



AGENDA
Regular Town Council
Tuesday, January 11, 2022
Council Chambers 4:00 PM

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MINUTES

Regular Town Council Meeting

4:00 PM - Tuesday, December 14, 2021
Council Chambers

The Regular Town Council of the Town of Beech Mountain was called to order on Tuesday, December 14, 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 Kelly Melang
Councilmember Erin Gonyea

COUNCIL EXCUSED:

STAFF PRESENT: Attorney Stacy Eggers, IV
Town Manager Bob Pudney
Town Clerk Tamara Mercer
Town Planner Preston Yates
Director of Special Projects Riley Hatch
Finance Officer Steve Smith
Parks and Rec Director Sean Royall
Chief of Police Tim Barnett

1. CALL TO ORDER

2. ADOPTION OF AGENDA

- 2.1. Mayor Kaufman stated that there were a few changes to the agenda. He added Council would change the Budget Retreat date from January 20 to January 19, 2022, and that the agenda item, 7.5 Resolution designating Fifth Third Bank would include the specific names of the Mayor and Vice Mayor as well as the title.

Motion

Kelly Melang made a motion to adopt the amended agenda and Jimmie Accardi seconded the motion. CARRIED. unanimously.

3. INVOCATION- DEWEY CYCLONE BRETT

4. PLEDGE OF ALLEGIANCE

5. SELECTION OF MAYOR AND VICE MAYOR

5.1. Selection of Mayor and Vice Mayor

Councilmember Accardi nominated Barry Kaufman as Mayor and Councilmember Abernethy seconded the nomination. The motion carried unanimously 5-0.

Motion

Erin Gonyea made a motion nominated James Accardi as Vice Mayor and Kelly Melang seconded the motion. CARRIED. unanimously.

6. CONSENT AGENDA

6.1. Resolution designating Fifth Third Bank as an Official Depository

Mr. Pudney clarified that the Town Attorney requested the Resolution would also include the titles and names for the Town Manager and Finance Director as well as Mayor, Barry Kaufman and Vice Mayor James Accardi to which Mayor Kaufman requested a motion.

- 6.2. Adoption of Minutes**
- 6.3. Emergency Medical Services Agreement**
- 6.4. Auction Sale- 109 Hemlock Circle**
- 6.5. 2021-2022 Budget Ordinance, Amendment #2022-03**

Motion

Approve

6.6. Town Council Regular Meetings and Board Meetings 2022 Calendar

Motion

Kelly Melang made a motion to approve the consent agenda for items: November 9, 2021 Town Council meeting minutes, Emergency Medical Services Agreement, Property Auction Sale-109 Hemlock Circle, 2021-2022 Budget Ordinance Amendment No. 2022-03, Resolution #2021-012 designating Fifth Third Bank as Official Depository to add names for Town Manager, Bob Pudney, Finance Officer, Steve Smith, Mayor, Barry Kaufman and Vice Mayor, James Accardi and Town Council Regular Meetings and Board Meetings Calendar Schedule and Erin Gonyea seconded the motion. CARRIED. unanimously.

7. FEATURED LOCAL BUSINESS- LAND OF OZ, JANA GREER, MARKETING MANAGER

- 7.1. Ms. Jana Greer, Land of Oz Manager reviewed the history of the Land of Oz beginning with the Carolina Caribbean Corporation design and plan for the theme park. She noted that by 1980 the theme Park had closed. Since then, a rebirth of the Land of Oz has returned with character/actor reunions in the spring and autumn. During Autumn at Oz through the pandemic of 2020, they held private tours, but with the reopening over 13,000 guests traveled through the Land of Oz this year. They will continue to host locals' night fundraisers for the Fire Department and she thanked Councilmember Melang for volunteering and she thanked the Council and Town for supporting the legacy and history of Land of Oz.

8. PUBLIC COMMENT

- 8.1. Mayor Kaufman announced the Public Comment portion of the meeting for those who wished to address Town Council.

Mr. Nick Wilson of 513 Charter Hills Road voiced his concerns over the speed limit on Woodland Avenue. He suggested making it 18 mph. The trash pickup requests should be allowed to be scheduled by any citizens. He could call Public Works to pick up tree limbs and yard waste debris as homeowners are not following up.

9. PROCLAMATION AND ACKNOWLEDGMENT OF MR. GIL ADAMS

- 9.1. Recognition of Mr. Gil Adams

Councilmember Abernethy read the Proclamation recognizing Mr. Gil Adams noting his tenure and honors serving Beech Mountain and the Ski Patrol at Beech Resort.

10. OLD BUSINESS

- 10.1. Planning Board Report on Workforce Housing

Mr. Yates, Senior Planner prepared the Planning Board report addressing workforce housing. Councilmember Abernethy questioned if the topic was not a private development issue, to which Mr. Pudney stated that the interim report acknowledged that and that a partnership between the town and local businesses and contractors could work together to incentivize affordable housing. The Planning Board brought in a consultant who specializes in workforce housing issue and discussions involved working on the Planning Board's role for economic development with the TDA and businesses.

Avery County is in the process to move forward with housing grants. Avery County is participating with the Dogwood Health Trust to determine challenges and opportunities around workforce housing in the area. This year's work focuses on assessment, while there will be an opportunity for the county to seek some implementation funding next year. Avery County is the northernmost of the eighteen counties served by the Dogwood Health Trust, which was formed from the proceeds of the sale of the Mission Hospital System.

Mr. Pudney said it is not a simple solution to this long-term problem. Developers want a return on investment. The private sector looks to a return on that investment and short-term rentals satisfies that at the expense of affordable housing. We can look at deed restrictions put in place so a property cannot become an STR, but only if it is within the public assistance program.

Lees McRae College is assessing the issue and available land to supply more student housing. Boone is also working on the issue utilizing [NC Growth](#) to conduct a housing and economic resiliency assessment. This work and partnering with the region will inform the Town's planning for the future.

So, the study is underway. The TDA utilizes the B.E.A.T. toolbox to work with private developers on costs. Businesses and industry around the region are short staffed, as well as on the mountain. We will work together with the Council and businesses to be proactive to assist the service industry and ensure providing services here.

11. NEW BUSINESS

11.1. Town of Beech Mountain Audit Report and Financial Statement Review FY:2020-2021, Cindy Randolph, CPA

Mayor Kaufman introduced Ms. Cindy Randolph CPA, who presented the Financial Statements, Supplemental Schedules, Compliance Report, and Independent Auditor's Report. Ms. Randolph stated the report has been submitted to Local Government Commission. There was a modified opinion referred to as the 'yellow book audit', which means the Town has received Federal Funding in excess of \$100,000. The Town will be receiving ARPA funds which is the American Rescue Plan Act, and that will be about 1-million-dollars for FY: 2021-2022 budget year. Ms. Randolph said this means that for the upcoming FY: 2022 year it will be a single-audit under the Uniformed Guidance, which is governed by the Local Government Commission (LGC) in order to meet compliance supplements. The auditor will test those funds to be sure compliance for certain expenditures only, which Steve Smith, Finance Director is aware.

Ms. Randolph pointed out highlights such as the Unassigned General Fund balance which represents 66% of total expenditures, the unit data collection report, which is required by LGC, which is a performance indicator. The Town has met the minimum threshold and gone over and above as that is about 33%. for towns this size, the expenditures are between million-to-ten-million dollars, and we are double at 66%, which is good. As noted, the minimum is 33%.

The Town's debt was decreased by \$547,999 as principal balance payments were paid off and Ms. Randolph explained the debt margin. The sales tax revenues increased, and we have a high property tax collections rate at 99.3%.

The actual expenditures are below budgeted and the enterprise fund for water, sewer and sanitation budgets increased due to an increase in service charges. She highlighted one deficiency and that was in internal controls. There was a cash disbursement issue found with missing invoices as noted on page 76 which deals with compliance. It was not a significant amount of missing invoices, not 100's but approximately 10 or so missing invoices. To strengthen controls, the auditor recommends all supporting documents attached with the fund disbursements. This tightens controls and follows the preaudit process and includes supporting documentation for preaudit certificate procedures.

Mayor Kaufman inquired as to the invoices and Mr. Pudney responded noting one was for a vehicle, which is a capital asset and was on a list transfer. At the time the auditors were here we were unable to produce the invoice during the transfer. We found them and produced for the auditor later. They were placed in the file and there are no missing invoices now.

The Town agrees to be more careful, efficient, and accountable for producing documentation in the future. Ms. Randolph explained their process and timeline and steps in place to manage this moving forward. Council acknowledged the corrections and stressed following procedures for the financial criteria and compliance.

Further review of the Town's financial revenue increases was discussed as well as the Balance Funds and net position of the Town.

11.2. Private sale of Police Dept. Surplus Property Cameras

Motion

Erin Gonyea made a motion to approve the private sale of Police Department camera surplus property and Weidner Abernethy seconded the motion. CARRIED. unanimously.

11.3. Police Dept. Surplus Firearms and Private Sale Resolution

Mayor Kaufman pointed out a typo error on the Resolution for Surplus Firearm sale and Mr. Pudney noted that the Police Department equipment has been upgraded hence the sale request for purchase of the surplus firearms to our Police Department Officers.

Motion

Erin Gonyea made a motion to approve the Police Department surplus firearms private sale to Beech Mountain Police Officers and Weidner Abernethy seconded the motion. CARRIED. unanimously.

11.4. Wayfinding Signs for the Town

Vice Mayor Accardi suggested under the public parking sign to add restrooms for that portion of the Wayfinding Sign to which Mr. Royall noted that staff would add that. Mr. Royal stated that the TDA agreed to fund the project in order to allow visitors an ease in navigating the mountain. The proposed design for the wayfinding signs matches the current signs for continuity. Project is estimated to be completed by spring of 2022, noted Mr. Royal.

Councilmember Abernethy had questions as to the posts and dimensions. The materials, dimensions, various locations, and design was discussed. Councilmember Abernethy believed that the proposed signs were too cumbersome and overbearing. Aesthetically they should be smaller to be consistent, these are too big.

Vice Mayor Accardi was in favor of the design as it is simple and good looking. There was general consensus for the signs to be 6-feet and not 8-feet as that is too big. Mr. Pudney said staff would change it to 6-foot, build at that size and allow the TDA and Council to review the size.

Motion

Jimmie Accardi made a motion to approve the wayfinding signs with the aforementioned changes and Erin Gonyea seconded the motion. CARRIED. unanimously.

11.5. Call for Public Hearing for Comprehensive Plan Amendment

Mr. Yates presented the background on the request and stated the Planning Board recommended the Comprehensive plan in 2019. After a Public Hearing by Town Council, the Comprehensive Plan was adopted in 2019. In supporting the need for workforce housing addressing the community's needs a policy document drafted should be incorporated in the Comp Plan for clearly defining the community needs and Council's goals for a zoning policy consistent with the Comp Plan, therefore Staff recommends having the consistency statement in place.

Motion

Kelly Melang made a motion for holding a Public Hearing to gather public input on the proposed amendment for the next regularly scheduled Town Council meeting in January and Erin Gonyea seconded the motion. CARRIED. unanimously.

11.6. Water Service Lines Request for Qualifications

Mr. Pudney introduced the item for a Water Service Line Project request for qualifications stating that the Town received a 1-million-dollar grant, which was facilitated by House Representative, Ray Pickett. The Capital Project is in process of development, and we need a request for engineering qualifcators to move it forward. Mr. Pudney explained how the monies were awarded to the town for the repair of our infrastructure. We will work to maintain

compliance in disbursements of the 1-million-dollar grant, which has a January 30th deadline for receiving RFQs.

Motion

Jimmie Accardi made a motion to approve the Water Line Replacement Project request for engineering qualifications and Weidner Abernethy seconded the motion. CARRIED. unanimously.

11.7. Boards and Committee Member Terms and Appointments

Mayor Kaufman noted that there are two openings on Parks and Recreation Committee and the Board of Adjustment, and we need applications in order for Council to make appointments in January.

12. TOWN MANAGER AND STAFF REPORTS

12.1. October Financial Report

Mr. Pudney noted that during the audit report the revenue taxes were reviewed as well as the water and sewer infrastructure million-dollar improvement project. These Capital Improvement plans, and the Lake Coffey/ Lake Santis Water Project were input into the Town's Financial model, and we updated the model. Mr. Cheatwood, our financial consultant has the data. Financing the improvement projects to forecast the costs, planning phases, and overall expenditures and the effects to taxpayer rates are being forecast.

12.2. Town Manager's Report

Mr. Pudney reviewed the following items, projects and updates for the Town:

- COVID-19 update no new restrictions
- Pinnacle Inn mediation
 1. Paint one wall on salt building
 2. Extend fence
 3. Reduce outside lighting at night
 4. Keep bay doors closed when possible
 5. Budget amendment for tree buffer

- Water / Sewer phase project completed and State final inspection Monday 12/13/21
- Final paperwork and payments underway
- Pavement in the spring

- Road striping and reflectors – this week weather dependent
- Parking lot completed
- Additional landscaping in the spring
- Sledding hill

1. Well and tank water working well
 2. Two snow guns
 3. Additional pads and signage
- Bathrooms
 - Burn ban Lifted
 - No water restrictions at this time, encourage conservation.
 - Ems Station Agreement approved
 1. building set
 2. Utilities completed
 3. Furnishings next week
 4. Dispatch and protocols set
 5. Expect operation first week of January pending Watauga counties agreements
 - Lake Coffey Reservoir -Agreement in the final stages
Engineering and design underway
 - One-million-dollar grant from the State for Water Service Line Replacements approximately 600 lines
 - November Holiday market 600+ attendees
 - 2nd Annual Christmas parade 12/22/2021

12.3. Police Department Monthly Report

Mr. Pudney reported the level of service calls in 2021 were at 1,050 and was 400 in 2020, so the Police Department is extremely busy as there are more and more people on the mountain.

12.4. November 2021 Recreation Report

12.5. Fire Department Report

12.6. DOI Report November 2021

12.7. Planning and Inspections Monthly Report 2021-11

12.8. TDA Report December 2021

13. TOWN COUNCIL COMMENTS

- 13.1.** Council comments consisted of thanking the auditors, Mr. Gil Adams, the TDA for funding projects and NC Representative Ray Pickett, for the million-dollar infrastructure grant. Other comments included the holiday lights, parade event, and the bench donated at the ornament ball.

14. CITIZENS' AGENDA COMMENTS

- 14.1.** Ms. Harriet Chamberlin thanked the Brick Oven for the Fire Department's fund raiser event in November.

Mr. Adams thanked the contractors working on the infrastructure project in the Charter Hills area and at the Land of Oz.

15. ADJOURNMENT

- 15.1. There being no further business, Mayor Kaufman requested a motion to adjourn at 5:50 p.m.

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

Motion

Erin Gonyea made a motion to adjourn the regular meeting and Kelly Melang seconded the motion. CARRIED. unanimously.

Town Clerk

Mayor, Town of Beech Mountain



RESOLUTION

TO: Mayor and Town Council
FROM: Tim Barnett
DATE: January 11, 2022
SUBJECT: Private sale of Surplus Property

SIGNATURES:

Town Manager

Town Clerk

RESOLUTION No. 2021-_____

**A RESOLUTION OF THE TOWN OF BEECH MOUNTAIN TO SELL SURPLUS
AND USED FIREARMS TO BEECH MOUNTAIN POLICE OFFICERS AT
PRIVATE SALE FOR FAIR MARKET VALUE PURSUANT TO N.C. GEN. STAT.
§160A-267**

WHEREAS, the Town of Beech Mountain is a municipal corporation established pursuant to the laws of the State of North Carolina, and having a population of less than 15,000 residents according to the most recent official federal census; and

WHEREAS, the Town of Beech Mountain is in the process of replacing eleven firearms for the Town of Beech Mountain Police Department which have reached the end of their useful life expectancy for firearms carried in the line of duty; and

WHEREAS, North Carolina law authorizes the disposal of surplus property through certain statutory means, including private negotiations and sale of personal property pursuant to N.C. Gen. Stat. §160A-267; and

WHEREAS, the Town of Beech Mountain would intend to dispose of this surplus property by selling each of the eleven firearms to the officer assigned to it for its fair market value; and

WHEREAS, the sale this surplus property to these officers is not prohibited by N.C. Gen. Stat. §14-234; and

WHEREAS, each of these individuals is a sworn law enforcement officer exempt from obtaining a permit for such firearm under N.C. Gen. Stat. §14-402; and

WHEREAS, the Town Council is of the opinion that this sale is a reasonable method of safely disposing of this surplus town property while at the same time being good stewards of the financial resources and assets of the Town of Beech Mountain.

NOW THEREFORE, be it resolved by the Town Council of the Town of Beech Mountain:

1. That the Town Council hereby declares the following to be surplus property:
(1) USED GLOCK GEN 4 G22, GNS, 3 MAGAZINES per weapon
2. The Town of Beech Mountain, pursuant to N.C. Gen. Stat. §160A-266 hereby enters into the sale of this surplus property to the following individuals, being sworn law enforcement officers, for the following amounts:

Name of Individual:	Items:	Amount:
Officer William R. Hatch	Used Glock Gen 4 G22 with 3 magazines	\$100.00

3. That public notice of this sale shall be advertised in a newspaper of general circulation in Watauga and Avery Counties, North Carolina prior to the sale being conducted and said sale shall not be consummated until ten days after publication of said notice.

4. That a list of all property disposed of to Town employees and the amount paid thereon shall be displayed in a prominent location at Town Hall for a period of twelve months in accordance with N.C. Gen. Stat. §14-234(d1).

5. Town Police Chief Tim Barnett is hereby appointed to conduct the sale and carry out all necessary actions related thereto on behalf of the Town of Beech Mountain.

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

Adopted this the ____ day of _____, 2022.

Barry Kaufman, Mayor

Attest:

_____(SEAL)
Tamara Mercer, Clerk



COUNCIL ACTION ITEM

TO: Town Council
FROM: Preston Yates
DATE: January 11, 2022
SUBJECT: Planning and Inspection Fee Schedule Amendment

FOR THE PURPOSE OF:

To amend and update fees related to Building and Zoning permitting.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed fee schedule changes.

SIGNATURES:

Town Manager

Town Clerk

Building Inspections and Planning				
Type of Service	Unit Description / Detail	2019-2020	2020-2021	2021-2022
General				
Homeowner Recovery Fund	For any project involving GC (no multiplier)	\$10	\$10	\$10
System Development Fee (Water)	Determined by "Intended Use" Calculator			70%
System Development Fee (Sewer)	Determined by "Intended Use" Calculator			70%
Sewer Tap Fee	(no multiplier)	\$1000	\$1000	\$1500
Water Tap Fee	(no multiplier)	\$1000	\$1000	\$1500
Pavement Cut	(no multiplier)	\$200	\$200	\$1000
Residential Driveway Permit		\$25	\$25	\$35
Non-Residential Driveway Permit		\$50	\$50	\$65
Inspection/Reinspection Request	Per Inspector Per Visit	\$50	\$50	\$75
Site Alteration or Grading Permit (retaining walls <4')	\$50 plus \$5/ft over 4'			\$50
Non-Residential Multiplier	Add 10% to any non-residential permit with permit fee not already listed (does not apply to fines)			10%
New Construction				
Building - Heated Construction	Per Square foot	\$0	\$0	\$0.40
Building - Unheated Construction	Per Square Foot	\$0	\$0	\$0.20
Electrical	Per Heated Square foot			\$0.20
Plumbing	Per Heated Square foot			\$0.10
Mechanical	Per Heated Square foot			\$0.10
Fuel/Gas	Per Heated Square foot			\$0.10
Additions/Renovations/Alterations				
Building	\$100 up to 500sf, \$0.16/each additional sf over 500sf	\$100	\$100	\$100
Electrical	\$75 up to 500sf, \$0.05/each additional sf over 500sf			\$75
Plumbing	\$75 up to 500sf, \$0.05/each additional sf over 500sf			\$75
Building				
Repairs Under \$15,000				\$50
Repairs Over \$15,000				\$100
Detached Garage or Accessory Building Up to 500sf	Over 500sf - see new construction fee	\$75	\$75	\$90
Decks				
New or replacement	\$90 up to 500sf, \$0.10/each additional sf over 500sf			\$90
Ramps or stairs	\$50 per unit			\$50
Railing or other concentrated replacement/repair	Includes railing replacement, joists, etc.			\$50
Deck roof	\$75 up to 500sf, \$0.10/each additional sf over 500sf			\$75
Electrical				
Repairs/Replacement	\$50 per unit/device			\$50

Building Inspections and Planning				
Type of Service	Unit Description / Detail	2019-2020	2020-2021	2021-2022
Plumbing/HVAC/Gas Connection	\$25 per unit			\$25
Plumbing				
Repairs/Replacement	\$50 per unit/fixture			\$50
Water or Sewer Supply Line Repair/Replacement	\$50 per line			\$50
Mechanical				
New or Replacement HVAC Unit	\$75 per unit			\$75
Like-for-Like Change-Out	\$50 per unit, must be same/similar type as prior			\$50
New Ductwork	\$50, does not apply to small ductwork at new furnace			\$50
Fuel/Gas				
New or Replace Appliance or LP Tank	\$50 per appliance			\$50
Main Fuel Line (Tank to House Branch)	\$50 per line, includes pressure test			\$50
Appliance Fuel Line	\$25 per line, includes pressure test			\$25
HVAC Connection	\$25 per device			\$25
Demolition				
Demolition Permit (requires bond)	Per Square foot (minimum \$50)			\$0.05
Selective Demolition/Investigation Permit				\$25
Other				
Fence Permit	No change - not previously listed in fee schedule	\$25	\$25	\$25
Semi-Temporary Sign Permit	No change - not previously listed in fee schedule	\$15	\$15	\$15
Permanent Sign Permit	No change - not previously listed in fee schedule	\$50	\$50	\$50
Manufactured Home	Single wide	\$75	\$75	\$150
Manufactured Home	Double wide	\$100	\$100	\$200
Manufactured Home	Triple wide	\$150	\$150	\$300
New Modular Construction- Heated	Per Sq. Ft.			\$0.30
Commercial Storage Building	Per Sq. Ft.	\$0.25	\$0.25	\$0.25
Communication Towers		\$1000	\$1000	\$1000
Blasting Permit	Chapter 152	See Note	See Note	See Note
Zoning				
Residential Zoning Permit and Compliance		\$130	\$130	\$130
Non-Residential Zoning Permit and Compliance		\$180	\$180	\$200
Change Type of Occupancy (All)		\$250	\$250	\$250
Conditional Use Permit		\$250	\$250	\$250
Change In Use of Structure	Up to 2,800 Sq. Ft.	\$200	\$200	\$200
Change In Use of Structure	Over 2,800 Sq. Ft.	\$1100	\$1100	\$1100
Subdivision Fees-Minor		\$100	\$100	\$125

Building Inspections and Planning				
Type of Service	Unit Description / Detail	2019-2020	2020-2021	2021-2022
Subdivision Fees-Major		\$750	\$750	\$1000
Subdivision Fees-Per Lot		\$50	\$50	\$75
Rezoning Request-Conventional District up to 10 Acres		\$300	\$300	\$350
Rezoning Request- Conventional District over 10 Acres	\$350 Plus \$5 per acre over 10			\$5
Rezoning Request-Conditional District up to 10 Acres		\$500	\$500	\$550
Rezoning Request- Conditional District over 10 Acres	\$550 plus \$5 per acre over 10			\$5
Zoning Ordinance Text Amendment	Per section or Chapter			\$250
Variance Request		\$350	\$350	\$400
Special Use Permit - Minor		\$600	\$600	\$350
Special Use Permit - Major		\$600	\$600	\$600
Special Use Permit- 6 Month Extension	Maximum of 2 Extensions			\$300
Soil and Erosion Control				
Soil and Erosion Control Permit, Single Family Dwelling		\$75	\$75	\$75
Non-Residential Soil and Erosion Control Permits	Up to 1 acre	\$150	\$150	\$150
Non-Residential Soil and Erosion Control Permits	1 to 5 acres	\$250	\$250	\$250
Non-Residential Soil and Erosion Control Permits	Over 5 acres	\$50	\$50	\$50
Review				
Plat Review Minor Sub-Division	Requires 3 copies of the final plat with submission	\$20	\$20	\$50
Plat Review Up to 10 Lots	Up to 10 lots	\$250	\$250	\$225
Plat Review – Over 10 Lots	\$250 plus- \$50 for each lot over 10	\$50	\$50	\$75
Site Plan Review- Commercial Projects up to 0.5 acre		\$200	\$200	\$250
Site Plan Review- Commercial Projects over 0.5 Acre	\$250 Plus \$100 per acre of development	\$1100	\$1100	\$100
Site Plan Review- Commercial Projects in WSWP Overlay	Base Fee plus \$25 per acre or Part thereof			\$25
Site Plan Review- De minimis Projects				\$50
Exempt Lot Division/Combination Review				\$25
Subdivision- Major- Water Supply Watershed Review	\$5 per acre in Watershed Overlay (min. \$50)			\$5
Administrative Review		\$300	\$300	\$300
Office/Administrative				
Permit Card Replacement		\$5	\$5	\$5
Large Maps – Scan	Per Sq. Ft. plus cost of media if required			\$0.25
Large Maps – Black and White	Per Sq. Ft.			\$0.50
Large Maps – Color	Per Sq. Ft.	\$1	\$1	\$1
Aerial Photography on Photo Paper	Per Sq. Ft.	\$2.50	\$2.50	\$2.50
Violations				

Building Inspections and Planning				
Type of Service	Unit Description / Detail	2019-2020	2020-2021	2021-2022
Work without Permit - First Offense	\$100 or Double Permit Fee, whichever greater, plus original permit fee			\$100/DPF
Work without Permit - Subsequent Offense Within 12 Months	\$300 or Double Permit Fee, whichever greater, plus original permit fee			\$300/DPF
Failure to Schedule Final Inspection				\$100
General Zoning Violation Enforcement	Chapter 11 civil penalty for building and zoning violations not otherwise specified.	\$100	\$100	\$100
Removing Notice From Condemned Building	§ 11.01	See Note	See Note	See Note
Enforcement - Failure Or Refusal To Comply With Order	To comply with Chapter 150 of Code, § 11.01	See Note	See Note	See Note
Sign Permit – Short Term Sign Violation	Civil penalty per sign	\$25	\$25	\$25
Soil Erosion Civil Penalties	Civil penalties	\$5000	\$5000	\$5000
Soil Erosion Criminal Penalties	Class 2 Misdemeanor which may include a fine not to exceed \$5,000	Up to \$5,000	Up to \$5,000	Up to \$5,000
Flood Damage Violation	Any person who violates this subchapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$50 or imprisoned for not more than 30 days, or both. Each day such violation continues shall be considered a separate offense.	Up to \$50	Up to \$50	Up to \$50
Modular Home Violation	Civil penalty per violation	\$500	\$500	\$500
Telecommunication Tower Violation(s)	Civil penalty per violation	\$100	\$100	\$100
Tree Penalty For Cutting Trees Not Meeting Permissible Criteria Set Forth In 154.360(C)	Civil penalty per tree	\$1000	\$1000	\$1000
Tree Penalty For All Violations Other Than Cutting Or Removal of Tree Not Meeting Permissible Criteria Set Forth In 154.360(C)	Civil penalty per tree	\$100	\$100	\$100
Clearing Building Site Prior to Obtaining Full Construction Permit	Trees that would have not otherwise been approved shall be fined as above			\$5000



COUNCIL ACTION ITEM

TO: Town Council
FROM: Preston Yates
DATE: January 11, 2022
Public Hearing for Comprehensive Plan Amendment CP 2021-11
SUBJECT: (LU.G1.P1.S4)

FOR THE PURPOSE OF:

Staff asks the Town Council to hold a Public Hearing on a proposed amendment to the 2020-2035 Comprehensive Plan. The proposed amendment is to add a new strategy under an existing goal and policy of the Land Use chapter of the Comprehensive Plan that supports the development of workforce housing.

SIGNATURES:

Town Manager

Town Clerk

Town of Beech Mountain

Planning Staff Report



Comprehensive Plan Amendment - CP 2021-11: Workforce Housing: Land Use Goal 1, Policy 1, Strategy 4 (LU.G1.P1.S4)		
Meeting Date(s):	Planning Board:	11/29/2021
	Public Hearing request:	12/14/2021
	Town Council Public Hearing:	1/11/2022
Prepared By:	Preston Yates, Planning Director	
Applicant(s):	N/A	
Applicant's Request:	N/A	
Staff Recommendation:	Recommend holding a Public Hearing to gather public input on the proposed amendment. Staff recommends approval of the proposed amendment.	

Background Information

In the July of 2021, Town Council asked the Planning Board to review the issue of affordable and workforce housing. The Planning Board has held discussions of the item at the regular meetings in July, August, and September. The Planning Board is expected to issue a report to Town Council at the regular meeting in November. During the discussions, it was recommended by staff that the Comprehensive Plan be reviewed and amended as necessary to support Workforce Housing. The Comprehensive Plan was recently updated and adopted in January of 2020. The proposed amendment would add a new Strategy to an existing Goal (LU.G1 Encourage Land Use that Maintains the Quaint Mountain-Town Character of Beech Mountain) and Policy (LU.G1.P1 Follow Smart Growth Principles) of the Plan.

Proposed Amendment:

Strategy LU.G1.P1.S4: Encourage Workforce Housing

The Town of Beech Mountain seeks to support the residents and businesses of the Town by encouraging workforce housing. The Town will leverage incentives such as permit fees, review fees, zoning amendment fees, and other fees to encourage private developers to provide workforce housing in a manner that is consistent with the Town's image and preserves the Town's character and small-town charm.

Staff Analysis and Statement of Consistency

Staff believes the proposed amendment to be consistent with the balance of the Comprehensive Plan. The Town recognizes the benefit and importance of local businesses, including, but not limited to Beech Mountain Resort and Beech Mountain Club. However, nearly all businesses operating on Beech Mountain have expressed challenges in hiring, which is believed to be in part because of the lack of housing accessible to their employees. Because the vast majority of rental properties available on the Mountain have opted to rent to the booming short-term rental market, very little housing is available for long-term rental for service-industry and similar workforce personnel. Staff believes that the proposed amendment may encourage developers considering Beech Mountain to develop workforce housing. The Planning Board considered the proposed amendment and recommended approval at the regular Planning Board meeting on November 29, 2021 by a unanimous vote (3-0).

Statement of Plan Consistency:

It is the opinion of staff that the proposed action IS CONSISTENT with the 2020-2035 Comprehensive Plan for Beech Mountain. The Planning Board concurs with this opinion.



RESOLUTION

TO: Town Council
FROM: Preston Yates
DATE: January 11, 2022
Resolution 2022-03 to Amend the 2020-2035 Comprehensive Plan CP
SUBJECT: 2021-11 (LU.G1.P1.S4)

FOR THE PURPOSE OF:

The proposed amendment is to add a new strategy under an existing goal and policy of the Land Use chapter of the Comprehensive Plan that supports the development of workforce housing.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed amendment to the Comprehensive Plan.

SIGNATURES:

Town Manager

Town Clerk



Resolution

Town of Beech Mountain
North Carolina

Date: 1/11/2022

TOWN OF BEECH MOUNTAIN

**A RESOLUTION TO AMEND CHAPTER 5: LAND USE, GOAL 1, POLICY 1:
FOLLOW SMART GROWTH PRINCIPLES, TO ADD A NEW STRATEGY
(LU.G1.P1.S4) ENCOURAGE WORKFORCE HOUSING**

Resolution No. 2022-03

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

WHEREAS, the Town of Beech Mountain has duly adopted the 2020-2035 Comprehensive Plan; and

WHEREAS, the Town of Beech Mountain recognizes the challenges faced by local businesses in hiring and retaining a qualified workforce; and

WHEREAS, the Town of Beech Mountain further recognizes that rising housing costs are an added challenge to local businesses for workforce retention; and

WHEREAS, the Town of Beech Mountain desires to encourage the private development of workforce housing compatible with the Town's character.

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

SECTION I. Chapter 5: Land Use, Goal 1, Policy 1: Follow Smart Growth Principles is amended to add Strategy 4 (LU.G1.P1.S4) to read as follows:

Strategy LU.G1.P1.S4: Encourage Workforce Housing

The Town of Beech Mountain seeks to support the residents and businesses of the Town by encouraging workforce housing. The Town will leverage incentives such as permit fees, review fees, zoning amendment fees, and other fees to encourage private developers to provide workforce housing in a manner that is consistent with the Town's image and preserves the Town's character and small-town charm.

SECTION II. CODIFICATION. The provisions of Section I of this Resolution shall be published as appropriate in the Town of Beech Mountain 2020-2035 Comprehensive Plan as soon as practicable.

SECTION III. PUBLICATION AND EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage and publication according to law.

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

ADOPTED this the ____ day of _____, 2022.

Barry Kaufman, Mayor

ATTEST:

_____(SEAL)
Tamara Mercer
Clerk to the Board



RESOLUTION

TO: Mayor & Town Council
FROM: Tamara Mercer
DATE: January 11, 2022
Resolution Support for Existing High Country Workforce Development
SUBJECT: Area

FOR THE PURPOSE OF:

Town of Beech Mountain formally requests the NC Department of Commerce, NC Works Commission, to retain the boundaries of the High Country Local Workforce Development Area, which is comprised of Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes, and Yancey Counties. The Town does not support any final recommendation that separates these seven counties, merges them into larger areas, or consolidates other LWDAs into the High Country.

SIGNATURES:

Town Manager

Town Clerk



Resolution

Town of Beech Mountain
North Carolina

Date: 1/11/2022

**TOWN of BEECH MOUNTAIN
RESOLUTION ON STATEWIDE WORKFORCE BOARD REALIGNMENT**

A Resolution of the Town of Beech formally requesting the North Carolina Department of Commerce, NC Works Commission, retain the boundaries of the High Country Local Workforce Development Area in its final recommendations for statewide realignment of Local Workforce Development Areas (LWDAs)/Local Workforce Development Boards. The High Country Local Workforce Development Area is comprised of Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes, and Yancey Counties. The Town does not support any final recommendation that separates these seven counties, merges them into larger areas, or consolidates other LWDAs into the High Country.

WHEREAS, the High Country Local Workforce Development Area is the designated planning and administrative area to receive funds from the Workforce Innovation and Opportunity Act (WIOA) for Alleghany, Ashe, Avery, Mitchell, Watauga, Wilkes, and Yancey Counties; and

WHEREAS, the High Country Workforce Development Consortium members, comprised of Local Elected Officials, are the designated recipients of WIOA funds for the High Country LWDA and charged with the oversight and implementation of WIOA programs and activities within the High Country LWDA; and

WHEREAS, the High Country Workforce Development Consortium appoints the members of the High Country Workforce Development Board, and selects the High Country Local Workforce Development Area Fiscal Agent and Administrative Entity for the area; and

WHEREAS, the High Country Workforce Development Consortium supports local and regional workforce solutions to address common issues or opportunities, coordinate state and federal program service delivery in the High Country Workforce Development Area, and build strategic partnerships to improve the prosperity of the seven counties within the consortium; and

WHEREAS, the High Country Local Workforce Development Area was designated by the North Carolina Division of Workforce Solutions based on factors such as common community growth patterns anchored by metropolitan and micropolitan statistical areas, shared labor pools, commuting patterns, coordinated economic development strategies, regional alignment with state and federal programs and services, and empowered to carry out programs and services that are of

mutual interests to member governments within the High Country Workforce Local Workforce Development Area; and

WHEREAS, the High Country Council of Governments serves as the fiscal agent and administrative entity for WIOA programs; and

WHEREAS, the High Country Council of Governments serves as the designated Economic Development District (EDD) through the U.S. Department of Commerce: Economic Development Administration (EDA); and

WHEREAS, the High Country Workforce Development Consortium, the High Country Workforce Development Board, and the High Country Council of Governments work together to align the Comprehensive Economic Development Strategy (CEDS) to improve the High Country Local Workforce Development Area's workforce infrastructure, and to provide a skilled workforce for area job seekers and employers,

NOW, THEREFORE, BE IT RESOLVED, that the Town of Beech Mountain formally requests to retain its current designation, geographic boundary, and appointed entities to carry out WIOA programs and activities, and that we do not support any final recommendation that separates these seven counties, merges them into larger areas, or consolidates other LWDA's into the High Country Local Workforce Development Area.

Adopted by Town of Beech Mountain on _____(day) of _____(month), 2022

Barry Kaufman, Mayor

ATTEST:

Tamara Mercer, Town Clerk



REPORT

TO: Town Council
FROM: Bob Pudney
DATE: January 11, 2022
SUBJECT: Fire Department Monthly Report

SIGNATURES:

Town Manager

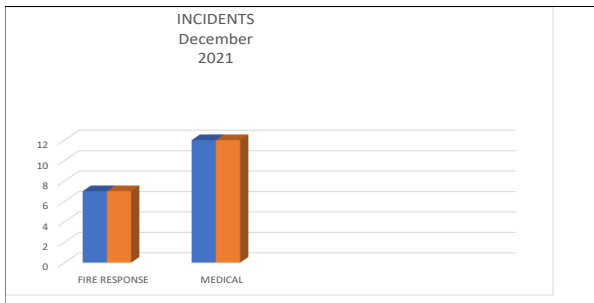
Town Clerk

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

EVENT	THIS PERIOD	SAME PERIOD LAST YEAR	FISCAL YTD
FIRE CALLS	7	1	63
MEDICAL CALLS	315	21	110
FIRE SAFETY INSPECTIONS	1	0	6
PUBLIC EDUCATION	0	0	0
FIRE HYDRANT INSPECTIONS	0	0	2
TRAINING HOURS	481	147	1418
MEETINGS	5	6	31

COMMENTS:

Membership Recruitment Program.





REPORT

TO: Mayor and Town Council
FROM: Tim Barnett
DATE: January 11, 2022
SUBJECT: Police Department Monthly Report

SIGNATURES:

Town Manager

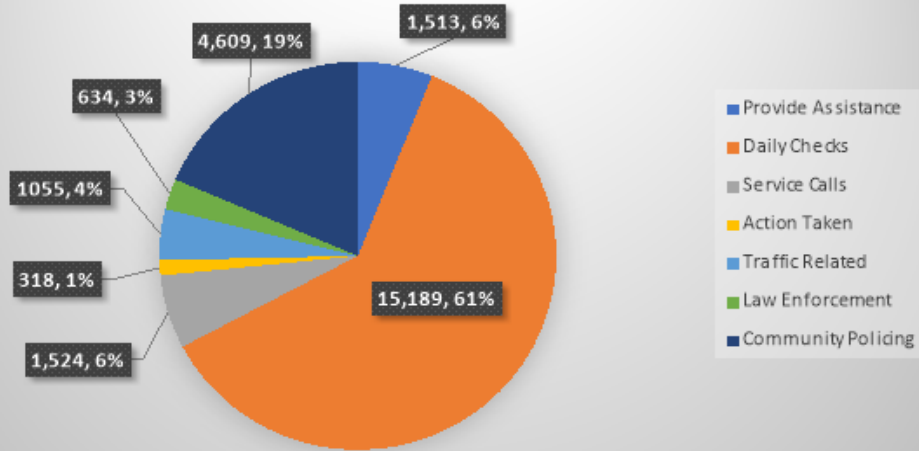
Town Clerk



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

<i>Call Type</i>	<i>2020</i>	<i>2021</i>	<i>Call Type</i>	<i>2020</i>	<i>2021</i>
Provide Assistance			Traffic Related		
Assist Fire Department	46	44	Driving While Impaired	4	7
Assist Investigation	0	9	Improper Parking	134	137
Assist Other Agency	94	107	Stationary/Directed Patrol	193	537
Assist Town Dept/Business	26	23	Traffic Control	34	44
Assist Homeowner	40	60	Vehicle Accidents	57	82
Assist Motorist	487	347	Vehicle Stops	211	248
Assist Other Officer	222	271			
Escort	495	538	Law Enforcement Calls		
Assist Medical Calls	70	114	911 Hang Ups	16	34
			Alarms	77	96
Daily Checks			Breaking & Entering	21	16
Business Checks	11,784	12,744	Domestic Complaints	30	18
Care Track Test	0	0	Fight	6	7
Security Checks	1,306	280	Fire Works Violations	13	17
Residence Checks	1,588	2,133	Fraud	6	5
Welfare Check	48	32	Hit & Run	3	2
			Intoxicated/Drunk & Disruptive	12	12
Service Calls			Investigation	26	45
Animal Control Domestic/Wildlife	109	118	Larceny	11	31
Calls for Service	515	1,149	Mental Subject	7	3
Deliver Letter/Message	146	81	Missing Person	10	5
Found Property	10	24	Noise Disturbance/Loud Music	59	65
Golf Cart / UTV Inspections	43	45	Open Door/Open Window	72	82
ATV/Golf Cart Complaints	19	9	Prowler	2	1
Recreation/Town Deposit	52	94	Shots Fired/Sound of Shots Fired	12	6
COVID/mask	2	4	Subject with Gun/Weapon	1	0
			Suspicious Vehicle	45	71
Action Taken			Trespassing	55	66
Court	9	21	Vandalism	10	8
Felony Arrest	4	3	Continuing Investigation	6	44
Misdemeanor Arrest	16	20			
State Citations	89	60	Community Policing		
Town Ordinance Violations	10	37	Community Policing Contacts	4,673	4,572
Verbal Warning	121	137	Community Events	35	37
Warning Citations	61	10			
Warrant Service	36	30			
2020 Event Totals:	24,237		2021 Event Totals:	25,665	

2021 Monthly Condensed Calls





REPORT

TO: Town Council
FROM: Daniel Davis
DATE: January 11, 2022
SUBJECT: DOI Monthly Report

FOR THE PURPOSE OF:

Monthly Report for Public Works, Sanitation, and Utilities

SIGNATURES:

Town Manager

Town Clerk

Town of Beech Mountain
Water Treatment Monthly Operation Report

December 2021 flow totals: 15.946 MG
 .514MGD AVG
 .348 MGD MIN
 .696 MGD MAX

All Bacteria samples taken were absent of Coliform Bacteria.

All daily tests are in compliance.

Annual Raw Water Usage

209 million gallons in 2021 was withdrawn from Buckeye Lake. The 2020 total was 172 million, for comparison.

November Wastewater Report

Grassy Gap Wastewater Plant

Total Flow	0.051	MG
Average Flow	0.017	MGD
Daily Max	0.036	MGD
Daily Min	0.005	MGD
Limit	0.08	MGD

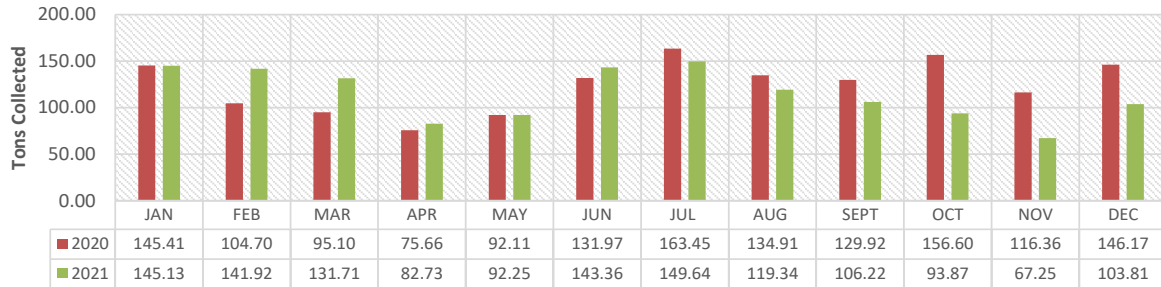
Pond Creek Wastewater Plant

Total Flow	4.11	MG
Average Flow	0.137	MGD
Daily Max	0.253	MGD
Daily Min	0.08	MGD
Limit	0.4	MGD

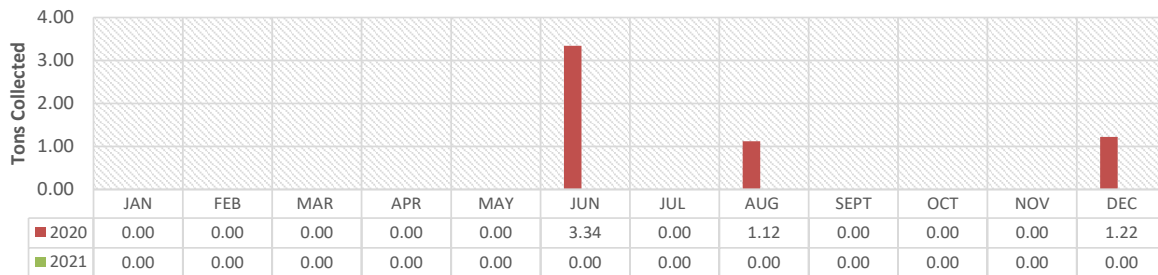
Sanitation Department
Monthly Report

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
JAN	145.13	0.00	1.50	0.51	0.48	2.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
FEB	141.92	Res. Const. Day	1.50	0.62	0.52	2.14	0.40	0.00	5	25	25			0
MAR	131.71	Res. Const. Day	3.73	1.08	0.44	0.00	0.00	5.13	11	8	25	10	11	0
APR	82.73	Res. Const. Day	1.52	1.31	0.42	3.02	0.76	0.00	15	4	25	7	10	0
MAY	92.25	Res. Const. Day	7.00	0.68	0.64	2.66	0.34	4.68	20	5	20	5	10	27
JUN	143.36	Res. Const. Day	3.00	0.94	1.30	2.43	0.31	4.53	20	4	16	25	25	68
JUL	149.64	Res. Const. Day	2.50	1.33	1.04	2.95	0.32	0.00	20	2	25	25	25	2
AUG	119.34	Res. Const. Day	2.00	0.84	0.90	2.96	0.33	4.97	20	5	25	25	15	25
SEPT	106.22	Res. Const. Day	6.43	1.01	0.79	4.41	0.85	0.00	4	1	6	2	16	2
OCT	93.87	Res. Const. Day	2.08	0.94	1.36	3.58	0.35	3.91	12	2	12	5	16	20
NOV	67.25	Res. Const. Day	1.45	0.30	1.03	0.00	0.00	4.36	4	2	5	4	6	0
DEC	103.81	Res. Const. Day	2.31	0.77	0.35		0.30	12.32	0	0	3	0	0	0
YTD TOTALS	1377.23	0.00	35.02	10.33	9.27	26.74	3.96	39.90	131.00	58	187	108	134	144

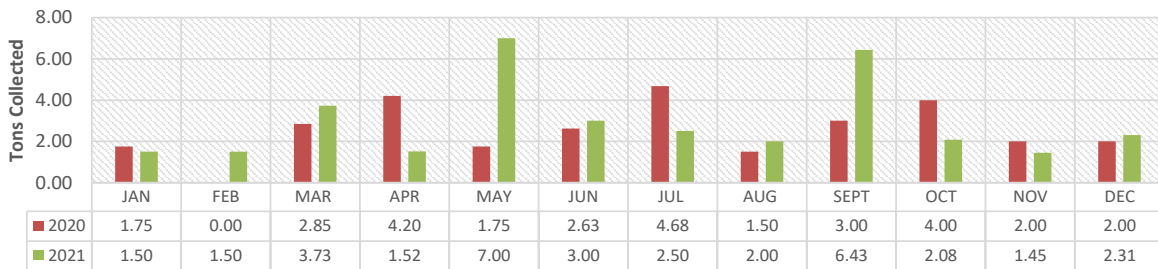
Solid Waste



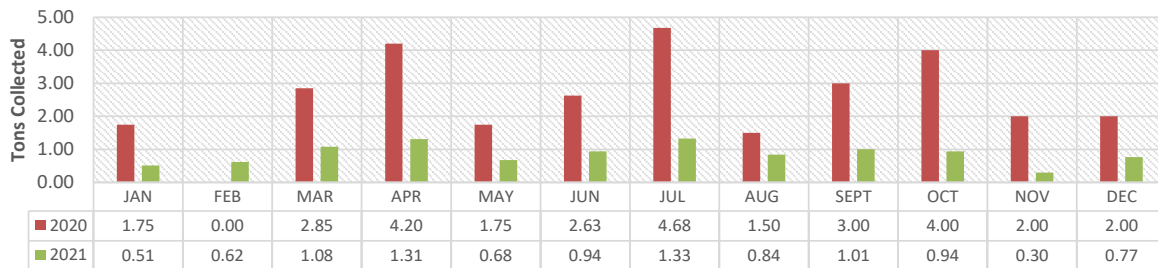
Construction Material



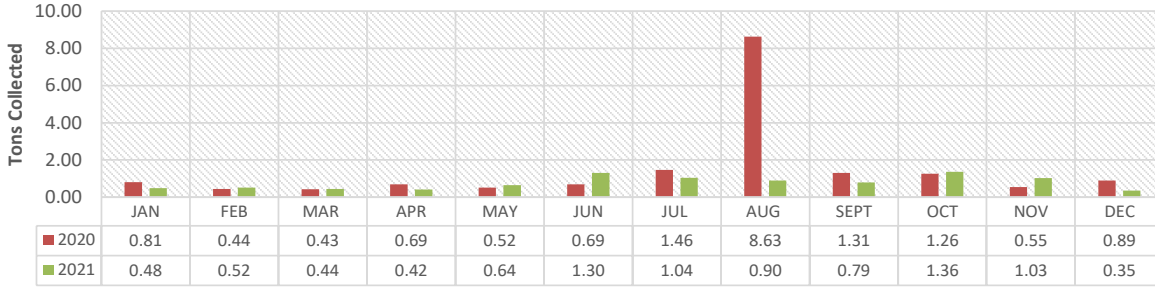
Recycled Metal



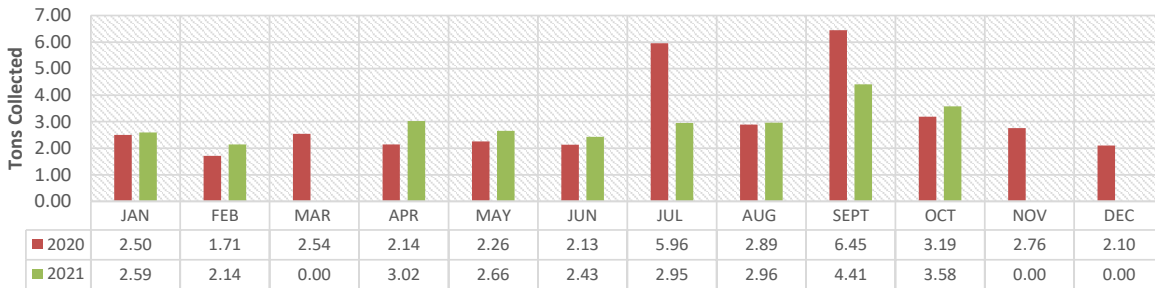
Recycled Paper



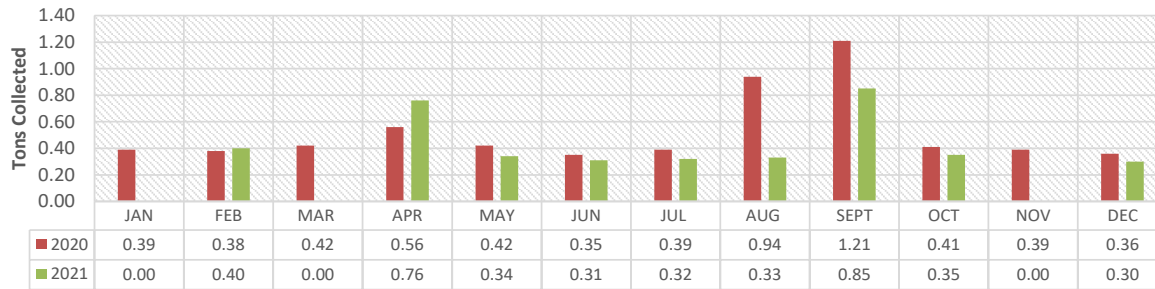
Recycled Plastic



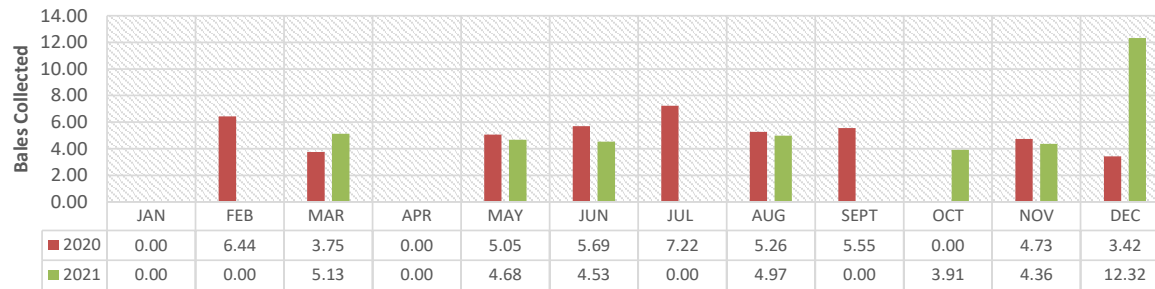
Recycled Glass



Recycled Aluminum



Recycled Cardboard

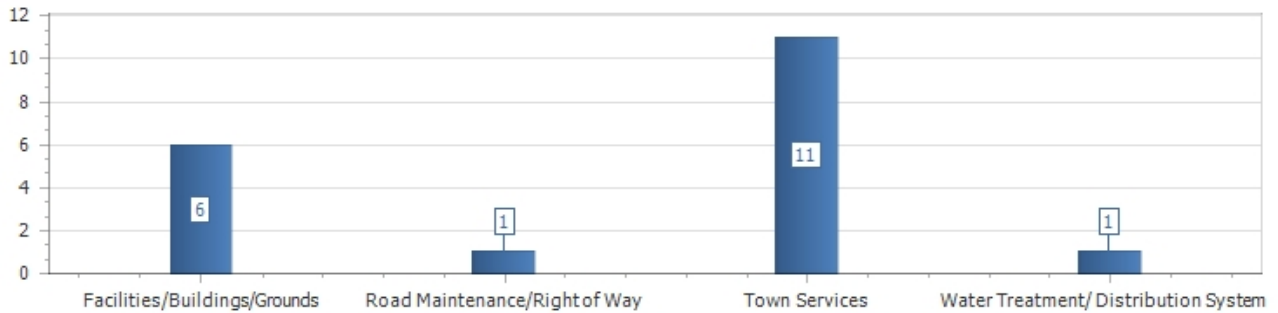


Completed WOs by Site Analysis

Date Printed: 01/04/2022

Page 1 of 1

Total



Average days to close



Site	Total	Average days to close
Facilities/Buildings/Grounds	6	4.49
Road Maintenance/Right of Way	1	3.85
Town Services	11	4.66
Water Treatment/ Distribution System	1	0.19

Report Parameters

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

Search:

Advanced Filters: [Originated] Between '12/01/2021' And '12/31/2021'

Tags:

Summary

Date Printed: 01/04/2022

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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)
1764	Completed	PM	2 - High		Compliance Reporting	Water Treatment/Distribution System		Buckeye Water Treatment Plant	Daniel Davis	12/01/2021	12/02/2021	12/01/2021	0.00	0.00
1770	Completed	Non-PM	2 - High		Water Leak	Town Services	237 CHARTE R HILLS RD		Matthew Clawson	12/02/2021		12/03/2021	0.00	0.00
1778	Completed	PM	2 - High		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	12/07/2021	12/09/2021	12/08/2021	0.00	0.00
1809	Completed	Non-PM	2 - High		Water Leak	Town Services	302 LAKELEDGE RD		Matthew Clawson	12/29/2021		12/29/2021	0.00	0.00
1772	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	12/03/2021	12/04/2021	12/08/2021	0.00	0.00
1779	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	12/07/2021	12/08/2021	12/08/2021	0.00	0.00
1781	Completed	Non-PM	3 - Medium		Water Meter Read	Town Services	114 RAVEN RD		Whitney Spagnolo	12/08/2021		12/16/2021	0.00	0.00
1786	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	12/10/2021	12/11/2021	12/20/2021	0.00	0.00
1788	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	12/14/2021	12/15/2021	12/20/2021	0.00	0.00
1790	Completed	Non-PM	3 - Medium		Water Meter Read	Town Services	101 MEADO WVIEW CIRCLE		Whitney Spagnolo	12/16/2021		12/30/2021	0.00	0.00
1793	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	12/17/2021	12/18/2021	12/20/2021	0.00	0.00
1768	Completed	Non-PM	4 - Low		Water Line Locate (811)	Town Services	112 OLD FIELD RD		Matthew Clawson	12/02/2021		12/08/2021	0.00	0.00
1769	Completed	Non-PM	4 - Low		Water Meter Read	Town Services	131 UPPER SNOWBI RD TR		Whitney Spagnolo	12/02/2021		12/08/2021	0.00	0.00
1771	Completed	Non-PM	4 - Low		Data Log	Town Services	112 OLD FIELD RD		Water Plant	12/02/2021		12/03/2021	0.00	0.00
1775	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	403 BEECH MTN PKWY-HALL		Matthew Clawson	12/06/2021		12/20/2021	0.00	0.00
1776	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	548 PINNACLE RIDGE RD		Water Plant	12/06/2021		12/07/2021	0.00	0.00

Summary

Date Printed: 01/04/2022

Page 2 of 2

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
1780	Completed	Non-PM	4 - Low		Other-Taps and Systems	Town Services	722 PINE RIDGE RD		Daniel Davis	12/07/2021		12/08/2021	0.00	0.00
1791	Completed	Non-PM	4 - Low		Other	Road Maintenance/ Right of Way		Public Works Office	Matthew Clawson	12/16/2021		12/20/2021	0.00	0.00
1807	Completed	Non-PM	4 - Low		Customer Complaint	Town Services			Chrissy Bonestell	12/28/2021		12/28/2021	0.00	0.00
Records Selected: 19												Total Cost \$	Total Hrs	
												0.00	0.00	

Report Parameters

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

Search:

Advanced Filters: [Originated] Between '12/01/2021' And '12/31/2021'

Tags:



REPORT

TO: Citizens and Council of Beech Mountain
FROM: Steve Smith
DATE: January 11, 2022
SUBJECT: Finance Officer's Report for November 2021

FOR THE PURPOSE OF:

To provide financial information of the town's operations

ATTACHED FOR YOUR CONSIDERATION:

November 2021 Budget Report
November 2021 Finance Report

STAFF RECOMMENDATION:

Review

SIGNATURES:

Town Manager

Town Clerk

TOWN OF BEECH MOUNTAIN
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2021

10 -General Fund
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Tax Revenue	4,059,426	1,174,144.09	2,399,692.95	0.00	1,659,733.05	59.11
Interest Income	16,900	221.13	3,175.68	0.00	13,724.32	18.79
Miscellaneous Income	643,000	68,349.48	319,366.92	0.00	323,633.08	49.67
State Revenue	1,972,177	150,836.54	526,110.15	0.00	1,446,066.85	26.68
Miscellaneous Revenue	0	0.00	0.00	0.00	0.00	0.00
Fees	43,000	3,293.60	38,990.73	0.00	4,009.27	90.68
Gains/Losses	5,000	49,912.00	49,912.00	0.00	44,912.00	998.24
Other	493,879	0.00	424,317.18	0.00	69,561.82	85.92
Other Sources	2,790,048	368,913.24	415,111.97	0.00	2,374,936.03	14.88
TOTAL REVENUES	10,023,430	1,815,670.08	4,176,677.58	0.00	5,846,752.42	41.67
<u>EXPENDITURE SUMMARY</u>						
Administration	1,893,641	101,787.82	592,159.21	980.20	1,300,501.59	31.32
Tax Collections	49,239	3,063.23	21,610.39	0.00	27,628.61	43.89
Vistors Center	502,018	21,065.35	94,535.77	0.00	407,482.23	18.83
Police	1,378,048	82,300.91	571,802.41	5,727.10	800,518.49	41.91
Fire	515,242	85,736.04	274,652.21	63.17	240,526.62	53.32
Special Projects	0	0.00	0.00	0.00	0.00	0.00
Building Inspections	204,621	17,434.57	79,800.32	0.00	124,820.68	39.00
Planning	136,290	7,994.89	44,007.80	0.00	92,282.20	32.29
Vehicle Maintenance	227,668	23,635.61	84,588.53	46,719.41	96,377.22	57.67
Road Maintenance	3,495,478	146,445.55	1,249,635.37	37,184.22	2,255,167.91	35.48
Recreation	1,621,185	142,642.08	949,282.74	79,440.16	593,798.95	63.37
TOTAL EXPENDITURES	10,023,430	632,106.05	3,962,074.75	170,114.26	5,939,104.50	40.75
REVENUE OVER/(UNDER) EXPENDITURES	0	1,183,564.03	214,602.83	(170,114.26)	92,352.08	0.00

TOWN OF BEECH MOUNTAIN
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2021

30 -Water/Sewer
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Interest Income	500	9.92	50.59	0.00	449.41	10.12
Miscellaneous Income	46,500	3,318.20	3,468.20	0.00	43,031.80	7.46
State Revenue	0	0.00	0.00	0.00	0.00	0.00
Metered Sales & Fees	2,623,792	227,478.83	1,194,631.67	0.00	1,429,160.33	45.53
Gains/Losses	0	0.00	0.00	0.00	0.00	0.00
Other	140,000	0.00	128,255.00	0.00	11,745.00	91.61
Other Sources	<u>731,900</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>731,900.00</u>	<u>0.00</u>
TOTAL REVENUES	3,542,692	230,806.95	1,326,405.46	0.00	2,216,286.54	37.44
<u>EXPENDITURE SUMMARY</u>						
W/S Administration	1,512,281	128,690.76	313,903.06	0.00	1,198,377.94	20.76
Water	1,067,770	120,560.09	482,782.39	52,961.32	538,487.79	49.57
Sewer	342,441	37,109.67	126,372.34	2,601.50	213,467.16	37.66
Taps & System	<u>620,200</u>	<u>6,123.45</u>	<u>230,460.16</u>	<u>291.41</u>	<u>389,493.87</u>	<u>37.20</u>
TOTAL EXPENDITURES	3,542,692	292,483.97	1,153,517.95	55,854.23	2,339,826.76	33.95
REVENUE OVER/(UNDER) EXPENDITURES	0 (	61,677.02)	172,887.51 (	55,854.23) (	123,540.22)	0.00

TOWN OF BEECH MOUNTAIN
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2021

35 -Sanitation
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Interest Income	150	1.79	9.13	0.00	140.87	6.09
Miscellaneous Income	67,000	928.00	16,069.00	0.00	50,931.00	23.98
State Revenue	180	129.60	191.96	0.00 (	11.96)	106.64
Fees	710,149	60,148.40	342,574.64	0.00	367,574.36	48.24
Gains/Losses	0	0.00	0.00	0.00	0.00	0.00
Other	315,000	39,518.00	299,268.00	0.00	15,732.00	95.01
Other Sources	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	1,092,479	100,725.79	658,112.73	0.00	434,366.27	60.24
<u>EXPENDITURE SUMMARY</u>						
Sanitation	1,092,479	50,648.92	498,940.87	400.00	593,138.13	45.71
TOTAL EXPENDITURES	1,092,479	50,648.92	498,940.87	400.00	593,138.13	45.71
REVENUE OVER/(UNDER) EXPENDITURES	0	50,076.87	159,171.86 (	400.00) (	158,771.86)	0.00

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

<u>General Fund</u>	<u>Budget</u>	Through the reported month												42%	<u>% of Budget</u>
		<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>YTD</u>	
Total Revenue	9,285,316	162,358	352,659	1,047,273	798,717	1,815,670								4,176,677	44.98%
Total Expenditures	9,285,316	778,972	967,661	972,594	610,742	632,106								3,962,075	42.67%
Total General Fund fund balance as of July 1st	8,009,204	8,009,204	7,392,590	6,777,589	6,852,268	7,040,243								8,009,204	
Revenues Less Expenditures		(616,614)	(615,002)	74,679	187,975	1,183,564	-	-	-	-	-	-	-	214,603	
Estimated change to Fund Balance		7,392,590	6,777,589	6,852,268	7,040,243	8,223,807	-	-	-	-	-	-	-	8,223,807	
<u>Water/Sewer Enterprise Fund</u>															
Total Revenue	3,542,692	241,806	374,936	247,267	231,590	230,807								1,326,406	37.44%
Total Expenses	3,542,692	291,210	171,772	165,588	232,464	292,484								1,153,518	32.56%
Unrestricted Cash Reserves as July 1st	1,977,631	1,977,631	1,928,227	2,131,391	2,213,069	2,212,196								1,977,631	
Revenues Less Expenses		(49,404)	203,164	81,678	(873)	(61,677)	-	-	-	-	-	-	-	172,888	
Estimated Change in Cash Reserves		1,928,227	2,131,391	2,213,069	2,212,196	2,150,519	-	-	-	-	-	-	-	2,150,519	
<u>Sanitation Enterprise Fund</u>															
Total Revenue	1,092,479	82,045	335,166	72,606	67,570	100,726								658,113	60.24%
Total Expenses	1,092,479	237,162	58,866	103,273	48,992	50,649								498,941	45.67%
Unrestricted Cash Reserves as July 1st	863,360	863,360	708,243	984,543	953,877	972,455								863,360	
Revenues Less Expenses		(155,117)	276,300	(30,667)	18,578	50,077	-	-	-	-	-	-	-	159,172	
Estimated Change in Cash Reserves		708,243	984,543	953,877	972,455	1,022,532	-	-	-	-	-	-	-	1,022,532	
<u>Cash & Investments All FUNDS</u>															
	<u>Fund</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>		
Branch Banking and Trust (Pooled) #1	Pooled	909,950	913,900	1,818,237	1,342,607	2,537,201									
North Carolina Capital Management Trust #2	General Fund	6,173,901	6,336,232	5,632,985	5,820,866	5,994,079									
Mountain Community - Certificates of Deposit #4	General Fund	103,359	103,359	103,359	103,359	103,359									
North Carolina Capital Management Trust #6	Utility Fund	1,207,304	1,207,314	1,207,324	1,207,335	1,207,345									
North Carolina Capital Management Trust #8	Sanitation Fund	218,171	218,235	218,237	218,239	218,371									
North Carolina Capital Management Trust #9	E911 Fund	72,989	72,989	72,990	72,991	72,992									
Total Cash & Investments		8,685,674	8,852,029	9,053,132	8,765,396	10,133,345	-	-	-	-	-	-	-		
<u>Transfers for the month</u>															
No transfers during November 2021															



REPORT

TO: Town Manager and Town Council
FROM: Sean Royall
DATE: January 10, 2022
SUBJECT: December 2021 Recreation Report

FOR THE PURPOSE OF:

For review by town manager and council

ATTACHED FOR YOUR CONSIDERATION:

December 2021 Recreation Report

SIGNATURES:

Town Manager

Town Clerk



December 2021 Recreation Report

Facility Report

Finance Report

Total Monthly Revenue	\$4,360.87
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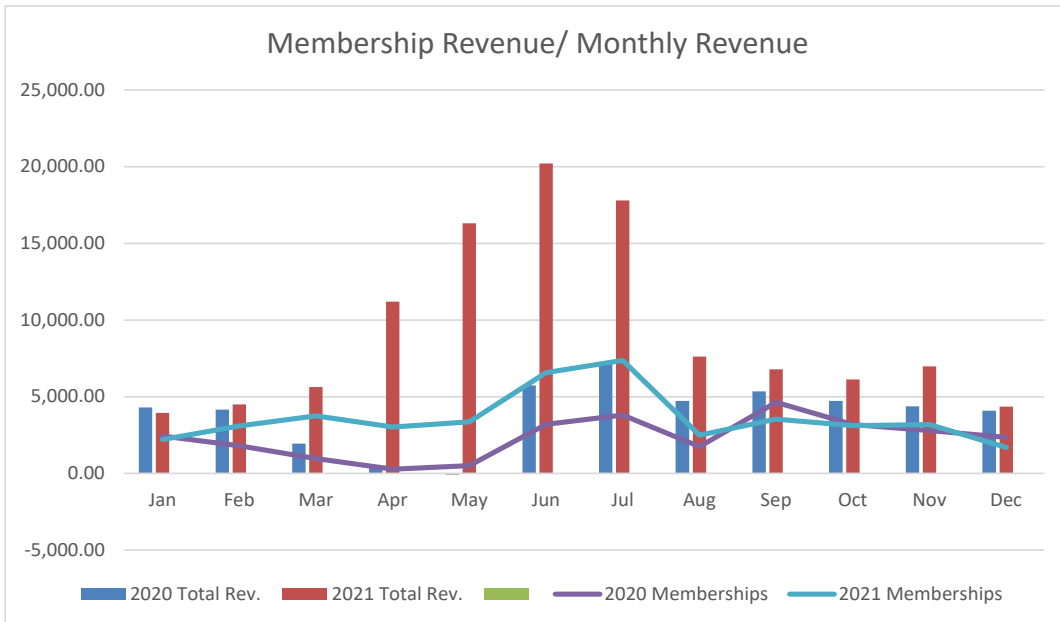
Check-In Report

Member Visits	462
Non-Member Visits	234

Membership Report

Total Memberships \$

Family Annual \$825.00		
Active	Passes Expired (not renewed)	Passes sold
147	6	4
Individual Annual \$500.00		
Active	Passes Expired (not renewed)	Passes sold
132	3	4
Week Passes \$370.00		
	Individual	Family
	6	8

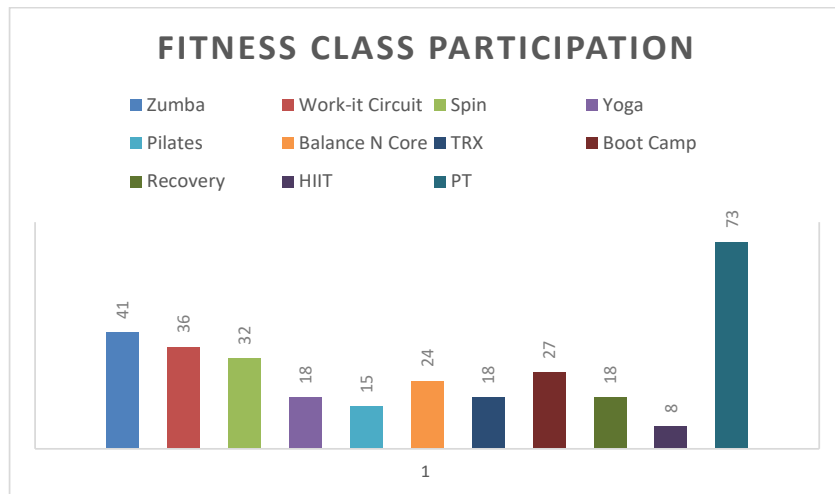


Fitness Report

Participants:

Number of classes offered in the month/ Participants.

Zumba	8	41
Work-it Circuit	8	36
Spin	9	32
Yoga	4	18
Pilates	4	15
Balance N Core	5	24
TRX	5	18
Boot Camp	5	27
Recovery	5	18
HIIT	3	8
PT	\$1400	73



Event/Outdoor Report

Participants:

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

Facility Reservations

Multipurpose Room	\$60.00
Shane Park	\$60.00 – for spring

Director's Notes:

- Thank you to all who helped with the Parade
- We have taken reservations for camping in spring '22
 - o May look at extending camp season next year with interested parties calling
- We closed Shane Park on Dec 1. opened the gates Christmas week for extra parking and access to trails
- Sled hill received the new gun and moved off the fire hydrant as its main water source. We are using the tank and well for water.

Respectfully Submitted,

Sean Royall
Parks and Recreation Director
Town of Beech Mountain



REPORT

TO: Town Council
FROM: Preston Yates
DATE: January 11, 2022
SUBJECT: Planning & Inspection Department Report 2021-12

FOR THE PURPOSE OF:

Report of activities for the Planning and Inspection Department.

SIGNATURES:

Town Manager

Town Clerk

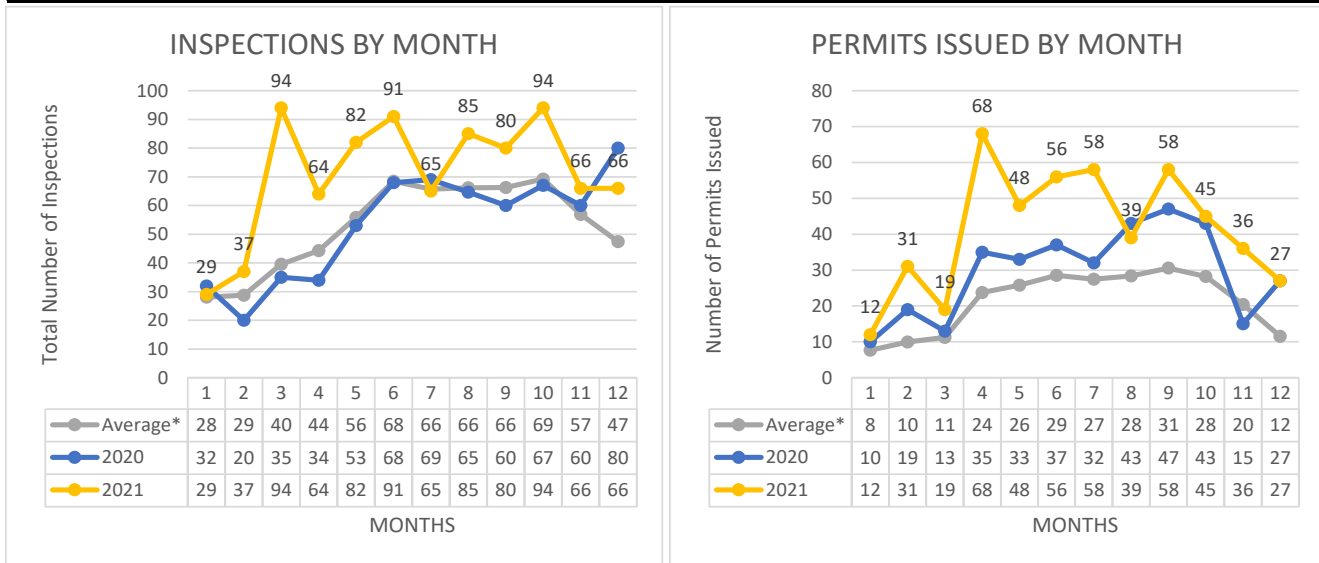
TOWN OF BEECH MOUNTAIN
Monthly Report
Department of Building Inspections
December-2021

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	36	35	44	255	197	434
Electrical	13	14	15	78	76	162
Plumbing	2	3	12	28	55	87
Htg/Air & Misc.	15	14	9	95	73	170

2. Permits Issued

No. Issued	27	36	27	263	207	497
Value	\$ 810,092	\$ 606,633	\$ 571,088	\$ 9,431,991	\$ 5,847,931	\$ 16,032,489
Permit Fees	\$ 12,505.32	\$ 8,888.98	\$ 13,954.00	\$ 199,469.15	\$ 80,685.00	\$ 320,706.65



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

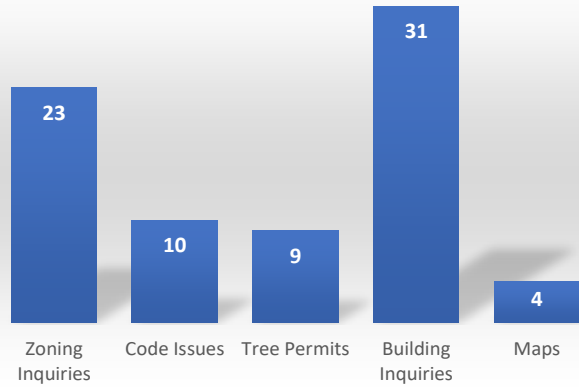
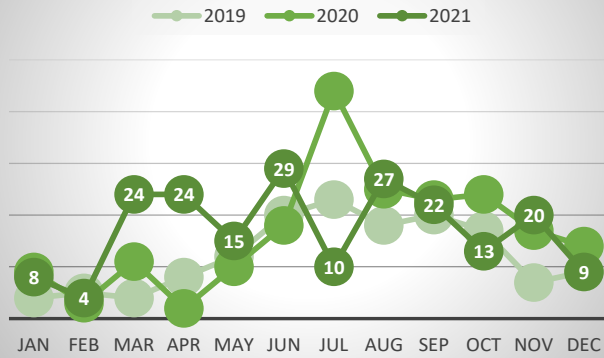
3. Nature of Building Permits

# of Permits	Type	Address	Total Fees	Valuation	New Bldgs FY to Date	New Bldgs Last FY
1	New Single Family		\$ 10,330.00	\$ 380,000	20	7
	New Multi-Family				0	0
	New Commercial				0	0
26	Other	Various	\$ 2,175.32	\$ 430,092		
27			\$ 12,505.32	\$ 810,092		

**TOWN OF BEECH MOUNTAIN
PLANNING AND ZONING MONTHLY REPORT**

December-2021

Tree Permits



Summary and Highlights

Building:

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

Zoning:

Working on a batch zoning amendment of necessary changes
 Working on two separate Special Use Permits for applicants
 Comprehensive Plan Amendment proposed for Council consideration

Trees:

Tree permits return to average numbers

GIS/Mapping:

Updates to several layers underway

Planning Board:

Planning Board issued report on Workforce Housing

Board of Adjustment:

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

Other:



REPORT

TO: Mayor and Town Council
FROM: Kate Gavenus
DATE: January 11, 2022
SUBJECT: TDA Report January 2022

FOR THE PURPOSE OF:

This report summarizes media and marketing efforts for the Town of Beech Mountain in the previous month, along with results, and economic development activities.

SIGNATURES:

Town Manager

Town Clerk

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

Marketing/Media:

Promotions for the new sledding hill, parking, changes at the resort and holiday events were the focus for December. Plans for late spring and early summer media visits and promotions are underway. Visitors in the Visitor Center were pleased to find a wide variety of activities on the mountain in addition to winter sports. The unusually warm weather wasn't a deterrent to visiting the town, in general.

Examples of media coverage received in December:

Beech Mountain Resort: <https://www.thetravel.com/best-ski-resorts-in-the-south-north-carolina/>

Family Vacations: <https://we3travel.com/cheap-winter-family-vacations-in-the-united-states/>

Blue Ridge Outdoors (print and online): https://issuu.com/summit-publishing/docs/bro_1221

<https://www.blueridgeoutdoors.com/magazine/december-2021-january-2022/five-ways-to-explore-the-outdoors-during-the-winter-season/>

<https://www.blueridgeoutdoors.com/magazine/december-2021-january-2022/top-ski-runs-on-the-southern-slopes/>

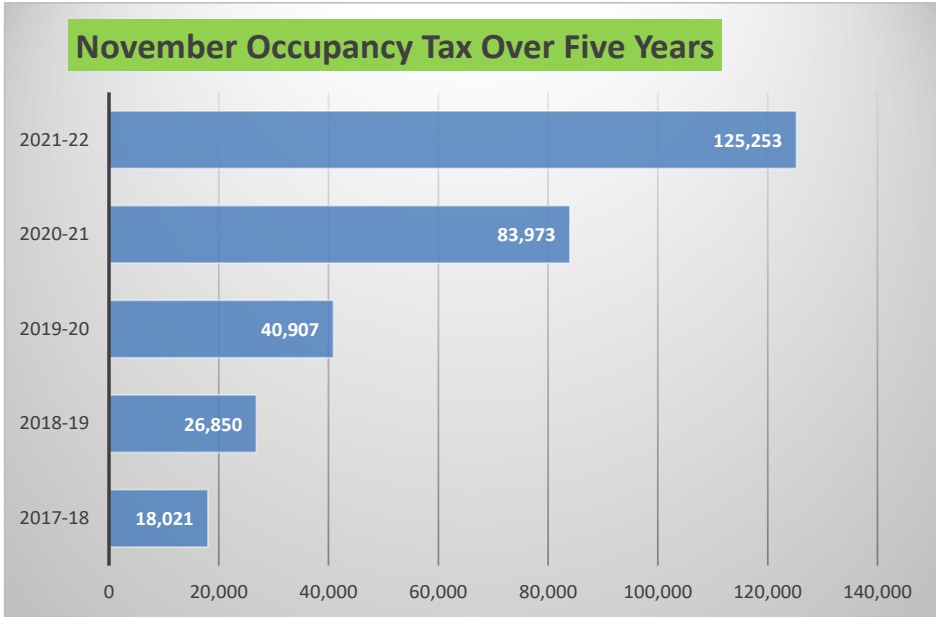
WNC magazine Hi-Lo Trail: https://wncmagazine.com/feature/let%E2%80%99s_go_hi_lo

Southern Living: <https://www.southernliving.com/travel/outdoor-winter-vacation-ideas>

Beech Mountain Resort: <https://www.wbtv.com/2021/12/21/thousands-hit-ski-resorts-despite-warmer-temperatures-moving/>

Results:

There were 884 visitors in the Visitor Center during the month of December, which was less than the 2906 visitors received in December 2020. Occupancy tax of \$125,253 collected in the month of December (for November overnight stays) was 49.16% greater than the \$83,973 collected in December of 2020. 727 room nights were reported to the tax office in November 2021. The lodging booking add-on on the homepage of the beechmtn.com website showed 994 users clicked to book a room through the TDA's website in November.



Total revenues for Lodging on Beech Mountain totaled \$2,217,137.02 for stays during the month of November 2021.

January 2022 Economic Development News

On Beech Mountain:

New Force Comics and Collectibles has moved into the side unit at the Brick Oven Pizzeria. Plans are to open their doors in February.

The Atlantic Ale House has moved into one half of the old Vasarely's building. They plan to be open to the public in late winter or early spring. This is a second location for the owners, who have an Ale House in Johnson City, Tennessee.

The other half of the Vasarely's space is now occupied by Superlative Realty, which recently vacated the space now occupied by the comic book shop in the Brick Oven Pizzeria building.

In the area:

Avery County is participating with the Dogwood Health Trust to determine challenges and opportunities around workforce housing in the area. This year's work focuses on assessment, while there will be an opportunity for the county to seek some implementation funding next year. Avery County is the northernmost of the eighteen counties served by the Dogwood Health Trust, which was formed from the proceeds of the sale of the Mission Hospital System.

The Town of Boone is working with NC Growth (<https://createprosperity.unc.edu/index.php/prosperity/>) to conduct a housing and economic resiliency assessment. This work will inform the town's planning for the future.