



AGENDA
Regular Town Council
Tuesday, November 12, 2024
Council Chambers 4:00 PM

	Page
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
3. INVOCATION- DEWEY CYCLONE BRETT	
4. PLEDGE OF ALLEGIANCE	
5. PUBLIC COMMENT	
<p>This is a time for the public to address their elected officials on issues not on the agenda. The town council is interested in hearing your concerns; however, speakers should not expect council action or deliberation on items brought forth during this public comment period. Topics requiring further investigation and action will be referred to the Town Manager and may be scheduled for a future agenda.</p>	
6. CONSENT AGENDA	
<p>The consent agenda contains those items not expected to require discussion and can be voted upon with a single vote. Any member of the town council can request a consent agenda item to be removed for consideration under new business.</p>	
6.1. Adoption of Minutes	3 - 11
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6.2. Sale of Town owned Real Property	13 - 14
<p>Output Document (Staff Report - 1094) - Pdf</p>	
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<p>Approve</p> <p>Output Document (Staff Report - 1095) - Pdf</p>	
6.4. Tax Release	19 - 20
<p>Approval of release</p> <p>Output Document (Staff Report - 1101) - Pdf</p>	
6.5. FY2025 Annual Budget Amendment #3	21 - 23
<p>Approve</p> <p>Output Document (Staff Report - 1102) - Pdf</p>	
7. OLD BUSINESS	
7.1. Public Hearing on proposed amendments to Kitchens and Guest Suites	25 - 34

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7.2.	Public Hearing on proposed amendments to Off-Street Parking and Loading Output Document (Staff Report - 1104) - Pdf	35 - 41
8.	NEW BUSINESS	
8.1.	Bat Survey, Lake Coffey Project Staff recommends approval of this request. Output Document (Staff Report - 1093) - Pdf	43 - 46
8.2.	Emergency Generator, Fire Station #1 Output Document (Staff Report - 1100) - Pdf	47 - 50
8.3.	RFQ Engineering Buckeye Lake Assessment Output Document (Staff Report - 1109) - Pdf	51 - 52
8.4.	RFQ Engineering Charter Hills Rd. Helene Damage Output Document (Staff Report - 1108) - Pdf	53 - 54
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9.1.	Finance Report for August and September Review Output Document (Staff Report - 1098) - Pdf	55 - 62
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9.5.	Planning & Inspections Monthly Report 2024-10 Output Document (Staff Report - 1103) - Pdf	73 - 75
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9.7.	TDA Report November 2024 Output Document (Staff Report - 1110) - Pdf	83 - 85
10.	TOWN COUNCIL COMMENTS	
11.	ADJOURNMENT	



MINUTES

Regular Town Council Meeting

4:00 PM - Tuesday, October 8, 2024
Council Chambers

The Regular Town Council of the Town of Beech Mountain was called to order on Tuesday, October 8, 2024, at 4:00 PM, in the Council Chambers, with the following members present:

COUNCIL PRESENT: Mayor Weidner Abernethy
Vice Mayor Kelly Melang
Councilmember Alan Villanova
Councilmember Art Beckmann
Councilmember M.W. Stanford

COUNCIL EXCUSED:

STAFF PRESENT: Attorney Stacy Eggers, IV
Town Manager Bob Pudney
Town Clerk Emily Haynes

1. CALL TO ORDER

1.1. Mayor Abernethy called the October 8th Town Council meeting to order at 4:00PM.

2. ADOPTION OF AGENDA

2.1. Mayor Abernethy requested an amendment to the agenda to add item 6.6- Hagerty Consulting, Inc. Proposal for Consulting Services to the consent agenda.

Motion

M.W. Stanford made a motion to approve the agenda with amendment Kelly Melang seconded the motion. CARRIED. unanimously.

3. INVOCATION- DEWEY CYCLONE BRETT

4. MAYORS MESSAGE

4.1. Mayor Abernethy took a moment to thank everyone involved in the town's storm recovery. The town has rebounded very well however we still have a long road of recovery ahead. Remain positive!

5. PLEDGE OF ALLEGIANCE

6. PUBLIC COMMENT

- 6.1. Tajah Harrison of 126 Village Cluster Road- The Town of Beech Mountain community has been nothing short of wonderful during this disaster. I would like to suggest a "town bulletin board" and would like to volunteer if needed to organize.

7. CONSENT AGENDA

- 7.1. Adoption of Minutes
7.2. Adoption of Closed Session Minutes
7.3. North Carolina Hazard Mitigation Grant Program Grant Agreement
7.4. Resolution to Donate Surplus Emergency Relief Supplies
7.5. State of Emergency Declaration
7.6. Hagerty Consulting, Inc Proposal for Consulting Services

Motion

Alan Villanova made a motion approve the consent agenda M.W. Stanford seconded the motion. CARRIED. unanimously.

8. OLD BUSINESS

- 8.1. Public Hearing for consideration of paving Beech Mountain Parkway

Motion

Weidner Abernethy made a motion to cancel the Public Hearing for consideration of paving Beech Mountain Parkway Art Beckmann seconded the motion. CARRIED. unanimously.

9. NEW BUSINESS

- 9.1. Police K-9 Proposal

Motion

Art Beckmann made a motion to approve Police K-9 Proposal M.W. Stanford seconded the motion. CARRIED. unanimously.

- 9.2. Public Hearing on proposed amendments to Kitchens and Guest Suites

Motion

Kelly Melang made a motion to have a continuance of the public hearing to the next regular meeting of the Town Council on Tuesday, November 12, 2024. Alan Villanova seconded the motion. CARRIED. unanimously.

9.3. Public Hearing on proposed amendments to Off-Street Parking and Loading

Motion

Kelly Melang made a motion to have a continuance of the public hearing to the next regular meeting of the Town Council on Tuesday, November 12, 2024. Alan Villanova seconded the motion. CARRIED. unanimously.

10. TOWN MANAGER AND STAFF REPORTS

10.1. Town Manager Report-

Skiloft – faired very well, the town met its commitment on the temporary construction easement, early 9/27/2024. We are hoping to schedule the final paving before cold weather.

Helene 2024

I can report that Buckeye Lake is full! (the drought is over) full of debris however, we are issuing an RFQ for engineering to assess the damage and develop a plan to dredge the lake. Conservation is key to making the limited source water work for the town.

Event timeline – 12th-day post event

9/26 First weather - rain

9/27 Helene hit measured 20+ inches of rain at fire station 1.
state of emergency signed 9-26-24 1200 hours

Impact

power outages – 100%

tree damage-severe

water and sewer line breaks

rushing water

tree falling

no potable water pressure

boil water notice issued

sewer stream crossing breaks

sewer plants severely overflowing.

road damage

culvert crossing

tree and power line crossing.

wires and power poles blocking roads

severe limits on emergency vehicle access

fire and EMS

police

public works

Buckeye Lake – severe debris and silt filed limited source water supply.

Shane Park destroyed

Town access cutoff:

Beech Mountain Parkway two road breaks
Buckeye creek road major failure at pinnacle Ridge intersection at stream crossings.
Elderberry ridge road passable with 4x4.
No access to hospitals
Landing zones inoperable
weather – fog and rain

Communications

complete failure
telephone service
911
transferred to Watauga
internet

Employees

limited number of employees available
travel access
communication
skill positions limited
unable to check on families

Volunteers

limited to who was on the mountain at the time of the incident.
volunteer fire department
communication for emergencies w/o power
generators

Road Contractors

limited to RC excavation due to no access.
cut the road to the equipment yard to access equipment and materials.

Rescue

three homes severely damaged by wind, trapped occupants.
rescued by the fire department and police department.

Financial

cash flow
payroll
storm impacted in middle of pay period
no communications with financial institutions
directed last payroll to be repeated.

records and reporting
FEMA

Response

EOC established 0600 9-28-2024
Pudney IC
T. Holland search, rescue, Ems and fire
D. Davis utilities
T. Barnett operations
S. Smith finance
P. Yates planning, mapping and damage assessment
A. Garcia Public Information Officer, distribution

operations periods x2 @ 12hrs. 0700-1900-0700

Directed all purchasing be paused for any non-essential items or services.
Contacted town attorney regarding existing contracts.

Jointly agreed to a 30-day pause on the construction of Town Hall /
Visitor Center project.

counties and state emergency operations-

failed
unable to communicate
no liaison
two county issues identified

unable to request or receive emergency resources

decision made to work outside the system
communications
airdrop of satellite phone and Garmin sat comm device.
Starlink is flown in by a private entity, established comms.

Hired RC excavating to repair Beech Mountain Parkway outside town limits to
gain road access for emergency response.
Held and treated medical patients until transportation could be established.
One trauma patient was flown by private helicopter to Cannon Memorial
Hospital.
Beech Mountain Parkway access was obtained 9-29-2024 at 1800 hr.

Water and MRE's delivered by private helicopters from Hickory base until
stopped by FAA.
Weather a problem at landing zones
Large helicopters landed at Buckeye landing zone.

water and MRE's

Search and rescue

Beech Mountain Volunteer Fire Department

Beech Mountain Police Department

Tennessee Task Force 1

Every residential structure was visited and accessed. (see map)

generators sourced privately

Ashwood tank pump station

Fire Station 1 and 2

fixed generators failed

Fred's

distribution point

existing generator failed

Fuel

unable to source fuel

diesel or gasoline

temporary gravity feed established

D. Beckman

pipe failure overnight

6,600-gal spill of gasoline

state notified

fire department mitigation efforts

water and dish soap.

2000 gal per day diesel burn rate

water and sewer plants

pump stations

public works

LP

unable to access town with LP trucks

Beech Mountain Parkway

NC 194

NC 184 at Dobbins Rd.

Town Hall / EOC generator.

fire stations (x2)

buckeye shelter

fuel deliveries resumed after road repairs

unable to source fuel from the county or state em.

Food and Water

established distribution point at the new Visitor Center

storage in the wash bay at Public Works

roads sign boards established

public information branch established

radio 1620 am accessed

posting written notices

local radio

website

social media
welfare checks and direct distribution
Beech Mountain Police Department
Beech Mountain Fire Department
Tennessee Task Force 1

Federal Outreach

Virginia Foxx

State Outreach

Ray Pickett
visited EOC x2
brought supplies

Counties Outreach

Braxton Eggers-Watauga
Phillip Barrier-Avery visited EOC

Road clearing

Beech Mountain VFD chainsaw teams
Public Works
heavy equipment

Town Officials

Villanova

Mountain VFD. Tree, road clearing and search and rescue with Beech
in admin, public information and His wife- Janet Villanova volunteered
distribution.

Stanford

mobile fuel truck
air damage assessment 10-4-24

Beckmann

drove a dump truck with materials for Beech Mountain
Parkway repair.
picked up private generators x2 from Maiden, NC.
assisted with roof repairs of responders.

Abernethy

generators purchase and delivery
chemicals for water plant picked up in hickory
liaison with state officials

Employees

Limited personnel during the storm, unable to travel for 5 days.
Unable to check on family or home.
Off mountain employees unable to leave home
Some employees walked / hiked to work great distances.

Consolidated workforce.
Established work teams with skills we had.
One dispatcher worked 72 hours continuously

Debris Management

Signed a notice to proceed with a state debris contractor and monitoring firm.
Southern disaster recovery – debris tech.

NCDOT – met with Michael Poe who assured me NCDOT will reimburse the town for the parkway repairs. Est. \$85,000

Issued two RFQ's for Buckeye Lake and dam analysis, plan for dredging. And Charter Hills Road landslide engineering.

I am the single person who is to be held accountable for the actions taken by the town and employees, no one else. I ordered employees and volunteers to perform well outside their scope of employment and comfort levels, I assured them that I would be accountable should anything go wrong.

We have a long way towards recovery, the town is committed to rebuilding and obtaining all available funding and reimbursement. The council can expect to review all budget impacts going forward.

Thank you to all employees, volunteers and elected officials for pulling together to perform above expectations on behalf of the town.

10.2. Police Department Monthly Report

11. TOWN COUNCIL COMMENTS

11.1. Councilmember Villanova- We are truly blessed to live in the wonderful community. Thank you to each person who has had a hand in the storm relief efforts.

Councilmember Beckmann- What an experience this has been. Thank you to everyone who has worked to get the community through. The EOC is being run magnificently. I do ask to not spread the cocktail party rumors, and come to the Council or Town Manager for correct information.

Councilmember Stanford- Task Force 1 that came to the community is a FEMA search and rescue task force. Their mission was to come in and do a damage assessment. Once we get to a point where we can look into and identify what the failure was in communications. Thank you to Jeff Burks who brought his aircraft and I went up and did an aerial assessment of damages to the canopy. Thank you to everybody for all your storm relief efforts.

Vice Mayor Melang- You have complete communication through the Council, please reach out to us for information. One thing that came to my mind during this storm was "Mountain Strong."

Mayor Abernethy- I would like to recognize Capitan Holland on the Volunteer

Fire Department he has put in countless hours in the recovery process.

12. ADJOURNMENT

12.1. Mayor Abernethy requested a motion to adjourn at 5:35PM.

Motion

Kelly Melang made a motion to adjourn the meeting at 5:35PM Alan Villanova seconded the motion. CARRIED. unanimously.

Town Clerk

Mayor, Town of Beech Mountain



TO: Mayor and Council
FROM: Emily Haynes
DATE: November 12, 2024
SUBJECT: Sale of Town owned Real Property

FOR THE PURPOSE OF:

Gumtree Rd Parcel ID#19310095408300000 was sold on Govdeals.net. The high bid is \$4250.00. The Beech Mountain Council may approve the sale to the high bidder or not.

SIGNATURES:

Town Manager


Town Clerk

[Print](#) - [Close](#)

GovDeals Seller's Certificate: 131-1023241607-327

Congratulations, Beech Mountain, NC has sold another item on the GovDeals Auction Server.

BUYER (#1312665)		SELLER (#327)	
Name:		Agency:	Beech Mountain, NC
Company:		Contact:	Kelsey Wise
Title To:	--	Phone:	828-387-4236
Phone:		Email:	kwise@townofbeechmountain.com
Email:		Address:	403 Beech Mountain Pkwy Beech Mountain, NC 28604-8012
Address:			

ITEM INFORMATION FOR ASSET ID: 131			
Item:	Gumtree Rd Parcel ID#19310095408300000		Photo: Gumtree Rd Parcel ID#19310095408300000
Pick Up Location:	403 Beech Mountain Pkwy, Town Hall, Beech Mountain, NC 28604-8012		
Inventory ID:	131	Account ID:	327
Condition:	Used/See Description	Quantity:	1 each
Make/Brand:	Not Provided	Model:	Not Provided
VIN/Serial:	Not Provided	Model Year:	Not Provided
Meter:	Not Provided	Title Restrictions:	Not Applicable

Date	Item		Amount
23 Oct 2024 04:07 PM ET	Gumtree Rd Parcel ID#19310095408300000		USD \$4,250.00
	Buyer's Premium	12.5000000000%	USD \$531.25
	Taxes	Tax:	USD \$286.88
		BP Tax:	USD \$35.85
		Total	USD \$5,103.98

Payment Instructions:

Payment methods for this item are Wire Transfer, PayPal, or credit cards (Visa, Mastercard, American Express, Discover) only. PayPal and credit card purchases are limited to below 5,000.00 and Bidders residing in the United States, Canada and Mexico Only. If the winning bid plus applicable taxes, if any



ORDINANCE

TO: Town Council

FROM: Steve Smith

DATE: November 12, 2024

SUBJECT: Capital Project Budget Ordinance Tropical Storm Helene

FOR THE PURPOSE OF:

To create a Capital Project Budget Ordinance for the tracking of Tropical Storm Helene repairs.

ATTACHED FOR YOUR CONSIDERATION:

Capital Project Budget Ordinance No. 2025-02 FEMA-4827-DR

STAFF RECOMMENDATION:

Approve

SIGNATURES:

Town Manager

Town Clerk



Budget Ordinance No. 2025-02

Town of Beech Mountain
North Carolina

Date: 11/12/2024

**CAPITAL PROJECT BUDGET ORDINANCE No. 2025-02
TOWN OF BEECH MOUNTAIN**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BEECH
MOUNTAIN, NORTH CAROLINA**

**TROPICAL STORM HELENE
Capital Project Budget Ordinance
FEMA-4827-DR**

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

Section 1. The project authorized is the recovery from Tropical Storm Helene to be financed by the Federal Emergency Management Agency. The project will include all known damage repair items caused by Tropical Storm Helene.

Section 2. The officers of the Town are hereby directed to proceed with the capital project within the terms of the grant documents and the budget contained herein.

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

FEMA Category A Repairs	\$3,582,409
FEMA Category B Repairs	1,822,931
FEMA Category C Repairs	<u>15,161,295</u>
Total	\$20,566,635

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

FEMA-4827-DR	\$20,566,635
Town of Beech Mountain Capital Reserves	-
Total	<u>\$20,566,635</u>

Section 5. The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the financing agencies, the financing agreements, and state and federal regulations as applicable.

Section 6. Funds may be advanced from the General and Utility Fund for the purpose of making payments as due. Reimbursement requests should be made to the financing agency in an orderly and timely manner.

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

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

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

Adopted this 12th day of November 2024 at Beech Mountain, North Carolina.

Weidner Abernethy, Mayor

ATTEST:

Emily Haynes, Town Clerk

(Seal)



COUNCIL ACTION ITEM

TO: Mayor & Council
FROM: Rebecca Ward
DATE: November 12, 2024
SUBJECT: Tax Release

FOR THE PURPOSE OF:

All tax releases must be approved by the board according to NCGS 105-381

STAFF RECOMMENDATION:

Approval of release

SIGNATURES:

Town Manager

Town Clerk

TOWN OF BEECH MOUNTAIN TAX OFFICE

RELEASE REQUEST

PROPERTY OWNER	LAST	FIRST	MIDDLE
	CURTIS	TIMOTHY	
ADDRESS	6060 SHORE BLVD SOUTH APT 801 GULFPORT, FL 33707		
LOCATION	1414 BEECH MTN PARKWAY	COUNTY	WATAUGA

I HEREBY REQUEST RELEASE OF TAX UNDER G.S. 105-381 FOR THE FOLLOWING YEAR:

YEAR	ASSESSMENT		TAX AMOUNT			RECEIPT NUMBER
	TOWN	DISTRICT	TOWN	DISTRICT	TOTAL	
2024	84300				547.95	

ACCOUNT NUMBER	
PARCEL NUMBER	1940755142000
AMOUNT OF RELEASE	\$547.95
DATE OF COUNCIL MEETING	11-12-2024

SPECIFIC REASON FOR RELEASE
RELEASE PER COUNTY

[Signature]
Tax Administrator

Approved By _____ Date _____

REFUND REQUEST

I HEREBY REQUEST REFUND OF TAX UNDER G.S. 105-380 FOR THE FOLLOWING YEARS:

YEAR	TAX	INTEREST PENALTIES COSTS	TOTAL PAID	DATE PAID	TOTAL REFUND
MAKE CHECK TOTAL					

SPECIFIC REASON FOR REFUND

Tax Administrator _____ Approved By _____ Date _____



COUNCIL ACTION ITEM

TO: Town Council
FROM: Steve Smith
DATE: November 12, 2024
SUBJECT: FY2025 Annual Budget Amendment #3

FOR THE PURPOSE OF:

Because of the change in financial software some of our procedures have to be adapted to the new software. This is an accounting change in procedure.

ATTACHED FOR YOUR CONSIDERATION:

Amendment #3

FINANCIAL IMPLICATIONS:

For the town the transaction ends in a wash.

STAFF RECOMMENDATION:

Approve

SIGNATURES:

Town Manager

Town Clerk

**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA
 FY2025 BUDGET ORDINANCE
 AMENDMENT # 2025-03**

**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. Transfer to the Tourism & Development Authority \$ 1,100,000

TOTAL ADJUSTMENT TO EXPENDITURES \$ 1,100,000

B. REVENUES

2. To provide for the adjustments to revenues:

b. General Fund:

1. Occupancy Tax Collections \$1,100,000

TOTAL ADJUSTMENT TO REVENUE \$ 1,100,000

C.	FY 2024-2025 General Fund: Original Budget	\$ 11,546,558
	FY 2024-2025 Amendment #3	<u>1,100,000</u>
	FY 2024-2025 General Fund: As Amended	\$ 12,646,558

APPROVED THIS 12th Day of November 2024

 Emily Haynes, Town Clerk

 Mayor Weidner Abernethy



COUNCIL ACTION ITEM

TO: Town Council
FROM: Preston Yates
DATE: November 12, 2024
SUBJECT: Public Hearing on proposed amendments to Kitchens and Guest Suites

FOR THE PURPOSE OF:

The purpose of this public hearing is to gather public input on proposed amendments to the Kitchens and Guest Suites section of the Zoning Code of the Code of Ordinances.

GENERAL IMPLICATIONS:

The proposed text amendments to § 154.141 and 154.006 have been developed in an effort to provide basic guidelines and certain restrictions for the accessory uses of guest suites and accessory dwelling units, where permitted. Currently, these uses are permitted, but significantly little direction or guidance is provided within the Code of Ordinances. Although there were no existing issues identified, in researching this amendment, the lack of any meaningful parameters or guidelines creates opportunities for issues to arise. Addressing this lack of basic regulation and guidance was the primary purpose in drafting this amendment.

SIGNATURES:

Town Manager

Town Clerk

§ 154.006 DEFINITIONS.

ACCESSORY DWELLING UNIT. A subordinate habitable dwelling unit meeting the requirements of § 154.141, added as part of the primary dwelling or as a detached structure associated with, and accessory to, a one-family detached dwelling that provides complete basic living facilities including, but not limited to sleeping, heating, cooking, and sanitation.

GUEST SUITE. A subordinate habitable dwelling unit added as part of the primary dwelling or as a detached structure associated with, and accessory to, a one-family detached dwelling that does not provide complete basic living facilities, or such living facilities are shared with the primary dwelling.

§ 154.141 KITCHENS AND GUEST SUITES AND ACCESSORY DWELLING UNITS.

A guest suite or accessory dwelling unit (ADU) like facility may be included in a single-family dwelling as part of the main dwelling or accessory building.¹ Such facilities shall not have separate water or sewer services from the primary dwelling, except as required by § 51.003 or as otherwise provided in Chapter 51 of the Code of Ordinances. A guest suite or accessory dwelling unit shall meet the following requirements, as applicable:

- A. Only one (1) ADU or Guest Suite shall be permitted on a single lot or parcel in any Single-Family Residential zoning district, except the R-2A zoning district. Neither an ADU nor a Guest Suite shall be allowed in the R-2A zoning district.
- B. An ADU or Guest Suite shall not exceed 75% of the total heated square footage of the primary dwelling or 750 square feet, whichever is less and shall not have more than two (2) bedrooms.
- C. An ADU or Guest Suite shall meet the requirements of Chapter 153: Minimum Housing Code of the Town of Beech Mountain Code of Ordinances and any new or remodeled space used for an ADU shall meet the requirements of the current NC Residential Building Code.
- D. A detached ADU or Guest Suite shall not be located more forward or closer to the road than the primary structure, except when the ADU is included as a part of a garage or where more than two (2) times the minimum zoning road frontage setback is achieved.
 - 1) In situations where there are two (2) or more road frontages, such as corner lots and double frontage lots, the road frontage setback requirement for the front-corner or secondary frontage shall be increased by ten (10) feet, inclusive of any walkways wider than four (4) feet, decks, porches, or similar appurtenances. Any attached or shared appurtenances shall meet the more restrictive setback requirements.
- E. The side and rear setbacks for a detached ADU or Guest Suite shall be increased by five (5) feet above the zoning district minimums, inclusive of any walkways wider than four (4) feet, decks, porches, or similar appurtenances. Any attached or shared appurtenances shall meet the more restrictive setback requirements.
- F. An ADU or Guest Suite shall be provided with a minimum of one (1) additional parking space for a studio unit or one bedroom unit and two (2) spaces for a two-bedroom unit.
- G. An ADU or Guest Suite may not be used for Residential Vacation Rental or Short-Term Rental, except when the primary dwelling is not being used for such purposes. In no case shall there be more than one (1) Residential Vacation Rental or Short-Term Rental on a single lot or parcel in any Single-Family Residential zoning district during any rolling 12-month period.
- H. All structures on a lot or parcel with an ADU or Guest Suite shall be connected to the Town's public water system and public sewer system, including the ADU.
- I. An ADU or Guest Suite which increases the total built upon area (BUA) of a lot, shall not be constructed in a water supply watershed critical area (WS-IIC or WS-IIIC), unless the density requirements of § 154.105 Dimensional Requirements table of this Code can be met.
- J. An ADU or Guest Suite which increases the total built upon area (BUA) of a lot to more than 40% shall not be constructed in a water supply watershed area (WS-II or WS-III).
- K. An ADU or Guest Suite which increases the total built upon area (BUA) of a lot, shall not be constructed on any lot that is deemed non-conforming due to the minimum lot area identified in § 154.105 Dimensional Requirements table of this Code.

- L. Any lot with an ADU or Guest Suite shall provide and maintain in good working condition a minimum of two (2) bear-resistant trash enclosures as described in § 50.12(B) of this Code, for use by the primary dwelling and the ADU or Guest Suite.



TOWN OF BEECH MOUNTAIN

AN ORDINANCE TO AMEND TITLE XV: LAND USAGE, CHAPTER 154: ZONING, §154.006 DEFINITIONS AND § 154.141 KITCHENS AND GUEST SUITES TO PROVIDE FOR THE DEFINITION OF GUEST SUITE AND ACCESSORY DWELLING UNIT; AND TO PROVIDE FOR ADDITIONAL CONDITIONS AND SUPPLEMENTAL STANDARDS APPLICABLE TO GUEST SUITE AND ACCESSORY DWELLING UNIT USES WHERE PERMITTED. REPEALING CONFLICTING ORDINANCES AND SETTING FORTH AN EFFECTIVE DATE.

Ordinance No. 2024-04

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 an ordinance to establish zoning districts throughout the Town of Beech Mountain; and

WHEREAS, the Town Council of the Town of Beech Mountain desires to promote the health, safety, and welfare of the citizens of Beech Mountain; and

WHEREAS, the Town Council desires to promote and encourage compatible workforce housing options for the residents and businesses of the Town; and

WHEREAS, the Town Council desires to minimize the adverse visual, acoustical, or other negative impacts of accessory dwelling uses; and

WHEREAS, the Town Council desires to maintain and enhance the character and sense of place for the Town of Beech Mountain.

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

SECTION I. *Title XV: Land Usage: Chapter 154.006: Definitions*, of the Town of Beech Mountain Code of Ordinances is hereby amended to add the following:

ACCESSORY DWELLING UNIT. A subordinate habitable dwelling unit meeting the requirements of § 154.141, added as part of the primary dwelling or as a detached structure associated with, and accessory to, a one-family detached dwelling that provides complete basic living facilities including, but not limited to sleeping, heating, cooking, and sanitation.

GUEST SUITE. A subordinate habitable dwelling unit added as part of the primary dwelling or as a detached structure associated with, and accessory to, a one-family detached dwelling that does not provide complete basic living facilities, or such living facilities are shared with the primary dwelling.

SECTION II. *Title XV: Land Usage: Chapter 154.141: Permitted Use Table*, of the Town of Beech Mountain Code of Ordinances is hereby amended as follows:

§ 154.141 KITCHENS AND GUEST SUITES AND ACCESSORY DWELLING UNITS.

A guest suite or accessory dwelling unit (ADU) like facility may be included in a single-family dwelling as part of the main dwelling or accessory building.¹ Such facilities shall not have separate water or sewer services from the primary dwelling, except as required by § 51.003 or as otherwise provided in Chapter 51 of the Code of Ordinances. A guest suite or accessory dwelling unit shall meet the following requirements, as applicable:

- A. Only one (1) ADU or Guest Suite shall be permitted on a single lot or parcel in any Single-Family Residential zoning district, except the R-2A zoning district. Neither an ADU nor a Guest Suite shall be allowed in the R-2A zoning district.
- B. An ADU or Guest Suite shall not exceed 75% of the total heated square footage of the primary dwelling or 750 square feet, whichever is less and shall not have more than two (2) bedrooms.
- C. An ADU or Guest Suite shall meet the requirements of Chapter 153: Minimum Housing Code of the Town of Beech Mountain Code of Ordinances and any new or remodeled space used for an ADU shall meet the requirements of the current NC Residential Building Code.
- D. A detached ADU or Guest Suite shall not be located more forward or closer to the road than the primary structure, except when the ADU is included as a part of a garage or where more than two (2) times the minimum zoning road frontage setback is achieved.

- 1) In situations where there are two (2) or more road frontages, such as corner lots and double frontage lots, the road frontage setback requirement for the front-corner or secondary frontage shall be increased by ten (10) feet, inclusive of any walkways wider than

four (4) feet, decks, porches, or similar appurtenances. Any attached or shared appurtenances shall meet the more restrictive setback requirements.

- E. The side and rear setbacks for a detached ADU or Guest Suite shall be increased by five (5) feet above the zoning district minimums, inclusive of any walkways wider than four (4) feet, decks, porches, or similar appurtenances. Any attached or shared appurtenances shall meet the more restrictive setback requirements.
- F. An ADU or Guest Suite shall be provided with a minimum of one (1) additional parking space for a studio unit or one bedroom unit and two (2) spaces for a two-bedroom unit.
- G. An ADU or Guest Suite may not be used for Residential Vacation Rental or Short-Term Rental, except when the primary dwelling is not being used for such purposes. In no case shall there be more than one (1) Residential Vacation Rental or Short-Term Rental on a single lot or parcel in any Single-Family Residential zoning district during any rolling 12-month period.
- H. All structures on a lot or parcel where there is an ADU shall be connected to the Town's public water system and public sewer system, including the ADU.
- I. An ADU or Guest Suite which increases the total built upon area (BUA) of a lot, shall not be constructed in a water supply watershed critical area (WS-IIC or WS-IIIC), unless the density requirements of § 154.105 Dimensional Requirements table of this Code can be met.
- J. An ADU or Guest Suite which increases the total built upon area (BUA) of a lot to more than 40% shall not be constructed in a water supply watershed area (WS-II or WS-III).
- K. An ADU or Guest Suite which increases the total built upon area (BUA) of a lot, shall not be constructed on any lot that is deemed non-conforming due to the minimum lot area identified in § 154.105 Dimensional Requirements table of this Code.
- L. Any lot with an ADU or Guest Suite shall provide and maintain in good working condition a minimum of two (2) separate bear-resistant trash enclosures as described in § 50.12(B) of this Code, for use by the primary dwelling and the ADU or Guest Suite.

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

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

SECTION V. CONFLICTING ORDINANCES. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent of such conflict.

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

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council for the Town of Beech Mountain, North Carolina, at which a quorum was present, and which was held on the _____ day of _____, 2024.

ADOPTED this the _____ day of _____, 2024.

Weidner Abernethy, Mayor

ATTEST:

_____(SEAL)
Emily Haynes, Town Clerk



PLAN CONSISTENCY STATEMENT

In the matter of a proposed zoning amendment for:

- ORDINANCE NUMBER:** 2024-04
- AMENDMENT TITLE:** Guest Suites and Accessory Dwelling Unit regulations amendment
- AFFECTED ORDINANCES:** § 154.006 DEFINITIONS; and § 154.141 KITCHENS AND GUEST SUITES
- DESCRIPTION:** A staff initiated proposed amendment to the zoning ordinance to provide for the definition of Guest Suite and Accessory Dwelling Unit; and to provide for additional conditions and supplemental standards applicable to guest suite and accessory dwelling unit uses where permitted.
- PLANNING BOARD DATE(S):** 4/30/2024 Item 4.1 New Business (as part of ZTA 2024-0113)
5/28/2024 Item 4.1 Old Business
6/25/2024 Item 4.1 Old Business
8/30/2024 Item 4.1 Old Business
- TOWN COUNCIL DATE(S):** 9/10/2024 Item 7.2 Call for Public Hearing
10/8/2024 Public Hearing
- PLANNING STAFF:** Preston Yates, Town Planner

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 an ordinance to establish zoning districts throughout the Town of Beech Mountain; and

WHEREAS, the Town of Beech Mountain has duly adopted a comprehensive plan for the Town entitled the 2020-2035 Comprehensive Plan for the Town of Beech Mountain, NC; and

WHEREAS, the general statutes for the State of North Carolina in § 160D-605 require that the governing board approve a statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan; and

WHEREAS, the Town Council for the Town of Beech Mountain, has duly considered the proposed amendment with respect to the 2020-2035 Comprehensive Plan for the Town of Beech Mountain, NC.

THEREFORE, the Town Council finds:

The proposed amendment IS consistent with the 2020-2035 Comprehensive Plan, more particularly:

- a. Policy LU.G1.P1: Follow Smart Growth Principles (2) Take advantage of compact building designs; (3) Create a range of housing opportunities and choices; (7) Strengthen and direct development towards existing communities
- b. Strategy LU.G1.P1.S4: Encourage Workforce Housing
- c. Policy CD.G1.P1: Improve and strengthen our community regulations, including the Zoning Ordinance
- d. Strategy CD.G1.P1.S1: Maintain and continually review the Town's development and zoning regulations

APPROVED this the ____ day of _____, 2024.

Weidner Abernethy, Mayor

ATTEST:

_____(SEAL)

Emily Haynes, Town Clerk



COUNCIL ACTION ITEM

TO: Town Council
FROM: Preston Yates
DATE: November 12, 2024
SUBJECT: Public Hearing on proposed amendments to Off-Street Parking and Loading

FOR THE PURPOSE OF:

The purpose of this public hearing is to gather public input on proposed amendments to the Off-Street Parking and Loading sections of the Zoning Code of the Code of Ordinances.

GENERAL IMPLICATIONS:

This proposed ordinance is to amend the zoning regulations regarding off-street parking and loading/unloading spaces. This ordinance updates the minimum parking requirements for businesses, commercial, and public uses, requiring that parking spaces be determined based on the latest ITE Parking Generation Manual or a site-specific parking study. It also specifies that businesses must provide off-street loading spaces with specific dimensions for large truck deliveries. The ordinance includes provisions for codification, severability, and the repeal of conflicting ordinances, and it will take effect immediately upon passage and publication.

SIGNATURES:

Town Manager

Town Clerk

EXISTING

§ 154.132 (B) (2) Public and semi-public uses and business/commercial uses.

Each business or establishment is responsible to provide ample parking to suit their needs within the confines of their property or property acquired for that purpose. The provisions and requirements of the Americans with Disabilities Act (ADA) regarding parking requirements shall be satisfied.

PROPOSED

§ 154.132 (B) (2) Public and semi-public uses and business/commercial uses.

Each business or establishment is responsible to provide ample parking to suit their needs within the confines of their property or property acquired for that purpose. **The number of parking spaces shall be based on the latest edition of the ITE Parking Generation Manual, or a recent site-specific parking study conducted in accordance with accepted engineering practices, and shall be approved by the Zoning Administrator, or their designee.** The provisions and requirements of the Americans with Disabilities Act (ADA) regarding parking requirements shall be satisfied.

EXISTING

§ 154.133 OFF-STREET LOADING AND UNLOADING SPACE.

Every lot on which a business or trade use is hereafter established shall provide space as indicated herein for the loading and unloading of vehicles off the street. Such space shall have access to a street or alley. For the purpose of this section, an off-street loading space shall have minimum dimensions of 12 feet by 40 feet and an overhead clearance of 14 feet in height above the alley or street grade.

Retail Business	1 space for each 10,000 sq. ft. of gross floor area
-----------------	---

PROPOSED

§ 154.133 OFF-STREET LOADING AND UNLOADING SPACE.

Every lot on which a business or trade use is hereafter established shall provide space as indicated herein for the loading and unloading of vehicles off the street. Such space shall have access to a street or alley. For the purpose of this section, an off-street loading space shall have minimum dimensions of 12 feet by 40 feet and an overhead clearance of 14 feet in height above the **parking lot, alley, or street** grade.

All commercial and other uses reasonably expected to require deliveries	1 space for each 10,000 sq. ft. of gross floor area
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Ordinance

Town of Beech Mountain
North Carolina

Date: 11/12/2024

TOWN OF BEECH MOUNTAIN

AN ORDINANCE TO AMEND TITLE XV: LAND USAGE, CHAPTER 154: ZONING, §154.132 (B)(2) OFF-STREET PARKING: MINIMUM PARKING REQUIREMENTS: PUBLIC AND SEMI-PUBLIC USES AND BUSINESS/COMMERCIAL; AND § 154.133 OFF-STREET LOADING AND UNLOADING SPACE TO PROVIDE FOR A RECOGNIZED STANDARD METHOD AND AN APPROVED ALTERNATE METHOD OF COMPUTING THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR BUSINESS, COMMERCIAL, AND PUBLIC USES; AND TO EXPAND THE APPLICATION OF THE LOADING AND UNLOADING SPACE REQUIREMENT. REPEALING CONFLICTING ORDINANCES AND SETTING FORTH AN EFFECTIVE DATE.

Ordinance No. 2024-05

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 an ordinance to establish zoning districts throughout the Town of Beech Mountain; and

WHEREAS, the Town Council of the Town of Beech Mountain desires to promote the health, safety, and welfare of the citizens of Beech Mountain; and

WHEREAS, the Town Council desires to support local businesses by providing fair and consistent parking and loading regulations; and

WHEREAS, the Town Council recognizes the need for commercial uses to provide adequate parking and loading for their purposes; and

WHEREAS, the Town Council desires to minimize the adverse impacts, to adjacent properties and roads, of inadequate parking or loading for commercial uses; and

WHEREAS, the Town Council desires to maintain and enhance the character and sense of place for the Town of Beech Mountain.

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

SECTION I. *Title XV: Land Usage: Chapter 154.132 Off-Street Parking: (B) Minimum Parking Requirements (2) Public and Semi-Public Uses* of the Town of Beech Mountain Code of Ordinances is hereby amended as follows:

Each business or establishment is responsible to provide ample parking to suit their needs within the confines of their property or property acquired for that purpose. The number of parking spaces shall be based on the latest edition of the ITE Parking Generation Manual, or a recent site-specific parking study conducted in accordance with accepted engineering practices, and shall be approved by the Zoning Administrator, or their designee. The provisions and requirements of the Americans with Disabilities Act (ADA) regarding parking requirements shall be satisfied.

SECTION II. *Title XV: Land Usage: Chapter 154.133 Off-Street Loading and Unloading Space* of the Town of Beech Mountain Code of Ordinances is hereby amended as follows:

Every lot on which a business or trade use is hereafter established shall provide space as indicated herein for the loading and unloading of vehicles off the street. Such space shall have access to a street or alley. For the purpose of this section, an off-street loading space shall have minimum dimensions of 12 feet by 40 feet and an overhead clearance of 14 feet ~~in height~~ above the parking lot, alley, or street grade.

<u>Retail Business All commercial and other uses reasonably expected to require deliveries by large trucks</u>	1 space for each 10,000 sq. ft. of gross floor area
--	---

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

SECTION IV. SEVERABILITY CLAUSE. If any section, part or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, then it is expressly provided and it is the intention of the Town Council in passing this Ordinance that its parts shall be severable and all other

parts of the Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION V. CONFLICTING ORDINANCES. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent of such conflict

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

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council for the Town of Beech Mountain, North Carolina, at which a quorum was present and which was held on the _____ day of _____, 2024.

ADOPTED this the _____ day of _____, 2024.

Weidner Abernethy, Mayor

ATTEST:

_____(SEAL)
Emily Haynes, Town Clerk



PLAN CONSISTENCY STATEMENT

In the matter of a proposed zoning amendment for:

- ORDINANCE NUMBER:** 2024-05
- AMENDMENT TITLE:** Off-Street Parking and Loading Amendment
- AFFECTED ORDINANCES:** § 154.132 OFF-STREET PARKING; and § 154.133 OFF-STREET LOADING AND UNLOADING SPACE
- DESCRIPTION:** A staff initiated proposed amendment to the zoning ordinance to provide for a standard method to determine parking requirements and to ensure that all commercial uses that generate large truck delivery, provide adequate loading and unloading space
- PLANNING BOARD DATE(S):** 8/27/2024 Item 5.1 New Business
- TOWN COUNCIL DATE(S):** 9/10/2024 Item 7.3 Call for Public Hearing
10/8/2024 Item 8.3 Public Hearing (continued)
11/12/2024 Public Hearing
- PLANNING STAFF:** Preston Yates, Town Planner

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 an ordinance to establish zoning districts throughout the Town of Beech Mountain; and

WHEREAS, the Town of Beech Mountain has duly adopted a comprehensive plan for the Town entitled the 2020-2035 Comprehensive Plan for the Town of Beech Mountain, NC; and

WHEREAS, the general statutes for the State of North Carolina in § 160D-605 require that the governing board approve a statement describing whether its action is consistent or inconsistent with an adopted comprehensive or land-use plan; and

WHEREAS, the Town Council for the Town of Beech Mountain, has duly considered the proposed amendment with respect to the 2020-2035 Comprehensive Plan for the Town of Beech Mountain, NC.

THEREFORE, the Town Council finds:

The proposed amendment IS consistent with the 2020-2035 Comprehensive Plan, more particularly:

- a. Goal T.G3: Provide for Increased Safety for our Transportation Infrastructure
- b. Strategy T.G3.S1: Continue to Pursue and Enforce Right of Way Clearance

- c. Policy LU.G1.P1: Follow Smart Growth Principles: Principle 9: Make development decisions fair, predictable, and cost effective

APPROVED this the ____ day of _____, 2024.

Weidner Abernethy, Mayor

ATTEST:

_____(SEAL)
Emily Haynes, Town Clerk



COUNCIL ACTION ITEM

TO: Mayor and Town Council
FROM: Bob Pudney
DATE: November 12, 2024
SUBJECT: Bat Survey, Lake Coffey Project

FOR THE PURPOSE OF:

Permission is requested to approve an amendment to the existing contract with West Consultants, PLLC for a Bat Survey to be conducted by the Ecosystem Planning and Restoration (EPR) firm for the Lake Coffey project in the amount of \$69,900.00. The Town will be required to conduct several environmental impact studies to obtain a final construction permit for the reservoir.

STAFF RECOMMENDATION:

Staff recommends approval of this request.

SIGNATURES:

Town Manager

Town Clerk

SCOPE OF WORK

Bat Habitat Assessment Surveys Lake Coffey Drought Mitigation Project Beech Mountain, Watauga County, NC

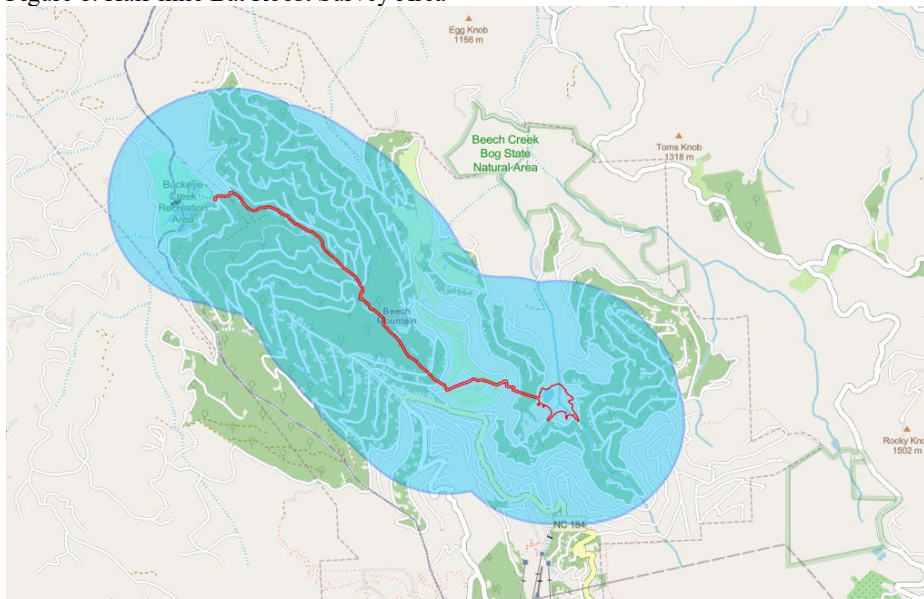
Ecosystem Planning and Restoration, LLC (EPR) is pleased to present this scope of services to West Consultants (Client) to perform surveys bat surveys in association with the Lake Coffey Drought Mitigation Project for Town of Beech Mountain, Watauga County, NC. The project footprint includes the anticipated impact area around Lake Coffey/Santis as well as the approximately 2.3-mile water main route, which total approximately 24.5 acres. As explained below, a 0.5-mile buffer around the project footprint will be investigated under this scope of work, and is hereafter referred to as the “Site”.

During preliminary discussions with U.S. Fish and Wildlife Service (USFWS) Representatives from the Asheville Ecological Services Office, EPR is of the understanding that multiple records of multiple federally protected bat species exist near the proposed project. Therefore, USFWS recommended that surveys for potential hibernaculum be performed to avoid potential project delays. USFWS will not require summer presence/absence surveys because, due to the nearby records, multiple federally protected bat species are assumed to be present.

EPR biologists will adhere to the [U.S. Fish and Wildlife Service 2024 Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines](#), referred to hereafter in this scope of work as “Guidelines”. Use of the term “Phase” hereafter refers to Phases within the Guidelines.

Changes in scope of work and/or size of the Site (as shown in Figure 1, below) after executing this Contract will constitute a scope change and would require a supplement to this Contract.

Figure 1. Half-mile Bat Roost Survey Area



The following tasks will be completed as part of this scope of work:

TASK 1. DATA ANALYSIS AND FIELD INVESTIGATIONS

Conduct Potential Hibernacula Surveys

Following Appendix H in the Guidelines, EPR will continue coordination with USFWS, perform a desktop analysis and initial field reconnaissance for potential hibernaculum (Phase 1, Steps 1 and 2). The field reconnaissance will be performed on all land within 0.5 mile of the edge of the project footprint (where access can be obtained). Based on the project footprint, this survey area totals 1,988 acres.

If underground openings are documented during field surveys and cannot be dismissed during initial project screening, then a Phase 1 Habitat Assessment (Step 3) will be completed to more critically evaluate the sites as potential hibernacula.

This Scope of Work does not include Phase 2 activities (Presence/Probably Absence Surveys). If suitable winter habitat is discovered as a result of the Phase 1 Habitat Assessment, further investigation will be required to determine if bats are using the site for hibernation. Due to the time consumptive nature of this task, and the uncertainty of the number and extent of potential hibernacula that may be discovered during the field surveys, Phase 2 activities, if required, will be performed under a separate scope of work.

TASK 2. REPORTING

Phase 1 Study Plan and Documentation

In addition to the Study Plan that must be approved by USFWS, additional documentation of results will also be required. The results of initial field assessments and the results of a Phase 1 Habitat Assessment should be submitted to USFWS.

Comprehensive Summary Report

A report summarizing the results of the investigations, including all information provided to USFWS will be completed for submittal to the Client.

Section 10 Permit Report

As a condition of holding an Endangered Species Act Section 10 recovery permit as well as a NC Wildlife Resources Commission (NCWRC) permit, permitted biologists are required to report all data collected under those permits to USFWS and NCWRC. Therefore, reporting of data collected for the Site will be necessary to complete this scope of work.

TASK 3. PROJECT MANAGEMENT

EPR will provide administrative tasks including client coordination, quality assurance/quality control; project tracking; scheduling; progress reports; and administrative services (phone calls, letters, etc.). Invoices will be provided to the Client monthly.

ASSUMPTIONS

- The Town of Beech Mountain will notify all property owners within the survey area at least two (2) weeks prior to EPR beginning work. The Town of Beech Mountain will also provide EPR with a permission letter to carry during surveys. Should a property owner deny access, EPR will provide the Client address/location information for further coordination.



- EPR assumes 70% (~1,400 acres) of the 0.5-mile buffer area will be suitable for surveys.
- EPR assumes that no more than ten (10) underground openings will require a Phase 1 Habitat Assessment. Any additional assessments would be performed under a supplement to this scope of work.
- Due to the time consumptive nature of this task, and the uncertainty of the number and extent of potential hibernacula that may be discovered during the field surveys, Phase 2 activities, if required, will be performed under a supplement to this scope of work.

COST ESTIMATE

The total lump sum amount for this work shall be \$69,900.00. EPR will submit monthly invoices to Client on a percent complete basis.

<u>Task</u>	<u>Proposed Fee</u>
1. Field Investigations and Data Analysis	\$53,100.00
2. Reporting	\$12,800.00
3. Project Management	\$4,000.00
Total	\$69,900.00



COUNCIL ACTION ITEM

TO: Mayor and Town Council
FROM: Bob Pudney
DATE: November 12, 2024
SUBJECT: Emergency Generator, Fire Station #1

FOR THE PURPOSE OF:

Authorization is requested for the replacement of the emergency standby generator at Fire Station #1 in the amount of \$32,520.00 from the Generator Supercenter. The existing generator failed during Tropical Storm Helene and is not repairable. There is an emergency generator temporarily installed which is provided by the State Emergency Management. The Generator Supercenter is the lowest compliant bid which includes a single 400 AMP transfer switch. It is anticipated that the cost will be reimbursed by FEMA and North Carolina.

ATTACHED FOR YOUR CONSIDERATION:

Three bids were received.

SIGNATURES:

Town Manager

Town Clerk



THE STANDBY POWER PEOPLE®

QUOTE

DATE: 11/01/2024
 EXP. DATE: 11/24/2024
 QUOTE # Station 1 Fire Dept Quote

Generator Supercenter of the Triangle
<https://generatorsupercenterofthetriangle.com/>
 8601 Glenwood Avenue Suite D
 Raleigh, North Carolina 27617
 Phone: 919-925-3434
 Email: gscnraleigh@generatorsupercenter.com

BILL TO:

Bob Pudney
 403 Beech Mountain Parkway
 Beech Mountain, NC 28604, United States

SERVICE TO:

403 Beech Mountain Parkway
 Beech Mountain, NC 28604, United States

ITEM	DESCRIPTION	QTY	PRICE PER	UNIT	AMOUNT	TAX
30KW Turnkey Install	Generator/ 400 amp 3 Phase Transfer Switch Materials - Residential Combo- 30kW Generac 3 Phase Complete Installation Including Standard Electrical and Gas Permits, Precast Concrete Slab, Moving & Positioning, Electrical Connections up to 20' of cabling, Plumbing Connections up to 20' of gas piping, Battery, Oil & Filter, Complete Start Up & Teaching Customer proper care and use of unit, and 5 Year Generac Limited Warranty.	1.00	\$31,995.00	Item	\$31,995.00	N
10 YR EXT WARRANTY - LC	10 YR Ext Warranty - Liq Cooled	1.00	\$1,525.00	Item	\$1,525.00	N
Liquid Cooled GenMon Monthly	Liquid Cooled Gen Monitor Contract - Monthly - \$49 per to commence month of startup	1.00	\$0.00	Item	\$0.00	N
Discount	Owner Beech Mountain Hurricane Discount	1.00	-\$1,000.00	Item	-\$1,000.00	N

SUBTOTAL **\$32,520.00**
 TAX RATE* **7.2500%**
 TAX **\$0.00**
 OTHER **-**
 TOTAL **\$32,520.00**



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Mountain Heritage Systems

Company Address 430 Pineola St.
Newland, North Carolina 28657
United States

Created Date 10/28/2024
Expiration Date 12/31/2024
Quote Number 00001578

Opportunity Name Beech Fire Dept- Station 1- New Generator

Customer Location Beech Fire Dept- Station 1

1007 Beech mountain Parkway
Beech Mountain, NC 28604
United States

Description Remove existing Generator and install a new 30kw Kohler and 200 amp transfer switch. This will operate the entire facility without issue. This does not include fuel piping.

Product	Line Item Description	Sales Price	Quantity	Subtotal	Line Total Incl Tax
Carquest:BATDP27M	Marine Deep Cycle Battery, 12V, 680 Cold Crank Amps, 850 MCA, 100AH	\$168.00	1.00	\$168.00	\$179.34
Concrete Pad	Custom Concrete Poured Pad	\$987.22	1.00	\$987.22	\$1,053.86
Crane Rental	Crane Rental	\$600.00	1.00	\$600.00	\$640.50
inspection		\$75.00	1.00	\$75.00	\$80.06
Job Labor:- PC	Labor - Process Lead Technician	\$120.00	32.00	\$3,840.00	\$4,099.20
Job Labor:- Tech PC	Labor PC - Technician	\$90.00	32.00	\$2,880.00	\$3,074.40
Kohler:30RCLA-QS3	30RCLA, 3 PH, 240V, UL, CSA	\$19,065.00	1.00	\$19,065.00	\$20,351.89
Kohler:RXT-JFTC-200A-MV03	RXT ATS - 200-amp, Three Phase/3 Pole, 240V, CSA	\$1,660.00	1.00	\$1,660.00	\$1,772.05
Parts:GEN WIRE/ACCESS XL	Generator Wire and accessories, Extra Large	\$1,500.00	1.00	\$1,500.00	\$1,601.25

Subtotal \$30,775.22
Sales Tax \$2,077.33
Total Amount \$32,852.55

Signature:

Quality Electric Incorporated

PO Box 2488
Banner Elk NC 28604
(828) 898-6251

September 23, 2024

Town of Beech Mountain
Beech NC

RE: Beech Mountain Fire Stations 1 and 2

Attn: Riley Hatch

Thank you for choosing Quality Electric and Nixon Power to quote the generator back up systems for fire station 1 and 2. We have been asked to price this project with Nixon Power of Blountville TN our price is as follows.

Fire Station #1 (200 amp 3ph)	\$55,050.00
Fire Station #2 (400 amp 1 ph)	\$67,740.00

This does not include a price for a crane that will be required in order to set these units (estimated cost \$2,000.00). Beech Mountain will responsible for the crane and any digging that may be required for either of these units.

We will require that 60% of this quote be paid as a down payment upon agreement of this proposal.

Any extra work that is performed beyond the scope of the blueprint presented will be performed in a time and material manner. (Time = \$80.00 per man hour, Material= our cost plus 35%)

Thank you again for choosing Quality Electric INC to quote your job.

Sincerely

Brent Berry
President of Quality Electric Inc.



COUNCIL ACTION ITEM

TO: Town Council
FROM: Daniel Davis
DATE: November 12, 2024
SUBJECT: RFQ Engineering Buckeye Lake Assessment

FOR THE PURPOSE OF:

Staff recommendation for engineer selection for the Buckeye Lake Helene damage assessment.

SIGNATURES:

Town Manager

Town Clerk

Council Members

Weidner Abernethy, Mayor
Kelly Melang, Vice Mayor
Art Beckmann
Alan Villanova
M.W. Stanford



Town Manager

Bob Pudney

Town Attorney

Stacy C. Eggers IV

Bob Pudney,

RE: Buckeye Lake Public Water Supply - Helene Damage Assessment RFQ Engineering Selection

The department of Infrastructure has issued a Request for Qualifications for roadway repairs at the Buckeye Lake public water supply for extensive damage due the Hurricane Helene. The required response date was November 4th, 2024, for this public solicitation. The selected firm will assess the damages, provide a plan for repairs and assist with contract bidding, inspections and administration of the repair project.

The following firms provided RFQ by the required date:

Schnabel Engineering and Mattern & Craig Engineers.

After review of the provided RFQ, the staff recommendation for selection of firm is:

Mattern & Craig Engineers

We believe through standard evaluation process this firm will meet the needs of our town in this project.

Thank you,

Daniel Davis
Director of Utilities
108 Bark Park Way
Beech Mtn, NC, 28604
BMUS@TownofBeechMountain.com
Office 828-387-9282



COUNCIL ACTION ITEM

TO: Town Council
FROM: Daniel Davis
DATE: November 12, 2024
SUBJECT: RFQ Engineering Charter Hills Rd. Helene Damage

FOR THE PURPOSE OF:

Request for qualifications for the assessment and administration for the 205 Charter Hills Rd. Helene damage.

SIGNATURES:

Town Manager

Town Clerk

Council Members

Weidner Abernethy, Mayor
Kelly Melang, Vice Mayor
Art Beckmann
Alan Villanova
M.W. Stanford



Town Manager

Bob Pudney

Town Attorney

Stacy C. Eggers IV

Bob Pudney,

RE: Charter Hills Rd.- Helene Damage RFQ Engineering Selection

The department of Infrastructure has issued a Request for Qualifications for roadway repairs at the 205 Charter Hills Road location for extensive damage due the Hurricane Helene. The required response date was November 4th, 2024, for this public solicitation. The selected firm will assess the damages, provide a plan for repairs and assist with contract bidding, inspections and administration of the repair project.

The following firms provided RFQ by the required date:

Odom Engineering PLLC: ECS Southeast, LLP: and Mattern & Craig Engineers.

After review of the provided RFQ, the staff recommendation for selection of firm is:

Mattern & Craig Engineers

We believe through standard evaluation process this firm will meet the needs of our town in this project.

Thank you,

Daniel Davis

Director of Utilities

108 Bark Park Way

Beech Mtn, NC, 28604

BMUS@TownofBeechMountain.com

Office 828-387-9282



REPORT

TO: Town Council
FROM: Steve Smith
DATE: November 12, 2024
SUBJECT: Finance Report for August and September

FOR THE PURPOSE OF:

To report on the status of the FY 2025 Annual Budget and the financial position of the Town.

ATTACHED FOR YOUR CONSIDERATION:

August 2024 Budget Report
September 2024 Budget Report
August and September Financial Report

STAFF RECOMMENDATION:

Review

SIGNATURES:

Town Manager

Town Clerk

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENSE REPORT
AS OF: August 30TH, 2024

10-General Fund

% of Year Completed: 17%

	Current Budget	Current Period	Year to Date Actual	Budget Balance	% YTD Budget
<u>Revenue Summary</u>					
Tax Revenue	6,764,364	16,462	67,226	6,697,138	1%
Interest Income	47,000	29,828	61,658	(14,658)	131%
Miscellaneous Income	652,000	18,371	54,545	597,455	8%
State Shared Revenue	2,866,704	20	50	2,866,654	0%
Fees	81,000	10,904	21,215	59,785	26%
Gains and Losses	50,000			50,000	0%
Other	567,000	2,373	2,373	564,627	0%
Other Sources	530,490			530,490	0%
Total Revenue	11,558,558	77,958	207,067	11,351,491	2%
<u>Expenditure Summary</u>					
Administration	3,254,888	174,848	252,941	3,001,947	14%
Tax Collection	67,687	6,739	12,826	54,861	26%
Visitors Center	343,169	24,241	50,597	292,572	22%
Police	1,604,854	132,554	283,246	1,321,608	25%
Fire	1,036,991	107,205	149,333	887,658	17%
Building Inspections	273,824	20,238	40,276	233,548	22%
Planning	192,724	11,349	35,284	157,440	24%
Vehicle Maintenance	219,799	18,085	31,675	188,124	23%
Road Maintenance	3,553,825	197,625	461,491	3,092,334	23%
Recreation	1,010,798	113,858	328,839	681,959	43%
Total Expenditures	11,558,559	806,742	1,646,508	9,912,051	22%
Revenue Over/(Under) Expenditures	0	(728,784)	(1,439,441)		

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENSE REPORT
AS OF: August 30TH, 2024

30- Utility Fund

% of Year Completed: 17%

	Current Budget	Current Period	Year to Date Actual	Budget Balance	% YTD Budget
<u>Revenue Summary</u>					
Interest Income	10,000	5,888	11,754	(1,754)	118%
Miscellaneous Income	27,500	3,102	6,642	20,858	24%
Metered Sales & Fees	3,159,600	297,773	603,653	2,555,947	19%
Availabilty Fees	243,600	37,291	58,336	185,264	24%
Tap Fees	80,000	8,000	16,000	64,000	20%
Source Water Development	122,880	12,430	24,879	98,001	20%
Other Sources	149,633			149,633	
Total Revenue	3,793,213	364,484	721,264	3,071,949	19%
<u>Expenditure Summary</u>					
Administration	2,196,490	76,690	178,737	2,017,753	0.10
Water Treatment	1,094,656	110,897	224,725	869,931	0.30
Waste Water Treatment	383,292	36,017	55,167	328,125	0.22
Taps and System	118,775	15,894	17,176	101,599	0.16
Total Expenditures	3,793,213	239,498	475,805	3,317,408	0.17
Revenue Over/(Under) Expenditures	-	124,986	245,459		

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENSE REPORT
AS OF: August 30TH, 2024

35- Sanitation Fund

% of Year Completed: 17%

	Current Budget	Current Period	Year to Date Actual	Budget Balance	% YTD Budget
<u>Revenue Summary</u>					
Interest Income	500	1,069	2,135	(1,635)	427%
Miscellaneous Income	40,811	128	128	40,683	0%
State Revenue	370	128	207	163	56%
Fees	927,200	71,181	148,797	778,403	16%
Other Sources	305,000	-	-	305,000	0%
Total Revenues	1,273,881	72,506	151,267	1,122,614	
<u>Expenditure Summary</u>					
Sanitation	1,273,881	52,333	170,087	1,103,794	13%
Revenue Over/(Under) Expenditures	-	20,173	(18,820)	-	

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENSE REPORT
AS OF: SEPTEMBER 30TH, 2024

10-General Fund

% of Year Completed: 25.00

	Current Budget	Current Period	Year to Date Actual	Budget Balance	% YTD Budget
<u>Revenue Summary</u>					
Tax Revenue	6,764,364	566,174	633,400	6,130,964	9%
Interest Income	47,000	26,898	88,556	(41,556)	188%
Miscellaneous Income	652,000	79,744	134,289	517,711	21%
State Shared Revenue	2,866,704	303,522	303,572	2,563,132	11%
Fees	81,000	5,858	27,072	53,928	33%
Gains and Losses	50,000	-	-	50,000	0%
Other	567,000	184,597	177,031	389,969	31%
Other Sources	530,490	-	-	530,490	0%
Total Revenue	11,558,558	1,166,793	1,363,920	10,194,638	12%
<u>Expenditure Summary</u>					
Administration	3,254,888	186,806	439,746	2,815,142	14%
Tax Collection	67,687	4,991	17,817	49,870	26%
Visitors Center	343,169	24,508	75,106	268,063	22%
Police	1,604,854	119,775	403,021	1,201,333	25%
Fire	1,036,991	27,104	176,437	860,554	17%
Building Inspections	273,824	20,265	60,541	213,283	22%
Planning	192,724	11,396	46,680	146,044	24%
Vehicle Maintenance	219,799	18,336	50,012	169,787	23%
Road Maintenance	3,553,825	343,609	805,100	2,748,725	23%
Recreation	1,010,798	101,982	430,822	579,976	43%
Total Expenditures	11,558,559	858,772	2,505,282	9,052,777	22%
Revenue Over/(Under) Expenditures	0	308,021	(1,141,362)		

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENSE REPORT
AS OF: SEPTEMBER 30TH, 2024

30- Utility Fund

% of Year Completed: 25.00

	Current Budget	Current Period	Year to Date Actual	Budget Balance	% YTD Budget
<u>Revenue Summary</u>					
Interest Income	10,000	5,557	17,311	7,311	173%
Miscellaneous Income	27,500	2,665	9,307	18,193	34%
Metered Sales & Fees	3,159,600	278,675	20,000	2,277,271	1%
Availability Fees	243,600	9,268	20,000	213,287	8%
Tap Fees	80,000	4,000	20,000	60,000	25%
Source Water Development	122,880	12,500	24,949	97,931	20%
Other Sources	149,633				
Total Revenue	3,793,213	312,665	111,567	2,673,993	3%
<u>Expenditure Summary</u>					
Administration	2,196,490	45,964	224,700	1,971,790	0.10
Water Treatment	1,094,656	107,626	332,352	762,305	0.30
Waste Water Treatment	383,292	27,473	82,640	300,652	0.22
Taps and System	118,775	1,290	18,466	100,310	0.16
Total Expenditures	3,793,213	182,353	658,158	3,135,057	0.17
Revenue Over/(Under) Expenditures	-	130,312	(546,591)		

TOWN OF BEECH MOUNTAIN
REVENUE & EXPENSE REPORT
AS OF: SEPTEMBER 30TH, 2024

35- Sanitation Fund

% of Year Completed: 25.00

	Current Budget	Current Period	Year to Date Actual	Budget Balance	% YTD Budget
<u>Revenue Summary</u>					
Interest Income	500	1,009	3,414	(2,914)	683%
Miscellaneous Income	40,811	108	315	40,496	1%
State Revenue	370		128	242	35%
Fees	927,200	69,987	218,784	708,416	24%
Other Sources	305,000			305,000	0%
Total Revenues	1,273,881	71,104	222,641	1,051,240	
<u>Expenditure Summary</u>					
Sanitation	1,273,881	51,735	221,822	170,087	17%
Revenue Over/(Under) Expenditures	-	19,369	819		

**Town of Beech Mountain
Monthly Financial Report
Fiscal Year 2025**

<u>General Fund</u>	<u>Budget</u>	Through the reported month												8.33%	<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	11,546,558	129,109	77,958	1,166,793										1,373,860	11.90%	
Total Expenditures	11,546,558	831,184	806,742	858,772										2,496,698	21.62%	
Unaudited General Fund fund balance as of July 1st	8,113,814	8,113,814	7,411,740	6,682,956										8,113,814		
Revenues Less Expenditures		(702,074)	(728,784)	308,021	-	-	-	-	-	-	-	-	-	(1,122,837)		
Estimated change to Fund Balance		7,411,740	6,682,956	6,990,977	-	-	-	-	-	-	-	-	-	6,990,977		
<u>Water/Sewer Enterprise Fund</u>																
Total Revenue	3,793,213	356,830	364,484	312,665										1,033,979	27.26%	
Total Expenses	3,793,213	282,964	239,498	182,353										704,815	18.58%	
Unaudited Unrestricted Cash Reserves as July 1st	2,516,554	2,516,554	2,590,420	2,715,406										2,516,554		
Revenues Less Expenses		73,866	124,986	130,312	-	-	-	-	-	-	-	-	-	329,164		
Estimated Change in Cash Reserves		2,590,420	2,715,406	2,845,718	-	-	-	-	-	-	-	-	-	2,845,718		
<u>Sanitation Enterprise Fund</u>																
Total Revenue	1,273,881	78,761	72,506	71,104										222,371	17.46%	
Total Expenses	1,273,881	116,113	52,333	51,735										220,181	17.28%	
Unaudited Unrestricted Cash Reserves as July 1st	595,585	595,585	558,233	578,406										595,585		
Revenues Less Expenses		(37,352)	20,173	19,369	-	-	-	-	-	-	-	-	-	2,190		
Estimated Change in Cash Reserves		558,233	578,406	597,775	-	-	-	-	-	-	-	-	-	597,775		
<u>Book Value - 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>			
1. Trust Bank (Pooled)	Pooled	1,143,152	1,181,346	910,320												
2. North Carolina Capital Management Trust	General Fund	6,227,287	6,736,647	6,286,669												
3. Mountain Community - Certificates of Deposit	General Fund	103,500	103,500	103,500												
4. North Carolina Capital Management Trust	Utility Fund	1,327,814	1,333,702	1,339,259												
5. North Carolina Capital Management Trust	Sanitation Fund	241,161	242,230	243,239												
6. North Carolina Capital Management Trust	E911 Fund	80,275	80,631	80,967												
Total Cash & Investments		9,123,189	9,678,056	8,963,954	-	-	-	-	-	-	-	-	-			
<i>All accounts reconciled through reporting month</i>																
<u>Transfers for the reported month</u>																
No transfers in July																



REPORT

TO: Mayor and Town Council
FROM: Bob Pudney
DATE: November 12, 2024
SUBJECT: Fire Department Monthly Report

SIGNATURES:

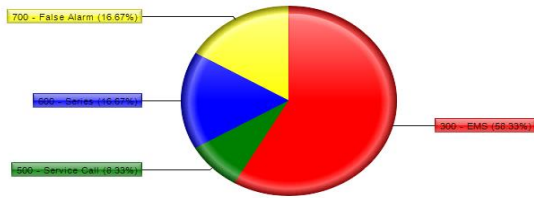
Town Manager

Town Clerk

BEECH MOUNTAIN FIRE DEPARTMENT Monthly Report October 312024			
EVENT	THIS PERIOD	SAME PERIOD LAST YEAR	FISCAL YTD
FIRE CALLS	11	15	49
MEDICAL CALLS	6	13	97
FIRE SAFETY INSPECTIONS	0	0	18
PUBLIC EDUCATION	0	0	0
FIRE HYDRANT INSPECTIONS	0	0	0
TRAINING HOURS	87	204	671
MEETINGS	12	6	8

COMMENTS:

Membership Recruitment Program.
Hurricane Helene response.
Annual Aparatus servicing completed.





REPORT

TO: Mayor and Town Council
FROM: Tim Barnett
DATE: November 12, 2024
SUBJECT: Police Department Monthly Report

SIGNATURES:

Town Manager

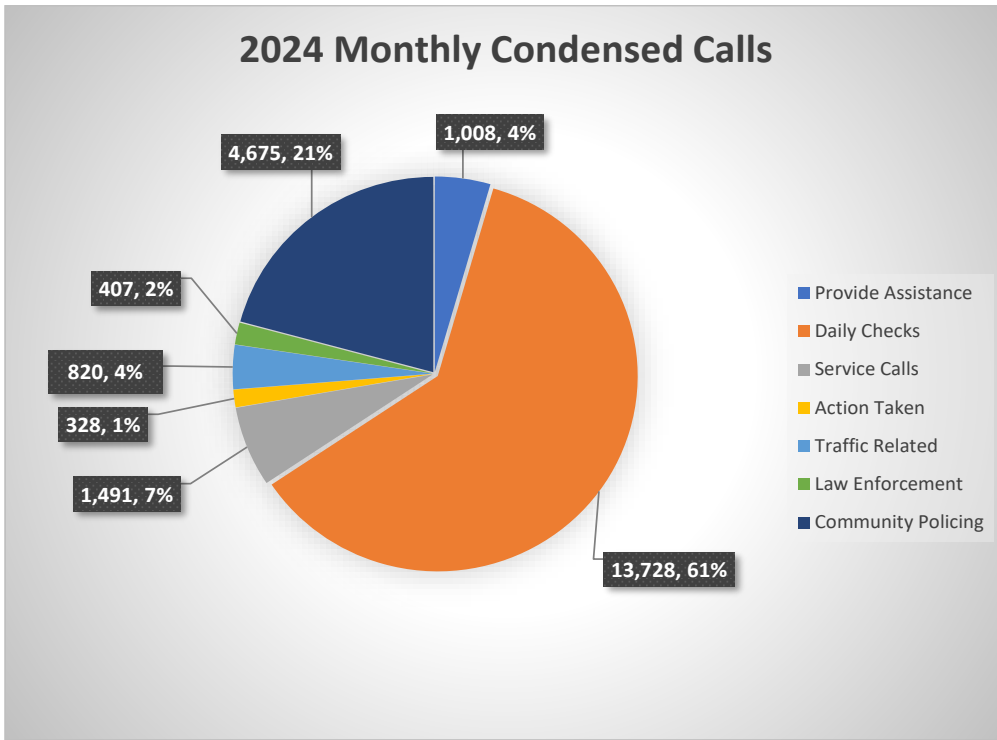
Town Clerk



Activity Log Yearly Summary Totals
 Beech Mountain Police Department
 January 1, 2024 through October 31, 2024

<i>Call Type</i>	<i>2023</i>	<i>2024</i>	<i>Call Type</i>	<i>2023</i>	<i>2024</i>
Provide Assistance			Traffic Related		
Assist Fire Department	10	16	Driving While Impaired	4	8
Assist Investigation	0	0	Improper Parking	69	98
Assist Other Agency	61	61	Stationary/Directed Patrol	307	317
Assist Town Dept/Business	9	10	Traffic Control	30	17
Assist Homeowner	48	26	Vehicle Accidents	62	54
Assist Motorist	331	331	Vehicle Stops	237	326
Assist Other Officer	207	235			
Escort	172	290	Law Enforcement Calls		
Assist Medical Calls	42	39	911 Hang Ups	20	59
			Alarms	68	85
Daily Checks			Breaking & Entering	16	3
Business Checks	10,090	9,621	Domestic Complaints	14	12
Care Track Test	0	0	Assault / Fights	6	5
Security Checks	114	1,036	Fire Works Violations	2	14
Residence Checks	1,883	2,974	Fraud	8	1
Welfare Check	23	97	Hit & Run	2	2
			Intoxicated/Drunk & Disruptive	4	4
Service Calls			Investigation	12	24
Animal Control Domestic/Wildlife	115	88	Larceny	14	17
Calls for Service	966	1,292	Mental Subject	10	1
Deliver Letter/Message	33	32	Missing Person	5	6
Found Property	19	8	Noise Disturbance/Loud Music	36	37
Golf Cart / UTV Inspections	26	32	Open Door/Open Window	54	48
ATV/Golf Cart Complaints	1	2	Prowler	1	4
Recreation/Town Deposit	59	37	Shots Fired/Sound of Shots Fired	3	2
COVID/mask	0	0	Subject with Gun/Weapon	1	0
			Suspicious Vehicle/Person/Pack.	17	30
Action Taken			Trespassing	29	32
Court	6	10	Vandalism	1	4
Felony Arrest	0	2	Continuing Investigation	16	17
Misdemeanor Arrest	6	10			
State Citations	48	41	Community Policing		
Town Ordinance Violations	100	16	Community Policing Contacts	2,855	4,631
Verbal Warning	180	238	Community Events	38	44
Warning Citations	14	5			
Warrant Service	5	6			
2023 Event Totals: 19,243			2024 Event Totals: 23,287		

2024 Monthly Condensed Calls





REPORT

TO: Town Manager and Town Council
FROM: Sean Royall
DATE: November 12, 2024
SUBJECT: October 2024 Recreation Report

FOR THE PURPOSE OF:
For review by Town Manager and Council

ATTACHED FOR YOUR CONSIDERATION:
October 2024 Recreation Report

SIGNATURES:

Town Manager

Town Clerk



October 2024 Recreation Report

Facility Report

Finance Report

Total Monthly Revenue	\$1,033.42
Parking Lot Monthly Revenue	\$10.30
Total Recreation Revenue	\$1,043.72

Detailed Revenue Totals

Program Registrations \$245.00
 Memberships \$1,400.00
 Facility Reservations -\$880.00 (Shane Park)
 POS \$318.42

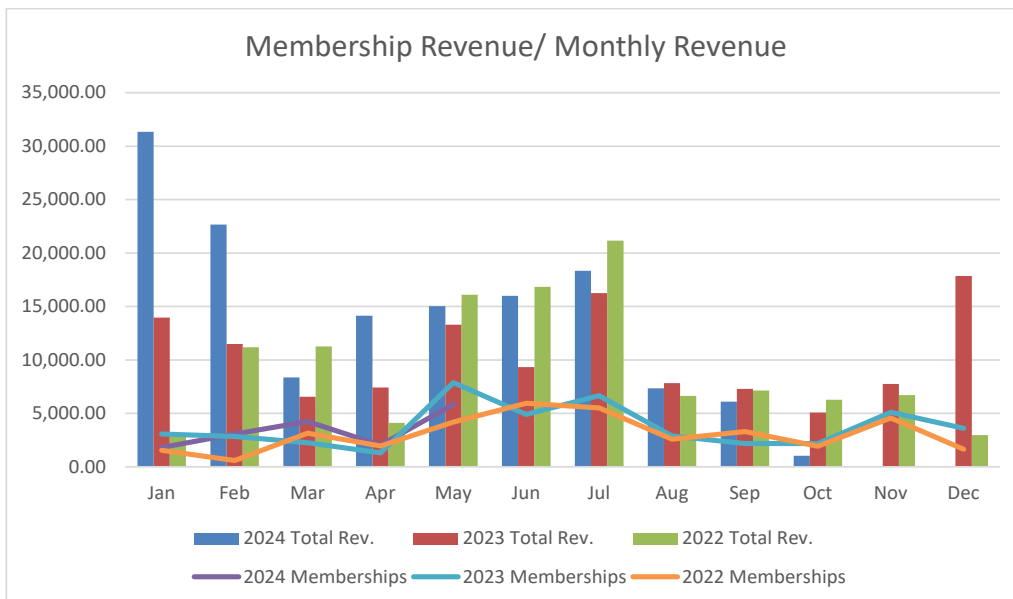
Check-In Report

Member Visits	454
Non-Member Visits	27

Membership Report

Total Memberships \$1,400.00

Family Annual \$900.00	Individual Annual \$350.00	Week Passes \$150.00
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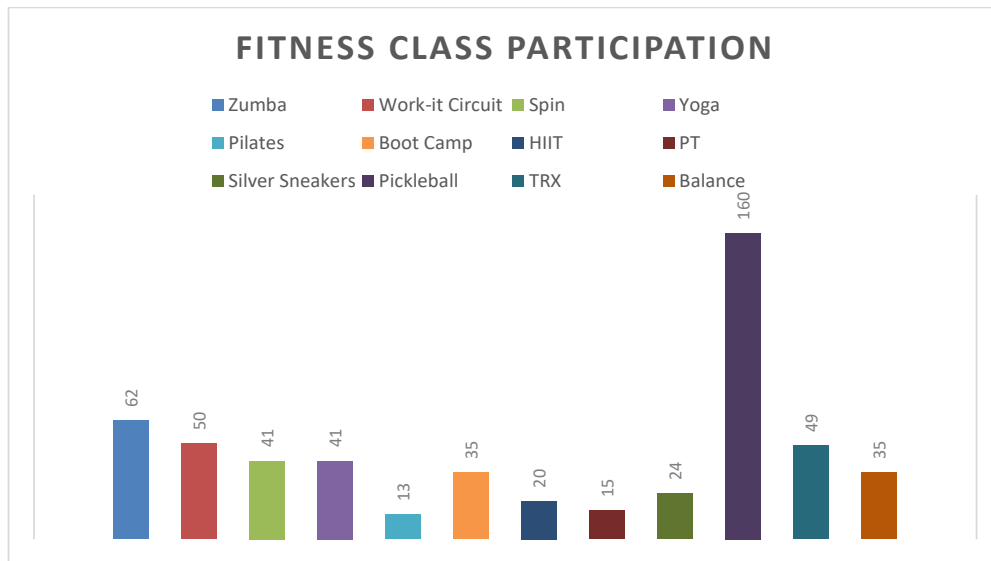


Fitness Report

Participants:

Number of classes offered in the month/ Participants.

Zumba	7	43
Work-it Circuit	7	51
Spin	8	24
Yoga	8	25
Boot Camp	8	21
HIIT	4	13
TRX	4	11
Personal Training		31



Programs:

- Trunk or Treat
- Halloween Sip-n-Paint
- Pickleball Paddle Battle

Director's Notes:

- Hurricane Helene, September 27th. We were closed week of 9/30-10/4. Power and internet restored following week.
- Visitor numbers dropped off significantly
- Trails and Shane Park destroyed.
- Worked to reopen Emerald Outback for leaf season tourism

Respectfully Submitted,
 Sean Royall
 Parks and Recreation Director
 Town of Beech Mountain



REPORT

TO: Town Council
FROM: Preston Yates
DATE: November 12, 2024
SUBJECT: Planning & Inspections Monthly Report 2024-10

FOR THE PURPOSE OF:
Report of activities for the Planning and Inspection Department.

SIGNATURES:

Town Manager

Town Clerk

TOWN OF BEECH MOUNTAIN
PLANNING AND INSPECTIONS MONTHLY REPORT
 October-2024

Summary and Highlights

Building:

Permit issuance remains well above average and consistent with 2023
 Inspections remain well above average and are consistent with 2023
 New home starts are trending downward to more sustainable numbers

Planning Board:

Planning Board did not meet in October; there were no items for Board consideration

Board of Adjustment:

Board of Adjustment did not meet in October; there were no items for Board consideration

GIS/Mapping:

October GIS/Mapping was dedicated to TS Helene Response and Recovery

Census and Demographics:

Submitted demographic and permit information to NC OSBM State Demographer
 Data submitted to Census Building Permits Survey (BPS) reporting for July

Training:

No new trainings completed in August

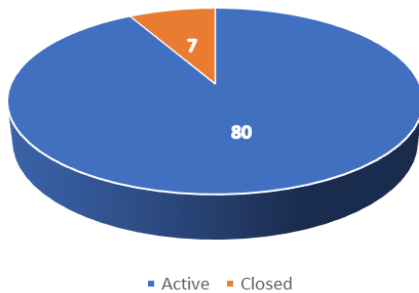
Other:

October was dominated by recovery efforts to TS Helene

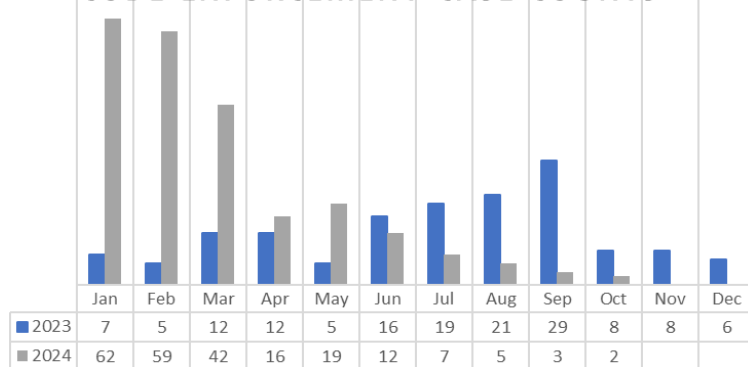
CODE ENFORCEMENT

Monthly and Quarterly Case Counts

Active and Closed Code Cases
 Jun 2024 - Aug 2024



CODE ENFORCEMENT CASE COUNTS



Code Enforcement:

2 Trash Enclosure Violations issued for Aug - Oct quarter
 8 Other code violations issued for same period
 7 Code cases closed out during this same time period

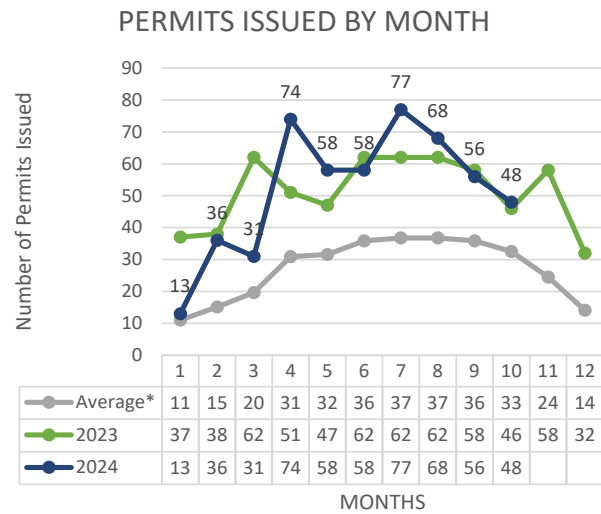
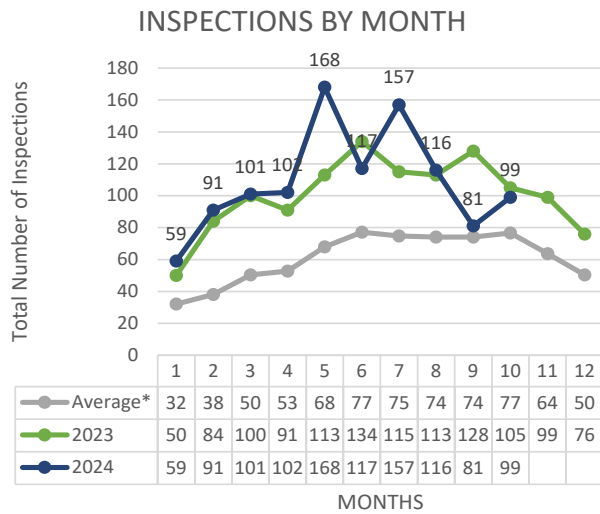
TOWN OF BEECH MOUNTAIN
Monthly Report
Planning and Inspections Department
October-2024

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	27	32	51	173	90	443
Electrical	30	15	19	107	43	245
Plumbing	8	14	10	66	28	151
Htg/Air & Misc.	34	20	33	107	67	369

2. Permits Issued

No. Issued	48	56	62	249	124	615
Value	\$ 1,321,656	\$ 177,736	\$ 2,130,645	\$ 4,270,139	\$ 2,895,904	\$ 20,468,168
Permit Fees	\$ 34,842.16	\$ 46,516.50	\$ 63,253.00	\$ 144,595.46	\$ 69,058.00	\$ 543,056.85



*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		\$ 31,257.16	\$ 770,000	7	10
	New Multi-Family				0	0
	New Commercial				1	0
46	Other	Various	\$ 3,585.00	\$ 551,656		
48			\$ 34,842.16	\$ 1,321,656		



REPORT

TO: Town Council
FROM: Daniel Davis
DATE: November 12, 2024
SUBJECT: DOI Monthly Report October 2024

FOR THE PURPOSE OF:

Monthly reports for Public Works, Sanitation, and Utilities

SIGNATURES:

Town Manager

Town Clerk

Monthly Water and Wastewater Treatment Flow Report

Buckeye Water Treatment Plant

	Current Data October-24	Comparison to Previous year October-23
Source Water Withdrawn:	14.181 MG Total	14.035 MG Total
	0.457 MGD AVG	0.453 MGD AVG
	0.773 MGD MAX	0.567 MGD MAX
	0.345 MGD MIN	0.360 MGD MIN
Finished Water Produced:	13.663 MG Total	13.732 MG Total
	0.441 MGD AVG	0.443 MGD AVG
	0.752 MGD Max	0.591 MGD Max
	0.337 MGD Min	0.331 MGD Min

Pinnacle Well

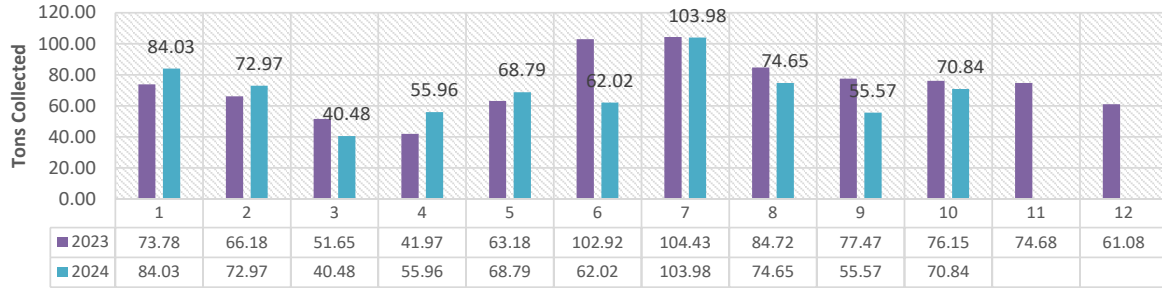
	Current Data October-24	Comparison to Previous year October-23
Well Water Withdrawn:	0.676 MG Total	N/A MG Total
	0.0281 MGD AVG	N/A MGD AVG
	0.0365 MGD MAX	N/A MGD MAX
	0.00 MGD MIN	N/A MGD MIN

Note: Surface and Well water treatments in full compliance.

Wastewater Treatment

	Current Data September-24	Comparison to Previous year September-23
Pond Creek WWTP Effluent Flow	4.581 MG Total	3.348 MG Total
	0.152 MGD AVG	0.108 MGD AVG
	0.050 MGD MIN	0.080 MGD MIN
	0.400 MGD MAX	0.157 MGD MAX
	0.400 Permitted Daily Max	0.400 Permitted Daily Max
Grassy Gap WWTP Effluent Flow	0.931 MG Total	0.620 MG Total
	0.031 MGD AVG	0.020 MGD AVG
	0.012 MGD MIN	0.007 MGD MIN
	0.092 MGD MAX	0.038 MGD MAX
	0.080 Permitted Daily Max	0.080 Permitted Daily Max
Buckeye Water Treatment Waste Process	0.549 MG Total	0.581 MG Total
	0.018 MGD AVG	0.019 MGD AVG
	0.000 MGD MIN	0.003 MGD MIN
	0.064 MGD MAX	0.051 MGD MAX

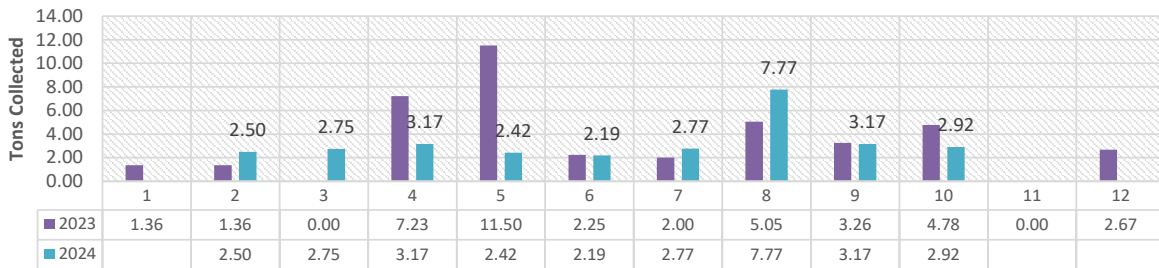
Solid Waste



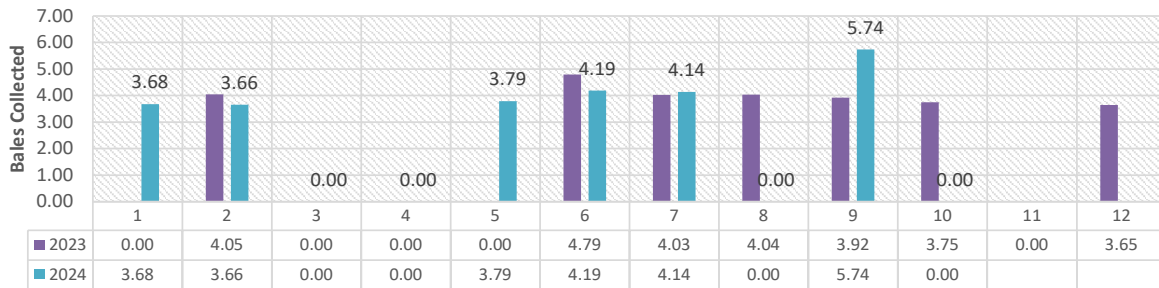
Recycled Paper and Plastic



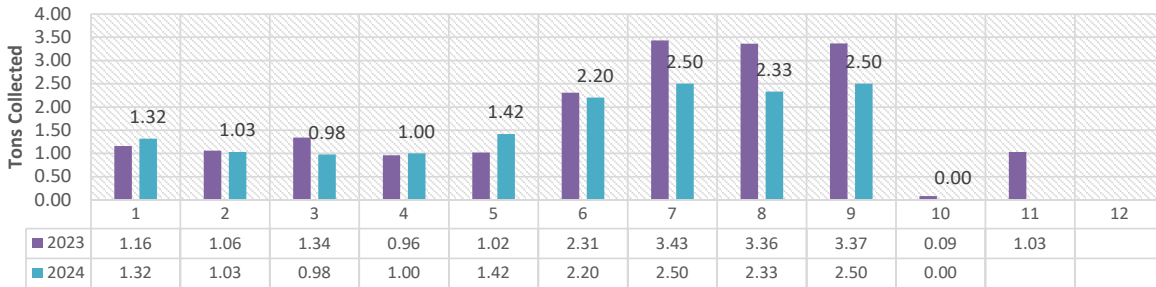
Recycled Metal



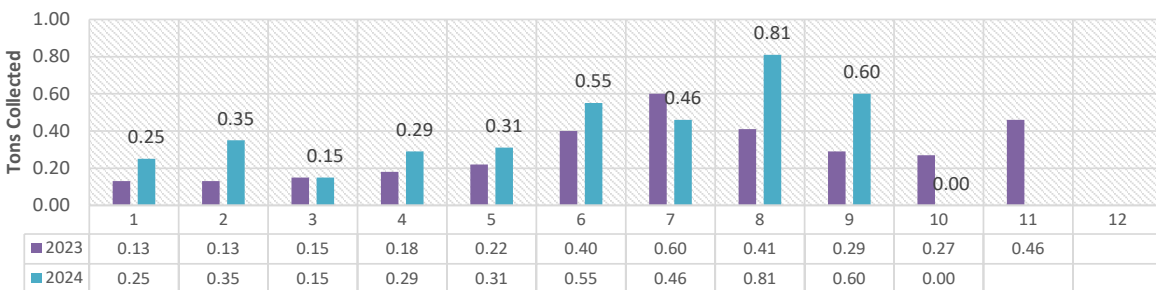
Recycled Cardboard



Recycled Glass

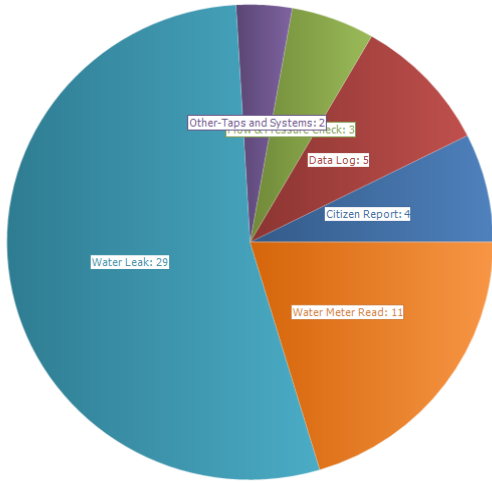


Recycled Aluminum

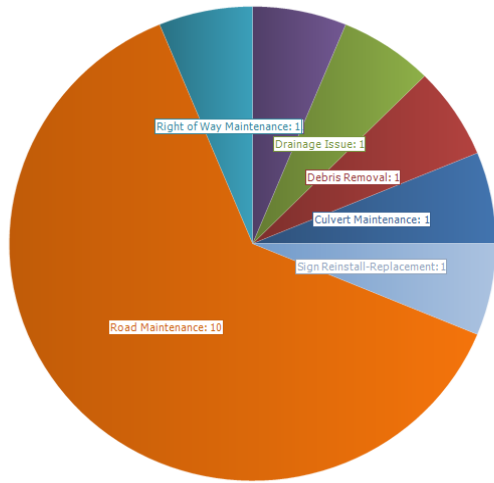


Sanitation Department
Monthly Report

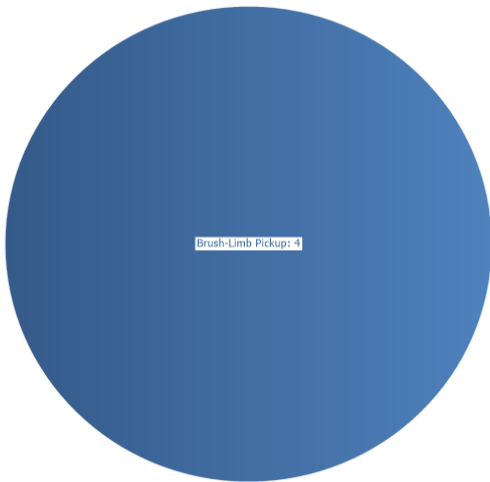
2023	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING					--ROAD MAINTENANCE--					
			RECYCLED METAL	Mixed Paper and Plastic	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIZING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JAN	73.78	Res. Const. Day	1.36	0.85	1.16	0.13	0.00						
FEB	66.18	Res. Const. Day	1.36	0.76	1.06	0.13	4.05						
MAR	51.65	Res. Const. Day	0.00	1.83	1.34	0.15	0.00	13		3	7		
APR	41.97	Res. Const. Day	7.23	0.92	0.96	0.18	0.00	7		5	5	12	
MAY	63.18	Res. Const. Day	11.50	1.27	1.02	0.22	0.00	25	25	20	15	25	8
JUN	102.92	Res. Const. Day	2.25	1.71	2.31	0.40	4.79	25	25	15	12	25	8
JUL	104.43	Res. Const. Day	2.00	1.68	3.43	0.60	4.03	16	2	16	11	5	8
AUG	84.72	Res. Const. Day	5.05	2.16	3.36	0.41	4.04	16	8	8	9	5	8
SEPT	77.47	Res. Const. Day	3.26	1.50	3.37	0.29	3.92	6	9	5	0	0	8
OCT	76.15	Res. Const. Day	4.78	3.04	0.09	0.27	3.75	12	0	2	6	0	0
NOV	74.68	Res. Const. Day	0.00	0.79	1.03	0.46	0.00	3	2	2	0	0	0
DEC	61.08	Res. Const. Day	2.67	0.40			3.65						
YTD TOTALS	878.21	0.00	41.46	16.91	19.13	3.24	28.23	123.00	71	76	65	72	40
2024	SOLID WASTE	CONSTRUCTION MATERIAL	RECYCLING					--ROAD MAINTENANCE--					
			RECYCLED METAL	Mixed Paper and Plastic	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIZING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED
JAN	84.03	Res. Const. Day		0.29	1.32	0.25	3.68		4.00	12.00			
FEB	72.97	Res. Const. Day	2.50	0.22	1.03	0.35	3.66		2				
MAR	40.48	Res. Const. Day	2.75	0.89	0.98	0.15	0.00	27	14			6	
APR	55.96	Res. Const. Day	3.17	0.58	1.00	0.29	0.00	60	9	2	2	2	24
MAY	68.79	Res. Const. Day	2.42	1.76	1.42	0.31	3.79	35	0	0	1	4	49
JUN	62.02	Res. Const. Day	2.19	0.72	2.20	0.55	4.19	32	2	0	1	0	59
JUL	103.98	Res. Const. Day	2.77	2.15	2.50	0.46	4.14	68	3	0	5	2	11
AUG	74.65	Res. Const. Day	7.77	1.13	2.33	0.81	0.00	65	0	0	0	0	4
SEPT	55.57	Res. Const. Day	3.17	1.47	2.50	0.60	5.74	8	0	0	9	0	0
OCT	70.84	Res. Const. Day	2.92	0.67	0.00	0.00	0.00	63	5	0	1	0	0
NOV													
DEC													
YTD TOTALS													



- Citizen Report: 4
- Data Log: 5
- Flow & Pressure Check: 3
- Other-Taps and Systems: 2
- Water Leak: 29
- Water Meter Read: 11



- Culvert Maintenance: 1
- Debris Removal: 1
- Drainage Issue: 1
- Grading: 1
- Right of Way Maintenance: 1
- Road Maintenance: 10
- Sign Reinstall-Replacement: 1



- Brush-Limb Pickup: 4



REPORT

TO: Mayor and Town Council
FROM: Armando Garcia
DATE: November 12, 2024
SUBJECT: TDA Report November 2024

FOR THE PURPOSE OF:

Report provides an overview of marketing, publicity and results

SIGNATURES:

Town Manager

Town Clerk

**Beech Mountain TDA Report
To Town Council
November 2024**

During the month of October, the TDA suspended all marketing initiatives in the aftermath of Hurricane Helene. The Visitor Center staff switched gears from providing travel information to distributing relief supplies and providing recovery information to the remaining residents. The staff also coordinated the intake of relief supplies and the redistribution of surplus to other communities, once the Town's needs had been met. The Visitor Center reopened on October 14th, to provide recovery information to residents as well as travel advisories. Towards the end of October, the TDA began PR efforts focused on recovery and the upcoming ski season.

Examples of recent media coverage received:

Charlotte Observer – What's Open and Safe to Do in Beech Mountain After Helene

<https://www.yahoo.com/lifestyle/open-safe-beech-mountain-helene-090000146.html>

Grandstand Magazine– Getaways – High Country

https://grandstrandmag.com/feature/getaways_the_high_country

Southern Living- These Small-Town General Stores Are Coming to the Rescue

<https://www.southernliving.com/general-stores-are-helping-towns-post-hurricane-helene-8722222>

The Travel –While Asheville Recovers...These Mountain Towns are Ideal Alternatives

<https://www.thetravel.com/while-asheville-recovers-from-hurricane-helene-these-underrated-mountain-towns-are-ideal-alternatives/>

Ski Area Management –NC Ski Areas Sustain Minimal Damage from Helene

<https://www.saminfo.com/news/sam-headline-news/north-carolina-ski-areas-sustain-minimal-damage-from-helene-communities-not-as-lucky>

Garden and Gun – These WNC Communities Are Open and Need Your Patronage

<https://gardenandgun.com/articles/these-western-north-carolina-communities-are-open-and-need-your-patronage-this-fall/>

Avery Journal – Beech Mountain Hosts Ghoulish Time at Trunk or Treat

https://www.averyjournal.com/news/community/beech-mountain-hosts-ghoulish-time-at-trunk-or-treat/article_d6caaf50-9582-11ef-80ea-9b54c590195b.html

Results: There were 85 visitors at the Visitor Center from 10/14 – 10/31, 2024, which was lower than the 540 visitors received during the entire month of October 2023. Occupancy tax of \$71,234 was collected in the month of October (for September overnight stays). This was 60.86% less than the \$114,589 collected in October of 2023. 5,289 room nights were reported to the tax office for September overnight stays.

Revenues for Lodging on Beech Mountain for September 2024

\$1,191,828

