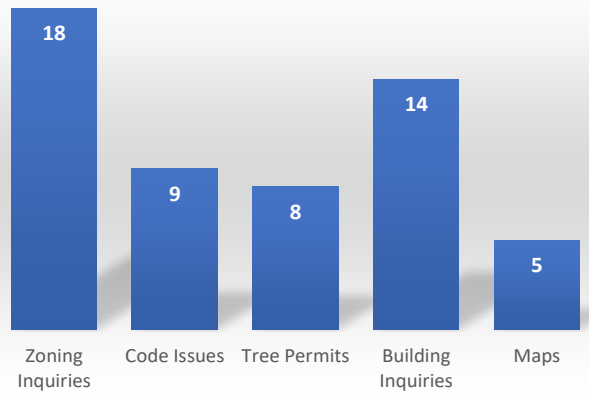
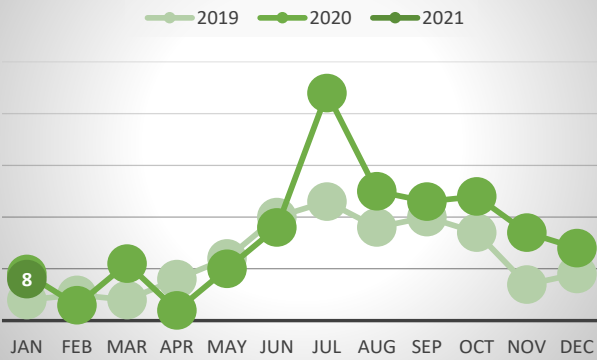
\*NOTE: Average Inspections and Permits are calculated based on a running average since April 2009

**3. Nature of Building Permits**

| # of Permits | Type              | Address | Total Fees  | Valuation | New Bldgs FY to Date | New Bldgs Last FY |
|--------------|-------------------|---------|-------------|-----------|----------------------|-------------------|
|              | New Single Family |         |             |           | 9                    | 4                 |
|              | New Multi-Family  |         |             |           | 0                    | 0                 |
|              | New Commercial    |         |             |           | 0                    | 0                 |
| 12           | Other             | Various | \$ 1,335.00 | \$ 63,877 |                      |                   |
| 12           |                   |         | \$ 1,335.00 | \$ 63,877 |                      |                   |

**TOWN OF BEECH MOUNTAIN**  
**PLANNING AND ZONING MONTHLY REPORT**  
 January-2021

**Tree Permits**



**Summary and Highlights**

**Building:**

Building permit issuance continues to be above average and higher than 2020  
 Inspections remain considerably high due to high number of active permits

**Zoning:**

Comprehensive overhaul of zoning ordinances underway to reflect changes in general statutes  
 Municipalities have until July 1, 2021 to comply with new authorizing statutory language

**Trees:**

Tree permits continue to be higher than normal

**Planning Group:**

Report prepared for Council with findings of the Planning Group

**GIS:**

NG-911 Data incorporated into GIS database

**Planning Board:**

Planning Board scheduled to meeting in February  
 Planning Board to start reviewing and approving Ordinance changes for 160D  
 Recommendations will be brought to Council for adoption

**Census:**

Boundary and Annexation Survey (BAS) update being processed for Census  
 Report of Building or Zoning Permits C-404 underway for Census





## REPORT

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**TO:** Mayor and Town Council  
**FROM:** Kate Gavenus  
**DATE:** February 9, 2021  
**SUBJECT:** TDA February Report

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**FOR THE PURPOSE OF:**

This report summarizes the marketing and economic development efforts of the department, and also presents a plan to add value to unused town-owned properties as a tool for economic development.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

**Beech Mountain TDA Report  
To Town Council  
February 2021**

**Marketing/Media:**

We continue to re-direct media inquiries to the spring and summer seasons for stories on less well-known activities. The 40<sup>th</sup> Anniversary of the Town of Beech Mountain has consumed much of staff time that was not directed toward customer service. A new webpage has been created and can be accessed through this link [www.beechmtn.com/40th](http://www.beechmtn.com/40th). This page outlines activities throughout 2021 and will be updated as more plans are solidified.

The TDA continues to hold back on marketing and promoting weekends for winter, as most of our lodging is already full through March 7<sup>th</sup>. We are suggesting mid-week travel whenever possible and are partnering with High Country Host to spread that message.

**Here are some examples of media coverage received in January:**

**Busy Ski Season:** <https://www.cbs17.com/news/north-carolina-news/beechn-mountain-shines-due-to-covid-19-cabin-fever-and-heavy-snowfall/>

<https://www.hcpress.com/news/ski-slopes-reporting-awesome-conditions-practically-every-trail-open-in-the-high-country.html>

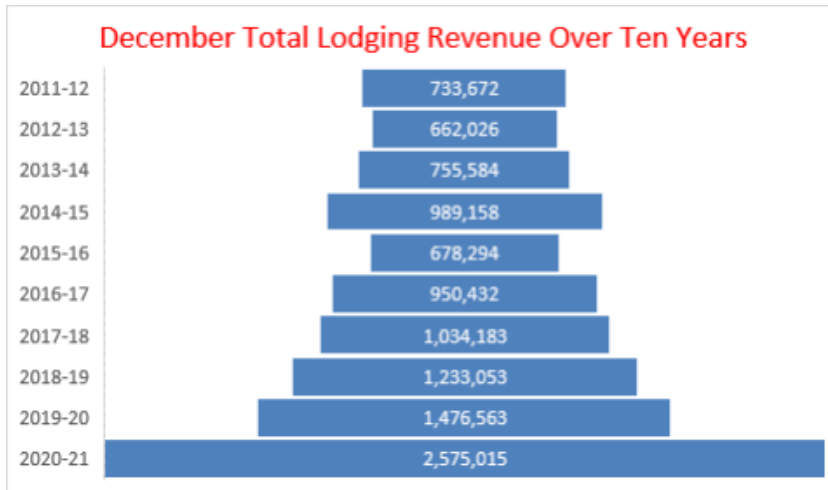
**Night Skiing:** <https://www.skisoutheast.com/under-the-bright-lights-of-night-at-beech-mountain/>

**Marisa Sedlak receives national recognition:** [https://www.averyjournal.com/news/sedlak-recognized-as-a-30-under-30-recreation-professional/article\\_6c5f585a-515b-5500-bfb3-3ced77887327.html](https://www.averyjournal.com/news/sedlak-recognized-as-a-30-under-30-recreation-professional/article_6c5f585a-515b-5500-bfb3-3ced77887327.html)

**Second Sledding Hill:** [https://www.wataugademocrat.com/community/beechn-mountain-adds-second-sled-hill/article\\_6d5b70e2-24a6-5c23-bdce-270d5ae1cd3b.html](https://www.wataugademocrat.com/community/beechn-mountain-adds-second-sled-hill/article_6d5b70e2-24a6-5c23-bdce-270d5ae1cd3b.html)

**Results:**

There were **2,583 visitors in the Visitor Center** during the month of January, which was more than the 2,361 visitors received in January 2020. **Occupancy tax received in the month of January (from December overnight stays) was \$150,386, which was 75.48% greater than the \$85,699 received in January of 2020.** This is the highest total of any single month since the beginning of occupancy tax collections.



The chart above shows revenues to all lodging businesses on Beech Mountain for the month of December over the past ten years. This past December, our accommodations brought in over two and a half million dollars.

### **Economic Development News February 2021**

The Town of Beech Mountain owns nearly 100 parcels of land within the town limits. Many of these are in use, for parking lots, town offices, and other purposes necessary for the functioning of the town. Others are used for parks and recreational offerings, which serve residents and visitors alike.

Many of the municipally owned parcels are unused and provide neither revenue nor utility for the Town. To address this issue, the Tourism and Economic Development Department, with support from Planning and Inspections and Public Works, has crafted a plan for business expansion and attraction. The plan provides matrices to assign values to certain types of businesses and provides supports from the Town for those that are most desirable.

This plan is designed to be used to encourage private businesses to locate upon town-owned parcels. Improvements upon the land will be taxable, and thus increase the value of the property to the town.

The Beech Mountain Business Attraction and Expansion document is attached.



**Town of Beech Mountain**  
*Business  
Expansion  
and  
Attraction  
Toolbox*



## CASE FOR DEVELOPMENT

# *Where We Are: November 2020*

The Town of Beech Mountain is the highest town in eastern America. The population is currently estimated at 350 full-time residents, though 2020 Census data is expected to reveal over 400 permanent citizens of the town. With an in-town ski and mountain biking resort, and over 25 miles of public hiking and biking trails, the town experiences peak population loads of 10,000+ per week during the winter ski season, and 5,000+ during the summer vacation months. There are over 2,300 dwellings on the mountain, and around 200 of these are occupied full-time. Approximately 750 units are available at least part of the year as short-term rentals, and the remainder are used as personal vacation homes and by part-time residents.

The entire town has broadband access, which has enabled more residents to work from home. A growing number of young families are choosing to live here permanently. Properties on the mountain are in short supply, and it is currently a sellers market. Over 290 Beech Mountain properties have been purchased since January by people eager to move to a quieter, safer location. 58 of these new owners list Beech Mountain as their primary address.

Until recently, there was only one paved access to this community. The Town of Beech Mountain paved Buckeye Creek Road in June, creating a second way into the town from the Tennessee side. Old water lines are being replaced, and the town is securing additional sources of water for emergency and future needs. A new public works complex is under construction, which will include a new recycling center.

The town has embarked on an aggressive appearance improvement campaign, with extra crews on hand to clear brush, clean roadsides, and remove debris. A new streetscape in the commercial corridor is complete, and plans continue for more public walking paths through town.



## CASE FOR DEVELOPMENT

# *Where We Want to Be: November 2025*

The Town of Beech Mountain has not had a significant increase in total property valuation in the past few years. Valuation for FY 17 was \$532,868,337, FY 18 was \$551,069,923, and for FY 20 it was \$545,399,471. The town would like to see total property valuation of \$600,000,000 by 2025. While property values are expected to rise with the next round of tax appraisals in both Watauga and Avery Counties, the town will use its own resources to facilitate business development and new revenue.

There are currently 50+ businesses located within the Town of Beech Mountain, which collectively employ more than 700 people throughout the year. The Town of Beech Mountain is interested in attracting small entrepreneurs who will provide:

- 1) entertainment and activities for visitors and residents,
- 2) services year-round for visitors and residents and
- 3) businesses which employ locals.



## CASE FOR DEVELOPMENT

# *How We Plan to Get There:*

Ninety-nine parcels are currently owned by the Town of Beech Mountain. While some are used for town buildings, storage, and recreation, seventy-eight are currently undeveloped and provide no income for the town. Several of these lots are either already zoned commercial or may reasonably be considered for commercial zoning. Viable lots may be offered, for a nominal lease, to any developer with a written business plan which is in keeping with the needs and the esthetics of the town. Additionally, the town has its own heavy equipment, talented construction, site planning and marketing staff, which can be resources to assist entities which wish to engage in operations that will generate revenue in the Town of Beech Mountain.



## TOOLS TO SUPPORT

# *New and Expanding Businesses*

The Town of Beech Mountain may, at the discretion of the Town Manager, provide any or all of the following supports to a new or expanding business within the boundaries of the Town:

- Offer any parcel of undeveloped land to which it holds title available for at a nominal annual rate as a long term lease, with possible option to purchase
- Offer first right of refusal to the tenant at the end of the lease
- Assist tenant with clearing of land for buildings and parking lots
- Install tenant-owned culvert for driveway connection
- Waive or reimburse fee for driveway connection
- Waive or reimburse fee for Soil and Erosion Permits
- Waive or reimburse fee for Permanent Signage
- Waive or reimburse fee for Variance Request
- Waive or reimburse fee for Rezoning—Conventional or Conditional District
- Provide a consultation with the Town Planner regarding acceptable signage
- Provide a consultation with the Town Building Inspector regarding building location, functionality, and aesthetics
- Provide a consultation with the Town Marketing Department for marketing of products or services to consumers

**NOTE: Processes and permitting are required; waiving refers to fees only**



## TOOLS TO SUPPORT

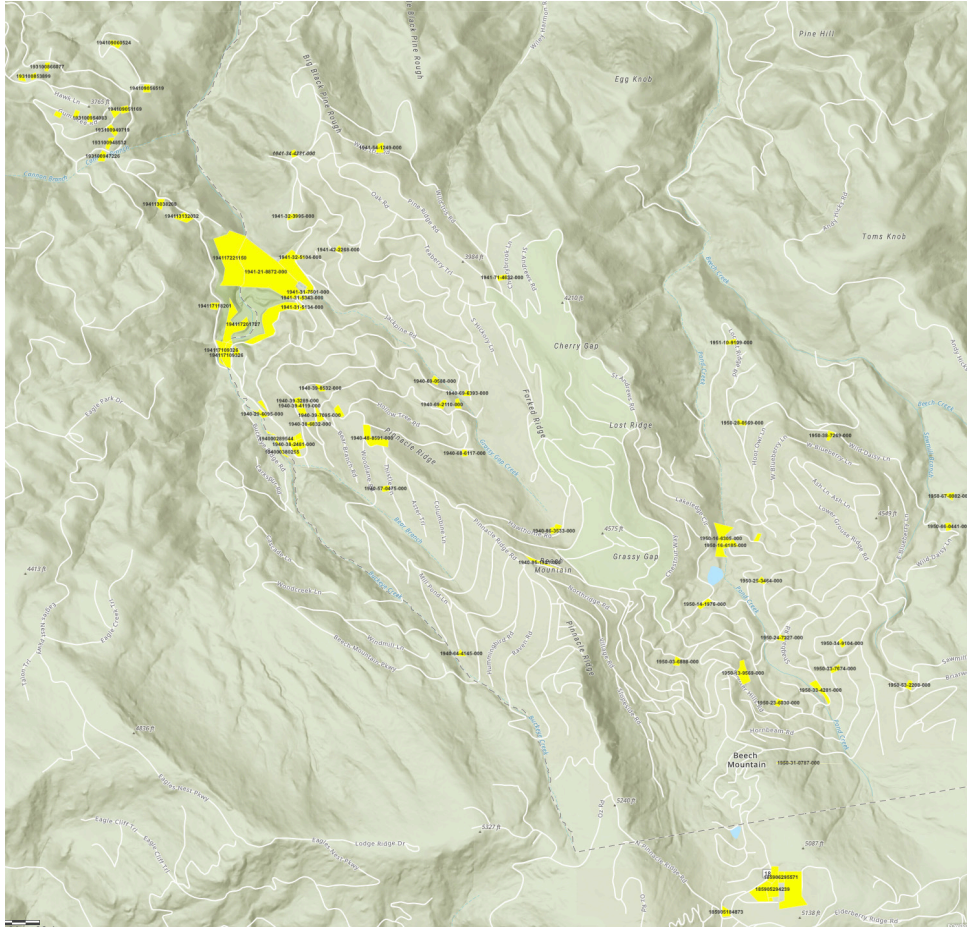
# *New and Expanding Businesses*

At the discretion of Town Council (and additional regulatory bodies, as needed), the Town may also offer the following:

- 1) Waive fee for water/sewer hookup
- 2) Waive fee for electrical hookup
- 3) Paving of road to site, if currently unpaved



# MAP OF PARCELS OWNED BY *Town of Beech Mountain*





**LIST OF PARCELS OWNED BY**

*Town of Beech Mountain as of Nov. 2020*

| Parcel                  | Description                 | Address               | Acreage | Zoning          |
|-------------------------|-----------------------------|-----------------------|---------|-----------------|
| 1950-28-8027-000+A2:E78 | CHARTER HILLS C 498         | 120 W BLUEBERRY LN    | 0.42    | R-2 RESIDENTIAL |
| 1941-32-5680-000        | WESTRIDGE AA 674            | 1148 PINE RIDGE RD    | 0.64    | R-2 RESIDENTIAL |
| 1941-32-5224-000        | WESTRIDGE AA 611            | 1221 PINE RIDGE RD    | 0.40    | R-2 RESIDENTIAL |
| 1941-61-8454-000        | WESTRIDGE AA 240            | 106 NORTH HICKORY LN  | 0.00    | R-2 RESIDENTIAL |
| 1950-38-1239-000        | D 129 CHARTER HILLS         | 135 W BLUEBERRY LN    | 0.39    | R-2 RESIDENTIAL |
| 1950-56-7783-000        | B 10 SAWMILL FOREST         |                       | 0.57    | R-2 RESIDENTIAL |
| 1950-26-3322-000        | CHARTER HILLS C 320         | 222 GREENBRIAR RD     | 0.35    | R-2 RESIDENTIAL |
| 1950-16-8158-000        | CHARTER HILLS C 270         | 235 GREENBRIAR RD     | 0.32    | R-2 RESIDENTIAL |
| 1950-16-6185-000        | CHARTER HILLS C 332         | 236 GREENBRIAR RD     | 0.30    | R-2 RESIDENTIAL |
| 1950-25-3464-000        | CHARTER HILLS C 192         | 109 GREENBRIAR RD     | 0.34    | R-2 RESIDENTIAL |
| 1950-14-1976-000        |                             |                       | 0.33    | R-1 RESIDENTIAL |
| 1950-03-6888-000        | CREEKRIDGE 253              | 212 FOXGRAPE HOLW     | 0.31    | R-2 RESIDENTIAL |
| 1950-33-7674-000        | CHARTER HILLS A 142         | 130 POND CREEK RD     | 0.44    | R-2 RESIDENTIAL |
| 1950-53-2208-000        | CHARTER HILLS C 158         | 101 SAWMILL BRANCH RD | 0.44    | R-2 RESIDENTIAL |
| 1950-23-6030-000        | CHARTER HILLS A 018         | 222 DOGWOOD LN        | 0.33    | R-2 RESIDENTIAL |
| 1941-42-2268-000        | WESTRIDGE AA 379            | 270 POPLAR DR         | 0.26    | R-2 RESIDENTIAL |
| 1941-71-4632-000        | WESTRIDGE BB 040            | 106 CHERRY GAP RD     | 0.37    | R-2 RESIDENTIAL |
| 1941-61-7044-000        | WESTRIDGE BB 003            | 101 RHODODENDRON DR   | 0.25    | R-2 RESIDENTIAL |
| 1951-10-9109-000        | CHARTER HILLS C 529         | 339 LOCUST RIDGE RD   | 0.35    | R-2 RESIDENTIAL |
| 1950-38-0334-000        | D 128 CHARTER HILLS         | 133 W BLUEBERRY LN    | 0.37    | R-2 RESIDENTIAL |
| 1950-38-7269-000        | CHARTER HILLS D 153         | 189 WILD DAISY LN     | 0.36    | R-2 RESIDENTIAL |
| 1940-69-6393-000        | WESTRIDGE AA 635            | 209 JACKPINE RD       | 0.29    | R-2 RESIDENTIAL |
| 1950-66-0441-000        | HEMLOCK HILLS 262           | 144 WILD DAISY LN     | 0.38    | R-2 RESIDENTIAL |
| 1950-24-7227-000        | CHARTER HILLS A 194         | 123 SHAGBARK RD       | 0.31    | R-2 RESIDENTIAL |
| 1950-33-4281-000        | CHARTER HILLS ACREAGE TRACT |                       | 0.82    | R-1 RESIDENTIAL |
| 1950-67-0082-000        | B 9 SAWMILL FOREST          |                       | 0.45    | R-2 RESIDENTIAL |



**LIST OF PARCELS OWNED BY**

*Town of Beech Mountain as of Nov. 2020*

| Parcel           | Description                   | Address               | Acreage | Zoning          |
|------------------|-------------------------------|-----------------------|---------|-----------------|
| 1950-16-7215-000 | CHARTER HILLS C 331           | 234 GREENBRIAR RD     | 0.34    | R-2 RESIDENTIAL |
| 1941-54-1249-000 | WESTRIDGE BB 107              | 154 WILD IRIS RD      | 0.51    | R-2 RESIDENTIAL |
| 1941-32-3995-000 | WESTRIDGE AA 460              | 1129 PINE RIDGE RD    | 0.24    | R-2 RESIDENTIAL |
| 1941-32-5104-000 | WESTRIDGE AA 606              | 1225 PINE RIDGE RD    | 0.22    | R-2 RESIDENTIAL |
| 1950-28-0569-000 | CHARTER HILLS C 563           | 234 WILD DAISY LN     | 0.35    | R-2 RESIDENTIAL |
| 1950-16-6305-000 | PT AC TR ADJ TO CR            |                       | 2.57    | R-1 RESIDENTIAL |
| 1950-42-1821-000 | CHARTER HILLS B 109           | 159 HORNBEAM RD       | 0.31    | R-2 RESIDENTIAL |
| 1950-13-9569-000 | TR WW                         |                       | 1.70    | R-2 RESIDENTIAL |
| 1940-69-5019-000 | RIDGEVIEW WOOD 3 346          | 155 ARROWHEAD RD      | 0.45    | R-2 RESIDENTIAL |
| 1940-69-2110-000 | RIDGEVIEW WOOD 3 349          | 149 ARROWHEAD RD      | 0.48    | R-2 RESIDENTIAL |
| 1940-69-0588-000 | RIDGEVIEW WOOD 3 404          | 161 RACCOON RD        | 0.44    | R-2 RESIDENTIAL |
| 1940-59-1834-000 | LOT 415 SEC 3 RIDGEVIEW WOODS | 139 RACCOON RD        | 0.46    | R-2 RESIDENTIAL |
| 1940-29-7200-000 | LAUREL GAP 051                | 101 DEERGRASS RD      | 0.34    | R-2 RESIDENTIAL |
| 1940-39-8532-000 | RIDGEVIEW WOOD 3 377          | 108 RACCOON RD        | 0.47    | R-2 RESIDENTIAL |
| 1940-68-6117-000 | RIDGEVIEW WOOD 2 154          | 144 RED FOX LN        | 0.29    | R-2 RESIDENTIAL |
| 1940-48-8591-000 | RIL REMAINING PROPERTY        |                       | 2.30    | R-2 RESIDENTIAL |
| 1940-49-1085-000 | RIDGEVIEW WOOD 3 317          | 408 PINNACLE RIDGE RD | 0.60    | R-2 RESIDENTIAL |
| 1940-59-3225-000 | RIDGEVIEW WOOD 3 334          | 128 ARROWHEAD RD      | 0.41    | R-2 RESIDENTIAL |
| 1940-29-6095-000 | LAUREL GAP 369A               |                       | 0.47    | R-1 RESIDENTIAL |
| 1940-39-3289-000 | LAUREL GAP 174                | 104 SASSAFRASS RD     | 0.37    | R-2 RESIDENTIAL |
| 1940-39-4119-000 | LAUREL GAP 173                | 102 SASSAFRASS RD     | 0.34    | R-2 RESIDENTIAL |
| 1940-39-4066-000 | LAUREL GAP 172                | 100 SASSAFRASS RD     | 0.45    | R-2 RESIDENTIAL |
| 1940-38-6832-000 | LAUREL GAP 170                | 514 PINNACLE RIDGE RD | 0.42    | R-2 RESIDENTIAL |
| 1940-39-7095-000 | LAUREL GAP 167                | 501 PINNACLE RIDGE RD | 1.15    | R-2 RESIDENTIAL |
| 1940-57-0475-000 | LAUREL GAP 251                | 112 THISTLE LN        | 0.37    | R-2 RESIDENTIAL |



**LIST OF PARCELS OWNED BY**

*Town of Beech Mountain as of Nov. 2020*

| Parcel           | Description               | Address             | Acreage | Zoning          |
|------------------|---------------------------|---------------------|---------|-----------------|
| 1940-86-4610-000 | PINNACLE RIDGE A71        | 108 HAWTHORNE RD    | 0.32    | R-2 RESIDENTIAL |
| 1940-86-5247-000 | TRACT WV                  |                     | 0.00    | R-2 RESIDENTIAL |
| 1940-86-3533-000 | PINNACLE RIDGE A70        | 110 HAWTHORNE RD    | 0.37    | R-2 RESIDENTIAL |
| 1940-64-4145-000 | BUCKEYE GAP 021           | 116 WINTERCREST LN  | 0.43    | R-2 RESIDENTIAL |
| 1941-82-6142-000 | GGGC-L 111                | 456 ST ANDREWS RD   | 0.36    | R-2 RESIDENTIAL |
| 1941-81-0181-000 | GGGC-L 038                | 506 ST ANDREWS RD   | 0.31    | R-2 RESIDENTIAL |
| 1941-34-4231-000 | WESTRIDGE AA 431          | 1000 PINE RIDGE RD  | 0.33    | R-2 RESIDENTIAL |
| 1931-00-8660-77  | BM WESTERLY HILLS 24      | BUCKEYE CREEK RD    | 0.38    | R-2 RESIDENTIAL |
| 1931-00-8538-99  | BM WESTERLY HILLS 121     | GUMTREE RD          | 0.31    | R-2 RESIDENTIAL |
| 1931-00-8518-66  | BM WESTERLY HILLS 119 PLA | GUMTREE RD          | 0.39    | R-2 RESIDENTIAL |
| 1931-00-9521-13  | BM BUCKEYE HILLS W 141    | GUMTREE RD          | 0.34    | R-2 RESIDENTIAL |
| 1931-00-8581-52  | BM BUCKEYE HILLS W 154    | GUMTREE RD          | 0.36    | R-2 RESIDENTIAL |
| 1941-13-0382-08  | BM BUCKEYE HILLS W 25     | BUCKEYE CREEK RD    | 0.53    | R-2 RESIDENTIAL |
| 1941-09-0605-24  | BM WESTERLY HILLS 81      | MAYAPPLE RD         | 0.29    | R-2 RESIDENTIAL |
| 1941-09-0604-88  | BM WESTERLY HILLS 82      | MAYAPPLE RD         | 0.34    | R-2 RESIDENTIAL |
| 1941-09-0511-69  | BM WESTERLY HILLS 6 PLAT  | BUCKEYE CREEK RD    | 0.46    | R-2 RESIDENTIAL |
| 1931-00-9591-52  | BM BUCKEYE HILLS W 173    | BELLFLOWER WAY      | 0.47    | R-2 RESIDENTIAL |
| 1931-00-9540-83  | BM BUCKEYE HILLS W 138    | GUMTREE RD          | 0.35    | R-2 RESIDENTIAL |
| 1931-00-9497-19  | BM BUCKEYE HILLS W 176    | BELLFLOWER WAY      | 0.56    | R-2 RESIDENTIAL |
| 1931-00-9485-32  | BM BUCKEYE HILLS W 196    | GUMTREE RD          | 0.53    | R-2 RESIDENTIAL |
| 1931-00-9472-26  | BM BYCKEYE HILLS W 205    | GUMTREE RD          | 0.61    | R-2 RESIDENTIAL |
| 1941-13-1320-32  | BM BUCKEYE HILLS W 21     | BUCKEYE CREEK RD    | 0.54    | R-2 RESIDENTIAL |
| 1941-13-1239-36  | BM BUCKEYE HILLS W 20     | BUCKEYE CREEK RD    | 0.44    | R-2 RESIDENTIAL |
| 1941-17-1182-01  | BM BUCKEYE HILLS W 5      | BUCKEYE CREEK RD    | 0.51    | R-2 RESIDENTIAL |
| 1859-05-0824-25  | BM                        | BEECH TOP RD        | 0.53    | R-2 RESIDENTIAL |
| 1859-05-2922-06  | PLAT 42-295               | BEECH MOUNTAIN PKWY | 2.29    | CS-1 COMMERCIAL |



**BUSINESS EXPANSION AND ATTRACTION**  
*Contact Information*

For more information or to discuss your business plan, please contact:

**Kate Gavenus,**  
**Director of Tourism and Economic Development**  
**Town of Beech Mountain**  
403A Beech Mountain Parkway  
Beech Mountain, North Carolina 28604

**[tda@beechmtn.com](mailto:tda@beechmtn.com)**

**828-387-9283**

**800-468-5506**



*Appendix*



**APPENDIX A**

# Business Desirability Point System

The following types of businesses have been identified by residents of Beech Mountain as being desirable to have within the town limits and being compatible with the character of the town:

- Art gallery/retail space, featuring artists and craftsmen, fine and cultural arts
- Bakery/Coffee Shop
- Brewery
- Business Center
- Camping
- Conference Center
- Day Care/Child Care
- Elder Care
- Farmer’s Market
- Festivals featuring arts and crafts—multi-day, ongoing
- Gas Station
- Outdoor Recreational Retail
- Outdoor Recreational Touring
- Performing Arts Center
- Recreation businesses
- School
- Spa Services

In considering the value of a business to the community, three main points of valuation are taken into account. These points are 1) jobs creation 2) tax value and 3) total revenue. The following matrix is useful to the Town Manager in quantifying the potential value of the business as a whole:

| Number of Points        | 3                | 2                   | 1          | 0                                |
|-------------------------|------------------|---------------------|------------|----------------------------------|
| Business Type           | Highly Desirable | Tourism-related     | Other      | Detrimental to Aesthetic of Town |
| Job Creation            | 3+ FTE*          | 2 FTE               | 1 or < FTE | 0 FTE                            |
| Tax Value               | \$100,000 or >   | \$50,000 - 100,000  | <\$50,000  | \$0                              |
| Annual Revenue Estimate | \$250,000 or >   | \$100,000 - 250,000 | <\$50,000  |                                  |

\*FTE= Full-time equivalent, 32 hours per week



**APPENDIX B**

# Assistance Matrix

The Town Manager may use the following guidelines to determine the amount of assistance which is offered to a new or expanding business within the Town of Beech Mountain: (from p. 4-5)

|                 | Level 0 Business | Level 1 Business                                                                       | Level 2 Business                                                                       | Level 3 Business                                                                       |
|-----------------|------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Points          | 0-2              | 3-5                                                                                    | 6-9                                                                                    | 10-12                                                                                  |
| Type of support | No Supports      | Low-cost Long-Term Lease Of Town-owned property                                        | Low-cost Long-Term Lease Of Town-owned property                                        | Low-cost Long-Term Lease Of Town-owned property                                        |
|                 |                  | First Right of Refusal at lease end                                                    | First Right of Refusal at lease end                                                    | First Right of Refusal at lease end                                                    |
|                 |                  | Consultation with Town Planner Regarding Signage                                       | Consultation with Town Planner Regarding Signage                                       | Consultation with Town Planner Regarding Signage                                       |
|                 |                  | Consultation with Town Inspector regarding building location, esthetics, functionality | Consultation with Town Inspector regarding building location, esthetics, functionality | Consultation with Town Inspector regarding building location, esthetics, functionality |
|                 |                  | Consultation with Town Marketing Dept regarding promotion                              | Consultation with Town Marketing Dept regarding promotion                              | Consultation with Town Marketing Dept regarding promotion                              |
|                 |                  |                                                                                        | Waive/Reimburse fee—Signage                                                            | Waive/Reimburse fee—Signage                                                            |
|                 |                  |                                                                                        | Waive/Reimburse fee—Driveway Connection                                                | Waive/Reimburse fee—Driveway Connection                                                |
|                 |                  |                                                                                        |                                                                                        | Reimburse fee—Variance Request                                                         |
|                 |                  |                                                                                        |                                                                                        | Reimburse fee—Soil and Erosion Permits                                                 |
|                 |                  |                                                                                        |                                                                                        | Reimburse fee—Re-Zoning                                                                |
|                 |                  |                                                                                        |                                                                                        | Assistance with clearing of land                                                       |
|                 |                  |                                                                                        |                                                                                        | Installation of tenant-owned culvert for driveway connection                           |
|                 |                  |                                                                                        |                                                                                        | Reimburse fee—Water/Sewer Hookup                                                       |
|                 |                  |                                                                                        |                                                                                        | Reimburse fee—Electrical Hookup                                                        |
|                 |                  |                                                                                        |                                                                                        | Pave/improve town road to site                                                         |

B





# REPORT

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**TO:** Town Council  
**FROM:** Daniel Davis  
**DATE:** March 9, 2021  
**SUBJECT:** Department of Infrastructure Reports

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**FOR THE PURPOSE OF:**  
Public Works, Water, Sewer and Sanitation Monthly Report

**SIGNATURES:**

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Town Manager

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Town Clerk

Town of Beech Mountain  
Water Treatment Monthly Operation Report

January 2021 flow totals:

**Raw Water:** 19.11 MG  
.659 MGD Avg  
.503 Min MGD  
.901 Max MGD

**Finished Water:** 17.68 MG  
.610 MGD Avg  
.375 Min MGD  
.898 Max MGD

All Bacteria samples taken were absent of Coliform Bacteria.

All daily tests are in compliance.

**January Wastewater Report**

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Grassy Gap Wastewater Plant

|              |       |     |
|--------------|-------|-----|
| Total Flow   | 1.612 | MG  |
| Average Flow | 0.052 | MGD |
| Daily Max    | 0.09  | MGD |
| Daily Min    | 0.018 | MGD |
| Limit        | 0.08  | MGD |

Pond Creek Wastewater Plant

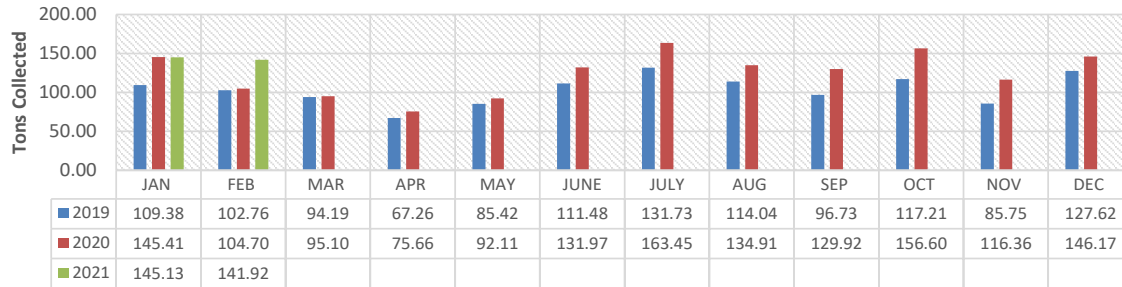
|              |       |     |
|--------------|-------|-----|
| Total Flow   | 7.192 | MG  |
| Average Flow | 0.232 | MGD |
| Daily Max    | 0.468 | MGD |
| Daily Min    | 0.11  | MGD |
| Limit        | 0.4   | MGD |



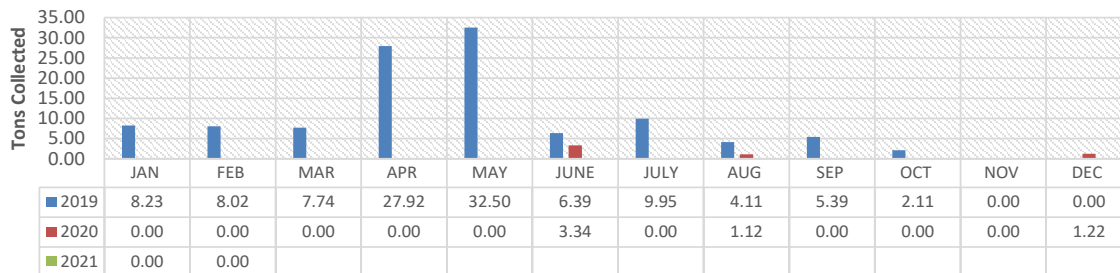
Town of Beech Mountain  
Public Works Department  
Monthly Report

| 2019       | 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        | 109.38      | 8.23                  | 2.24           | 1.25  | 0.56    | 3.54  | 1.95     | 13.00     | 0                    | 0                 | 0                  | 2         | 1              | 0              |
| FEB        | 102.76      | 8.02                  | 1.94           | 2.18  | 0.60    | 2.47  | 1.31     | 5.00      | 11                   | 5                 | 2                  | 0         | 4              | 0              |
| MAR        | 94.19       | 7.74                  | 6.14           | 1.68  | 0.40    | 2.12  | 1.02     | 6.00      | 9                    | 2                 | 0                  | 0         | 10             | 0              |
| APR        | 67.26       | 27.92                 | 2.90           | 0.00  | 0.95    | 0.00  | 0.00     | 2.00      | 0                    | 0                 | 12                 | 1         | 1              | 0              |
| MAY        | 85.42       | 32.50                 | 4.60           | 1.51  | 1.03    | 2.96  | 1.54     | 4.00      | 5                    | 2                 | 7                  | 4         | 2              | 11             |
| JUNE       | 111.48      | 6.39                  | 2.00           | 1.05  | 0.65    | 4.39  | 1.47     | 8.00      | 45                   | 4                 | 6                  | 12        | 22             | 30             |
| JULY       | 131.73      | 9.95                  | 3.25           | 1.16  | 1.07    | 2.86  | 0.32     | 8.00      | 20                   | 3                 | 3                  | 2         | 4              | 12             |
| AUG        | 114.04      | 4.11                  | 0.00           | 1.40  | 1.18    | 5.54  | 2.48     | 5.52      | 12                   | 5                 | 0                  | 2         | 0              | 16             |
| SEP        | 96.73       | 5.39                  | 0.00           | 1.73  | 0.90    | 3.24  | 0.00     | 0.00      | 10                   | 0                 | 6                  | 0         | 4              | 8              |
| OCT        | 117.21      | 2.11                  | 0.00           | 1.13  | 0.76    | 2.34  | 1.85     | 4.92      | 12                   | 1                 | 9                  | 2         | 6              | 0              |
| NOV        | 85.75       | 0.00                  | 0.00           | 0.79  | 0.50    | 0.00  | 0.00     | 4.65      | 12                   | 0                 | 4                  | 0         | 6              | 0              |
| DEC        | 127.62      | 0.00                  | 2.15           | 1.00  | 0.73    | 0.00  | 3.60     | 3.08      | 2                    | 2                 | 6                  | 0         | 0              | 0              |
| YTD TOTALS | 1243.57     | 112.36                | 25.22          | 14.88 | 9.33    | 29.46 | 15.54    | 64.17     | 138                  | 24                | 55                 | 25        | 60             | 77             |
| 2020       | 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 |
| JANUARY    | 145.41      | 0.00                  | 1.75           | 0.85  | 0.81    | 2.50  | 0.39     | 0.00      | 10                   | 1                 | 4                  | 1         | 2              | 0              |
| FEBRUARY   | 104.70      | 0.00                  | 0.00           | 0.54  | 0.44    | 1.71  | 0.38     | 6.44      | 0                    | 0                 | 6                  | 4         | 1              | 0              |
| MARCH      | 95.10       | 0.00                  | 2.85           | 0.71  | 0.43    | 2.54  | 0.42     | 3.75      | 11                   | 1                 | many               | 7         | 1              | 0              |
| APRIL      | 75.66       | 0.00                  | 4.20           | 1.06  | 0.69    | 2.14  | 0.56     | 0.00      | 35                   | 2                 | 3                  | 7         | 2              | 0              |
| MAY        | 92.11       | 0.00                  | 1.75           | 0.99  | 0.52    | 2.26  | 0.42     | 5.05      | 18                   | 1                 | 1                  | 1         | 2              | 1              |
| JUNE       | 131.97      | 3.34                  | 2.63           | 1.03  | 0.69    | 2.13  | 0.35     | 5.69      | 14                   | 2                 | 10                 | 8         | 7              | 15             |
| JULY       | 163.45      | 0.00                  | 4.68           | 1.53  | 1.46    | 5.96  | 0.39     | 7.22      | 25                   | 4                 | many               | 10        | many           | 40             |
| AUGUST     | 134.91      | 1.12                  | 1.50           | 8.15  | 8.63    | 2.89  | 0.94     | 5.26      | 20                   | 5                 | many               | many      | many           | 35             |
| SEPTEMBER  | 129.92      | 0.00                  | 3.00           | 1.72  | 1.31    | 6.45  | 1.21     | 5.55      | 5                    | 2                 | many               | 0         | 10             | 0              |
| OCTOBER    | 156.60      | 0.00                  | 4.00           | 1.22  | 1.26    | 3.19  | 0.41     | 0.00      | 30                   | 5                 | 20                 | 10        | 15             | 0              |
| NOVEMBER   | 116.36      | 0.00                  | 2.00           | 0.94  | 0.55    | 2.76  | 0.39     | 4.73      | 5                    | 0                 | 5                  | 10        | 10             | 0              |
| DECEMBER   | 146.17      | 1.22                  | 2.00           | 0.90  | 0.89    | 2.10  | 0.36     | 3.42      | 0                    | 0                 | 0                  | 0         | 0              | 0              |
| YTD TOTALS | 1492.36     | 5.68                  | 30.36          | 19.64 | 17.68   | 36.63 | 6.22     | 47.11     | 173                  | 23                | 49                 | 58        | 50             | 91             |
| 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 |
| JANUARY    | 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           |                |
| FEBRUARY   | 141.92      | 0.00                  | 1.50           | 0.62  | 0.52    | 2.14  | 0.40     | 0.00      | 5                    | 25                | 25                 |           |                |                |
| MARCH      |             |                       |                |       |         |       |          |           |                      |                   |                    |           |                |                |
| APRIL      |             |                       |                |       |         |       |          |           |                      |                   |                    |           |                |                |

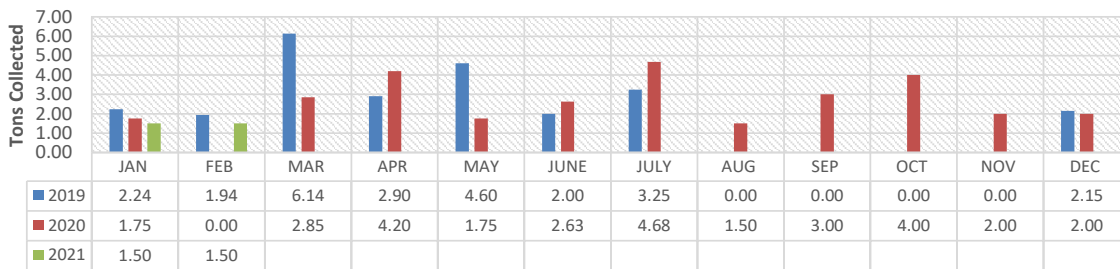
### Solid Waste



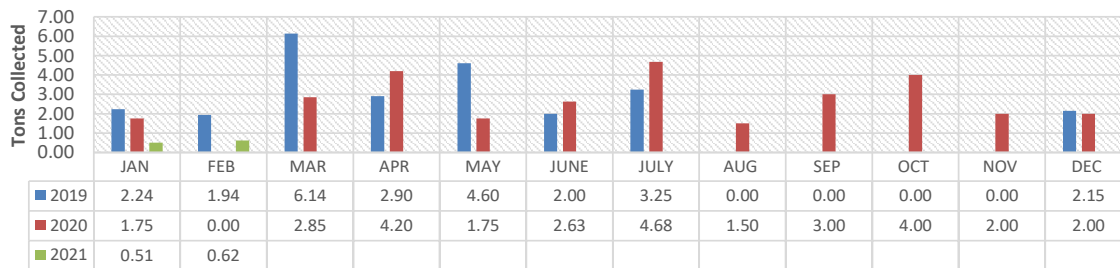
### Construction Material



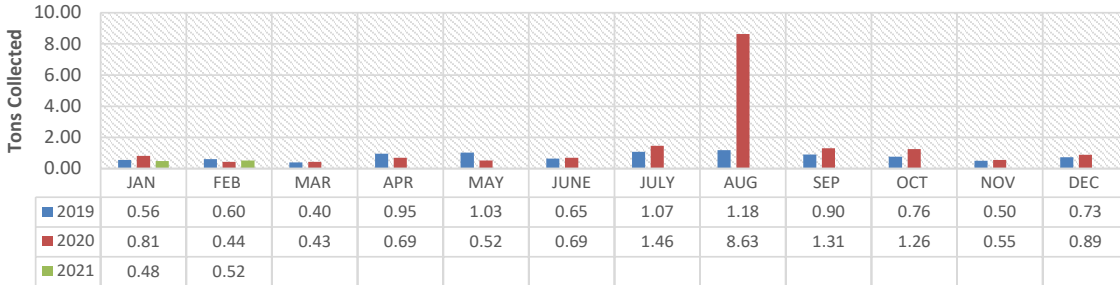
### Recycled Metal



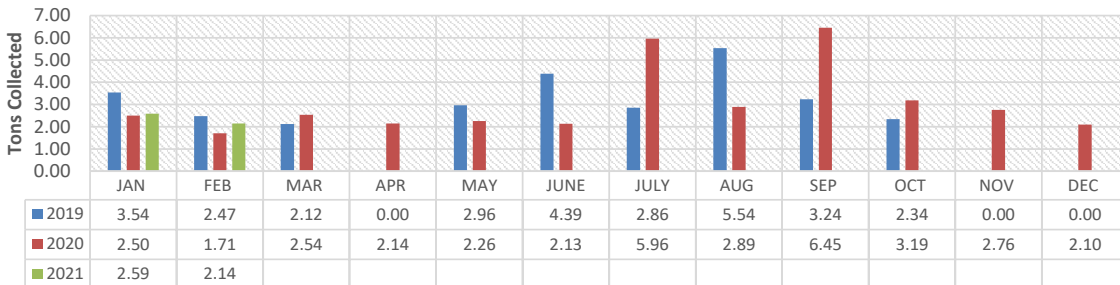
### Recycled Paper



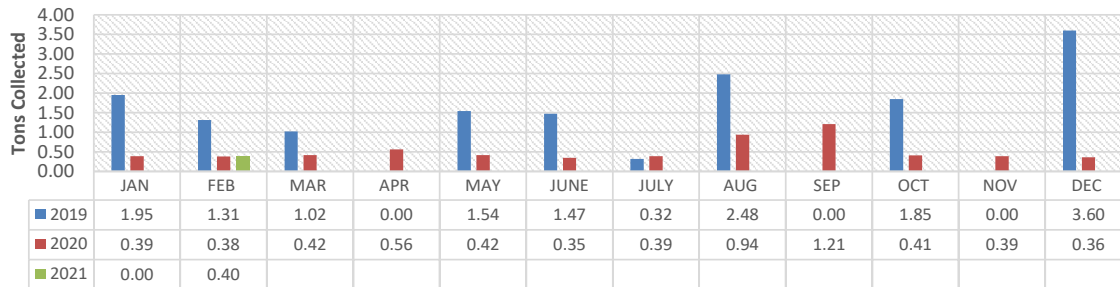
### Recycled Plastic



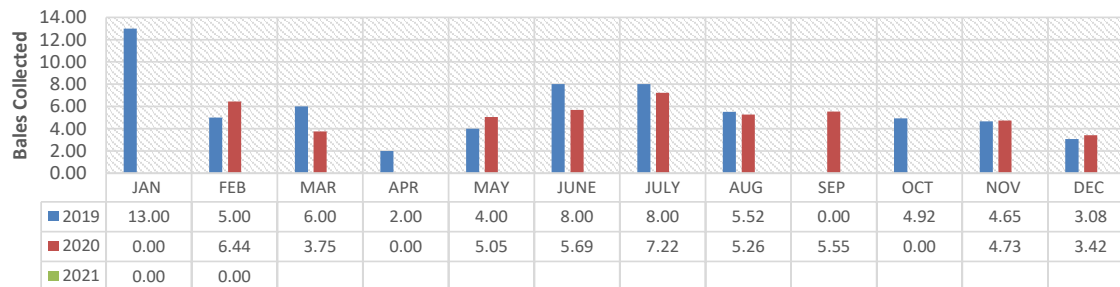
### Recycled Glass



### Recycled Aluminum



### Recycled Cardboard

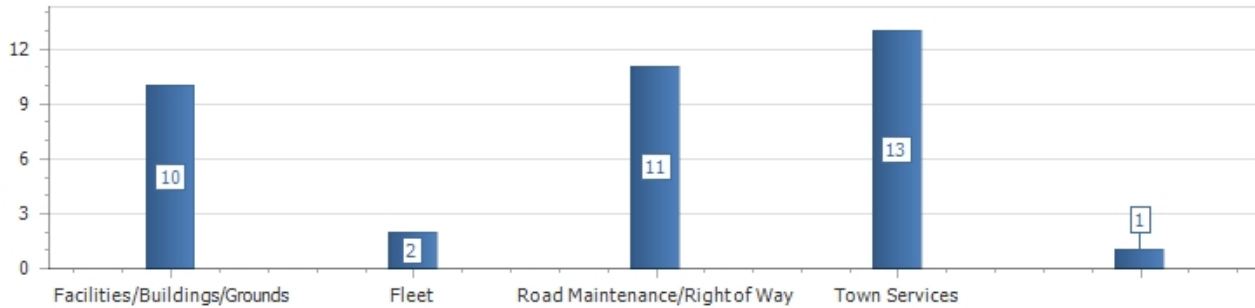


## Completed WOs by Site Analysis

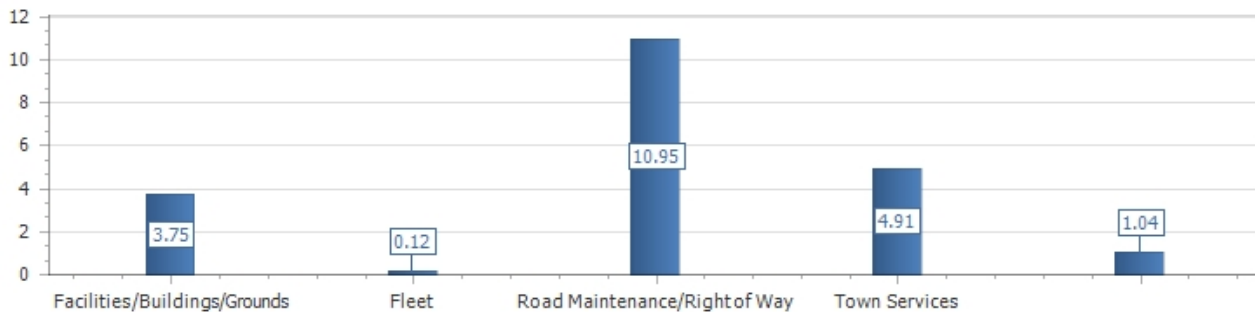
Date Printed: 03/02/2021

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### Total



### Average days to close



| Site                                 | Total | Average days to close |
|--------------------------------------|-------|-----------------------|
| Facilities/Buildings/Grounds         | 10    | 3.75                  |
| Fleet                                | 2     | 0.12                  |
| Road Maintenance/Right of Way        | 11    | 10.95                 |
| Town Services                        | 13    | 4.91                  |
| Water Treatment/ Distribution System | 1     | 1.04                  |

### Report Parameters

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

Search:

Advanced Filters: [ Originated ] Between '02/01/2021' And '02/28/2021'

Tags:

## Summary

Date Printed: 03/02/2021

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| Work Order # | WO Status | Origin | Priority   | Work Type | Work Category           | Site                                 | Source Asset                    | Source Location               | Assigned To      | Originated | Expected   | Completed  | Cost \$ | Hour(s) |
|--------------|-----------|--------|------------|-----------|-------------------------|--------------------------------------|---------------------------------|-------------------------------|------------------|------------|------------|------------|---------|---------|
| 1028         | Completed | PM     |            |           |                         | Fleet                                | 2004 160 CLC Excavator Trackhoe | Public Works Shop             | Whitney Spagnolo | 02/01/2021 | 02/02/2021 |            | 0.00    | 0.00    |
| 1030         | Completed | Non-PM | 2 - High   |           | Road Maintenance        | Road Maintenance/ Right of Way       | Public Works Asset              | Public Works Office           | Whitney Spagnolo | 02/01/2021 |            | 02/01/2021 | 0.00    | 0.00    |
| 1033         | Completed | PM     | 2 - High   |           | Custodial               | Facilities/Build ings/Grounds        |                                 | PW Utilities Office           | Daniel Davis     | 02/02/2021 | 02/04/2021 | 02/02/2021 | 0.00    | 0.00    |
| 1063         | Completed | Non-PM | 2 - High   |           | Water Line Locate (811) | Town Services                        | 105 UPPER HOLIDAY E-F           |                               | Daniel Davis     | 02/15/2021 |            | 02/24/2021 | 0.00    | 0.00    |
| 1079         | Completed | PM     | 2 - High   |           | Custodial               | Facilities/Build ings/Grounds        |                                 | PUD PWD Office                | Whitney Spagnolo | 02/23/2021 | 02/24/2021 | 02/24/2021 | 0.00    | 0.00    |
| 1084         | Completed | Non-PM | 2 - High   |           | Water Leak              | Town Services                        | 110 TEABER RY TRAIL             |                               | Daniel Davis     | 02/24/2021 |            | 03/01/2021 | 0.00    | 0.00    |
| 1026         | Completed | PM     | 3 - Medium |           | Other- Water Treatment  | Water Treatment/ Distribution System |                                 | Buckeye Water Treatment Plant | Daniel Davis     | 02/01/2021 | 02/02/2021 | 02/02/2021 | 0.00    | 0.00    |
| 1031         | Completed | Non-PM | 3 - Medium |           | Data Log                | Town Services                        | 143 POND CREEK RD               |                               | Water Plant      | 02/01/2021 |            | 02/03/2021 | 0.00    | 0.00    |
| 1034         | Completed | PM     | 3 - Medium |           | Custodial               | Facilities/Build ings/Grounds        |                                 | PW Utilities Office           | Daniel Davis     | 02/02/2021 | 02/03/2021 | 02/02/2021 | 0.00    | 0.00    |
| 1036         | Completed | Non-PM | 3 - Medium |           | Water Meter Read        | Town Services                        | 413 ST ANDREWS RD               |                               | Water Plant      | 02/02/2021 |            | 02/03/2021 | 0.00    | 0.00    |
| 1037         | Completed | Non-PM | 3 - Medium |           | Water Meter Read        | Town Services                        | 206 FOXGRA PE HOLLOW            |                               | Water Plant      | 02/02/2021 |            | 02/22/2021 | 0.00    | 0.00    |
| 1039         | Completed | Non-PM | 3 - Medium |           | Water Leak              | Town Services                        | 311 PINNACLE RIDGE RD           |                               | Water Plant      | 02/03/2021 |            | 02/04/2021 | 0.00    | 0.00    |
| 1042         | Completed | PM     | 3 - Medium |           | Custodial               | Facilities/Build ings/Grounds        |                                 | PW Utilities Office           | Daniel Davis     | 02/05/2021 | 02/06/2021 | 02/11/2021 | 0.00    | 0.00    |
| 1047         | Completed | PM     | 3 - Medium |           | Custodial               | Facilities/Build ings/Grounds        |                                 | PW Utilities Office           | Daniel Davis     | 02/09/2021 | 02/10/2021 | 02/11/2021 | 0.00    | 0.00    |
| 1050         | Completed | Non-PM | 3 - Medium |           | Water Meter Read        | Town Services                        | 101 OZ CIRCLE                   |                               | Water Plant      | 02/09/2021 |            | 02/10/2021 | 0.00    | 0.00    |
| 1052         | Completed | Non-PM | 3 - Medium |           | Grading                 | Road Maintenance/ Right of Way       | BEARPA W PATH                   |                               | Matthew Clawson  | 02/11/2021 |            | 03/01/2021 | 0.00    | 0.00    |

## Summary

Date Printed: 03/02/2021

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| Work Order # | WO Status | Origin | Priority   | Work Type | Work Category      | Site                          | Source Asset      | Source Location     | Assigned To     | Originated | Expected   | Completed  | Cost \$ | Hour(s) |
|--------------|-----------|--------|------------|-----------|--------------------|-------------------------------|-------------------|---------------------|-----------------|------------|------------|------------|---------|---------|
| 1053         | Completed | Non-PM | 3 - Medium |           | Water Meter Read   | Town Services                 | 102 SKIVIEW LN #1 |                     | Water Plant     | 02/11/2021 |            | 02/12/2021 | 0.00    | 0.00    |
| 1054         | Completed | PM     | 3 - Medium |           | Custodial          | Facilities/Buildings/Grounds  |                   | PW Utilities Office | Daniel Davis    | 02/12/2021 | 02/13/2021 | 02/24/2021 | 0.00    | 0.00    |
| 1056         | Completed | Non-PM | 3 - Medium |           | Sink Hole          | Road Maintenance/Right of Way | CHESTNUT WAY      |                     | Matthew Clawson | 02/12/2021 |            | 03/01/2021 | 0.00    | 0.00    |
| 1058         | Completed | Non-PM | 3 - Medium |           | Road Maintenance   | Road Maintenance/Right of Way | BIRCHWOOD LN      |                     | Daniel Davis    | 02/12/2021 |            | 02/24/2021 | 0.00    | 0.00    |
| 1059         | Completed | Non-PM | 3 - Medium |           | Pothole            | Road Maintenance/Right of Way | LOCUST RIDGE RD   |                     | Daniel Davis    | 02/15/2021 |            | 03/01/2021 | 0.00    | 0.00    |
| 1061         | Completed | Non-PM | 3 - Medium |           | Road Maintenance   | Road Maintenance/Right of Way | DOGWOOD LN        |                     | Matthew Clawson | 02/15/2021 |            | 03/01/2021 | 0.00    | 0.00    |
| 1064         | Completed | PM     | 3 - Medium |           | Custodial          | Facilities/Buildings/Grounds  |                   | PW Utilities Office | Daniel Davis    | 02/16/2021 | 02/17/2021 | 02/24/2021 | 0.00    | 0.00    |
| 1069         | Completed | Non-PM | 3 - Medium |           | Washout or Erosion | Road Maintenance/Right of Way | CHARTER HILLS RD  |                     | Daniel Davis    | 02/16/2021 |            | 02/23/2021 | 0.00    | 0.00    |
| 1072         | Completed | Non-PM | 3 - Medium |           | Water Meter Read   | Town Services                 | 128 BRIARWOOD LN  |                     | Water Plant     | 02/17/2021 |            | 03/01/2021 | 0.00    | 0.00    |
| 1074         | Completed | PM     | 3 - Medium |           | Custodial          | Facilities/Buildings/Grounds  |                   | PW Utilities Office | Daniel Davis    | 02/19/2021 | 02/20/2021 | 02/23/2021 | 0.00    | 0.00    |
| 1076         | Completed | Non-PM | 3 - Medium |           | Water Meter Read   | Town Services                 | 104 SKIWAY LN     |                     | Water Plant     | 02/22/2021 |            | 03/01/2021 | 0.00    | 0.00    |
| 1078         | Completed | PM     | 3 - Medium |           | Custodial          | Facilities/Buildings/Grounds  |                   | PW Utilities Office | Daniel Davis    | 02/23/2021 | 02/24/2021 | 02/23/2021 | 0.00    | 0.00    |
| 1081         | Completed | Non-PM | 3 - Medium |           | Road Maintenance   | Road Maintenance/Right of Way | SKIVIEW LN        |                     | Daniel Davis    | 02/23/2021 |            | 03/01/2021 | 0.00    | 0.00    |
| 1083         | Completed | Non-PM | 3 - Medium |           | Road Maintenance   | Road Maintenance/Right of Way | INDIAN TRAIL      |                     | Daniel Davis    | 02/24/2021 |            | 03/01/2021 | 0.00    | 0.00    |
| 1085         | Completed | PM     | 3 - Medium |           | Custodial          | Facilities/Buildings/Grounds  |                   | PW Utilities Office | Daniel Davis    | 02/26/2021 | 02/27/2021 | 03/01/2021 | 0.00    | 0.00    |
| 1086         | Completed | Non-PM | 3 - Medium |           | Water Meter Read   | Town Services                 | 311 ST ANDREWS RD |                     | Water Plant     | 02/26/2021 |            | 03/01/2021 | 0.00    | 0.00    |
| 1087         | Completed | Non-PM | 3 - Medium |           | Water Meter Read   | Town Services                 | 42 SLOPES RD      |                     | Water Plant     | 02/26/2021 |            | 03/01/2021 | 0.00    | 0.00    |

# Summary

Date Printed: 03/02/2021

Page 3 of 3

| Work Order #                | WO Status | Origin | Priority       | Work Type | Work Category      | Site                           | Source Asset          | Source Location   | Assigned To      | Originated | Expected   | Completed  | Cost \$              | Hour(s)          |
|-----------------------------|-----------|--------|----------------|-----------|--------------------|--------------------------------|-----------------------|-------------------|------------------|------------|------------|------------|----------------------|------------------|
| 1046                        | Completed | Non-PM | 4 - Low        |           | Customer Complaint | Town Services                  | 149 RHODOD ENDRON DR  |                   | Water Plant      | 02/08/2021 |            | 02/09/2021 | 0.00                 | 0.00             |
| 1060                        | Completed | Non-PM | 4 - Low        |           | Grading            | Road Maintenance/ Right of Way | CREEKRIDGE RD         |                   | Matthew Clawson  | 02/15/2021 |            | 03/01/2021 | 0.00                 | 0.00             |
| 1065                        | Completed | Non-PM | 4 - Low        |           | Road Maintenance   | Road Maintenance/ Right of Way | LOWER GROUSE RIDGE RD |                   | Matthew Clawson  | 02/16/2021 |            | 03/01/2021 | 0.00                 | 0.00             |
| 1044                        | Completed | PM     | 5 - Spare Time |           | Maintenance        | Fleet                          | Ford F150             | Public Works Shop | Whitney Spagnolo | 02/08/2021 | 02/09/2021 | 02/08/2021 | 0.00                 | 0.00             |
| <b>Records Selected: 37</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 '02/01/2021' And '02/28/2021'

Tags:





# REPORT

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** March 9, 2021  
**SUBJECT:** Planning and Inspections Report 2021-02

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**FOR THE PURPOSE OF:**

Planning and Inspections Department report of monthly activities for February 2021.

**SIGNATURES:**

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Town Manager

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Town Clerk

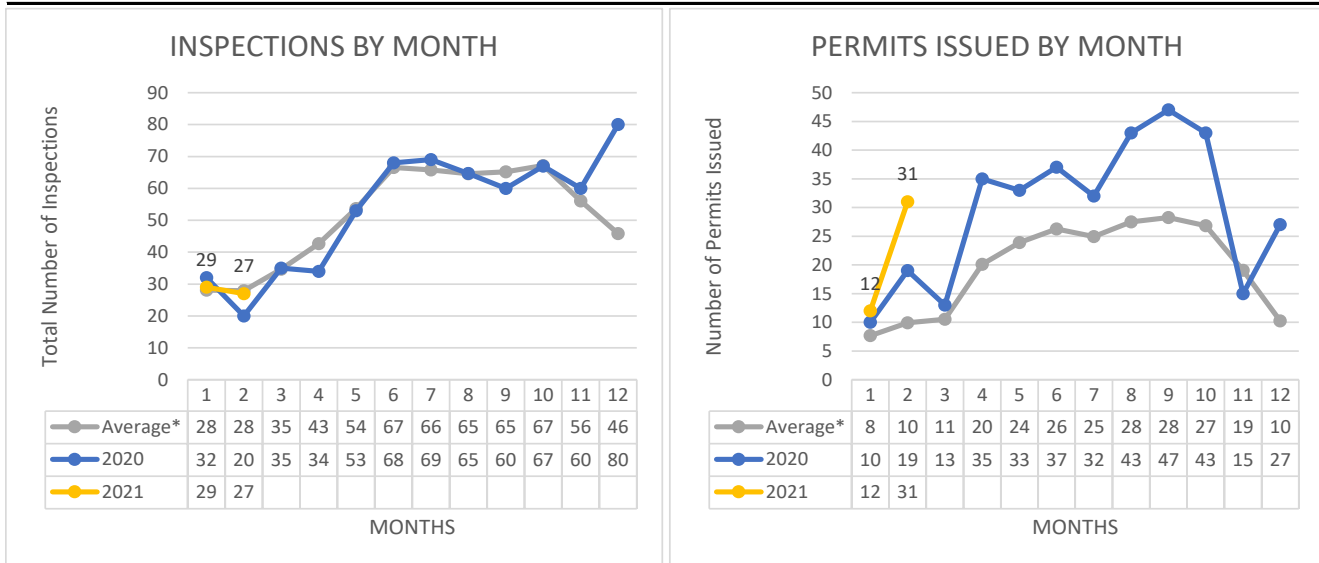
**TOWN OF BEECH MOUNTAIN**  
**Monthly Report**  
**Department of Building Inspections**  
**February-2021**

**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        | 9          | 11         | 7                    | 217                      | 179                      | 20                    |
| Electrical      | 7          | 7          | 2                    | 90                       | 60                       | 14                    |
| Plumbing        | 4          | 6          | 2                    | 65                       | 36                       | 10                    |
| Htg/Air & Misc. | 7          | 5          | 9                    | 85                       | 67                       | 12                    |

**2. Permits Issued**

|             |              |             |             |              |              |              |
|-------------|--------------|-------------|-------------|--------------|--------------|--------------|
| No. Issued  | 31           | 12          | 19          | 250          | 184          | 43           |
| Value       | \$ 1,013,421 | \$ 63,877   | \$ 209,939  | \$ 6,945,229 | \$ 4,534,266 | \$ 1,077,298 |
| Permit Fees | \$ 14,034.20 | \$ 1,335.00 | \$ 1,967.12 | \$ 96,054.20 | \$ 53,663.36 | \$ 15,369.20 |



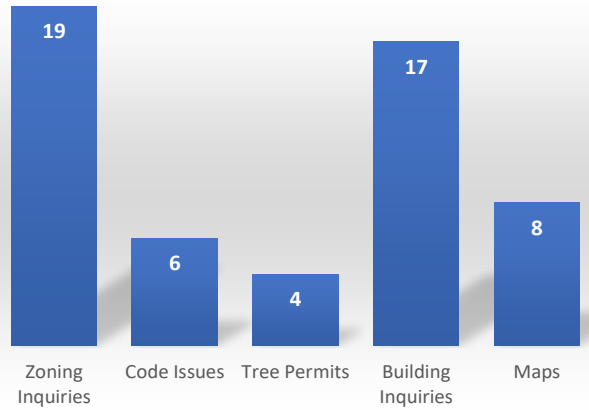
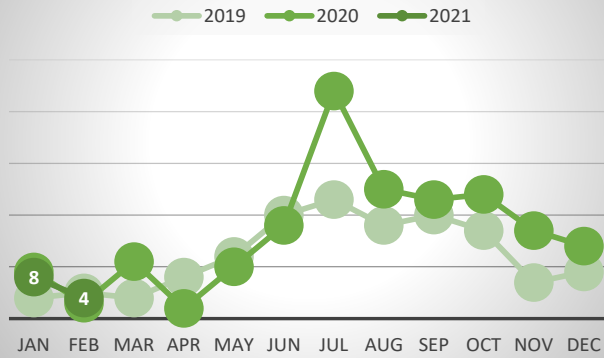
\*NOTE: Average Inspections and Permits are calculated based on a running average since April 2009

**3. Nature of Building Permits**

| # of Permits | Type              | Address | Total Fees   | Valuation    | New Bldgs FY to Date | New Bldgs Last FY |
|--------------|-------------------|---------|--------------|--------------|----------------------|-------------------|
| 2            | New Single Family |         | \$ 10,435.00 | \$ 430,000   | 9                    | 4                 |
|              | New Multi-Family  |         |              |              | 0                    | 0                 |
|              | New Commercial    |         |              |              | 0                    | 0                 |
| 29           | Other             | Various | \$ 3,599.20  | \$ 583,421   |                      |                   |
| 31           |                   |         | \$ 14,034.20 | \$ 1,013,421 |                      |                   |

**TOWN OF BEECH MOUNTAIN**  
**PLANNING AND ZONING MONTHLY REPORT**  
 February-2021

**Tree Permits**



**Summary and Highlights**

**Building:**

Building permit issuance for February was 300% higher than average for the month  
 Inspections remain considerably high due to high number of active permits

**Zoning:**

Comprehensive overhaul of zoning ordinances underway to reflect changes in general statutes  
 Planning Board received first drafts of ordinance changes in February

**Trees:**

Tree permits were consistent with seasonal averages

**GIS/Mapping:**

Several maps prepared for various departments  
 Additional maps underway for active projects

**Planning Board:**

Planning Board resumed meetings online in February  
 Planning Board established a set of goals and priorities for the upcoming year

**Census:**

Boundary and Annexation Survey (BAS) update being processed for Census  
 Report of Building or Zoning Permits C-404 underway for Census