



**AGENDA**  
**Regular Town Council**  
**Tuesday, September 12, 2023**  
**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   |         |
| 5.1. Public Hearing for Driveway Connections and Public Nuisance proposed text amendments | 3 - 8   |
| <a href="#">Output Document (Staff Report - 0872) - Pdf</a>                               |         |
| 6. SPECIAL PRESENTATION   |         |
| 6.1. NC Wildlife, Scott Loftis Mountain Aquatic Habitat Coordinator                       |         |
| 6.2. Re-name the Beech Mountain Visitor Center Resolution                                 | 9 - 11  |
| <a href="#">Output Document (Staff Report - 0885) - Pdf</a>                               |         |
| 6.3. Proclamation of Appreciation   | 13 - 14 |
| <a href="#">Output Document (Staff Report - 0887) - Pdf</a>                               |         |
| 7. CONSENT AGENDA   |         |
| 7.1. Adoption of Minutes  | 15 - 19 |
| <a href="#">Regular Town Council - 08 Aug 2023 - Minutes - Pdf</a>                        |         |
| 7.2. Correction Quitclaim Deed  | 21 - 24 |
| <a href="#">Output Document (Staff Report - 0876) - Pdf</a>                               |         |
| 7.3. Water and Sewer Resolution   | 25 - 28 |
| Approve and adopt the attached Resolution.  |         |
| <a href="#">Output Document (Staff Report - 0881) - Pdf</a>                               |         |
| 7.4. Amendment to the FY 2024 Budget  | 29 - 31 |
| Approve   |         |
| <a href="#">Output Document (Staff Report - 0882) - Pdf</a>                               |         |
| 7.5. Order to Collect 2023 Taxes  | 33 - 34 |

Approval of order to collect  
[Output Document \(Staff Report - 0883\) - Pdf](#)

8. NEW BUSINESS

8.1. Planning Board Appointment 35 - 36

Appoint Planning Board member.  
[Output Document \(Staff Report - 0871\) - Pdf](#)

8.2. Water System Asset Management Program 37 - 56  
[Output Document \(Staff Report - 0880\) - Pdf](#)

8.3. Ordinance amending § 91.04 Driveway Connections and § 94.03 Control of  
Other Nuisances of the Town of Beech Mountain Code of Ordinances 57 - 59  
[Output Document \(Staff Report - 0873\) - Pdf](#)

8.4. Land Lease agreement with Walter Clifton Elder Sr. Revocable Trust. 61 - 73  
  
Staff recommends approval of the lease.  
[Output Document \(Staff Report - 0888\) - Pdf](#)

9. TOWN MANAGER AND STAFF REPORTS

9.1. July 2023 Finance and Budget Report 75 - 79  
[Output Document \(Staff Report - 0870\) - Pdf](#)

9.2. Fire Department Monthly Report 81 - 82  
[Output Document \(Staff Report - 0875\) - Pdf](#)

9.3. August 2023 Recreation Report 83 - 85  
[Output Document \(Staff Report - 0879\) - Pdf](#)

9.4. Police Department Monthly Report 87 - 89  
[Output Document \(Staff Report - 0877\) - Pdf](#)

9.5. Public Works Reporting August 91 - 98  
[Output Document \(Staff Report - 0878\) - Pdf](#)

9.6. Planning and Inspections Monthly Report for 2023-08 99 - 101  
[Output Document \(Staff Report - 0874\) - Pdf](#)

9.7. TDA Report September 2023 103 - 105  
[Output Document \(Staff Report - 0886\) - Pdf](#)

10. TOWN COUNCIL COMMENTS

11. ADJOURNMENT



## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** September 12, 2023  
Public Hearing for Driveway Connections and Public Nuisance proposed  
**SUBJECT:** text amendments

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**FOR THE PURPOSE OF:**

Hold a public hearing to gather public input on the proposed text amendments to § 91.04 Driveway Connections and § 94.03 Control of Other Nuisances of the Town of Beech Mountain Code of Ordinances.

**SIGNATURES:**

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Town Manager

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Town Clerk

# Town of Beech Mountain

## Planning Staff Report



| Zoning Text Amendment: ZTA 2023-418 Driveway Connection and Public Nuisance |  |                    |
|---|--|--------------------|
| <b>Meeting Date(s):</b>   | Planning Board:  | July 25, 2023      |
|   | Call for Public Hearing:   | August 8, 2023     |
|   | Council Public Hearing:  | September 12, 2023 |
| <b>Prepared By:</b>   | Preston Yates, Director of Planning and Inspections  |                    |
| <b>Applicant(s):</b>  | Staff Initiated Text Amendment   |                    |
| <b>Applicant's Request:</b>   | Text amendment to § 91.04 Driveway Connections and § 94.03 Control of Other Nuisances of the Town of Beech Mountain Code of Ordinances to establish and otherwise enhance driveway connection and maintenance standards and to address nuisance surface water drainage from driveways. |                    |
| <b>Staff Recommendation:</b>  | Hold a public hearing to gather public input on the proposed text amendments.  |                    |
| <b>Report Date:</b>   | Tuesday, September 5, 2023   |                    |

### Background Information

Surface water drainage across private driveways has continued to create numerous challenges around the mountain for Public Works, other town personnel, residents, and visitors. In extreme cases, the water, often stormwater runoff from rainfall or from melting snow flows down or across driveways into the roadway and during freezing conditions will ice over and become a hazard to the driving, walking, or biking public. In other cases, the runoff of surface water will erode roadways, create hazardous ruts, and deposit large amounts of gravel or other debris on the roadway or onto neighboring properties. The Town's recently updated Town of Beech Mountain Manual on Driveway Entrances (herein referred to as Driveway Manual) requires that when new driveways are constructed, surface water is to be diverted to the appropriate legally established positive outfall area, such as a publicly maintained roadside swale or culvert. However, existing driveways and older driveways continue to create nuisances and public safety issues.

The Code of Ordinances currently provides broad discretion to the Building Inspector to declare a public nuisance for such cases in § 94.03 Control of Other Nuisances, which states that a public nuisance is "*any other condition specifically declared to be a danger to the public health, safety, and general welfare of inhabitants of the town and a public nuisance by the Building Inspector*". Town staff have relied on this discretion in identifying and remedying a number of driveway drainage issues across the mountain. However, a recently cited property owner appealed the Building Inspector determination of a public nuisance to the Board of Adjustment, which in turn reversed the staff decision and overturned the determination that a public nuisance existed, for which the property owner was responsible.

At question for the Board of Adjustment was responsibility for surface water that emerges or reemerges from groundwater sources within the public right-of-way or from adjacent properties. Additionally, since driveway connections are necessarily in the public right-of-way, there was some question of responsibility for driveway connections and culverts under those driveways. In consultation with the Town Attorney, it was determined that a specific declaration of surface water drainage, flowing from or across, driveways as a public nuisance may assist in pursuing remediation of these nuisance issues and clarify the maintenance responsibility of property owners for driveways and culverts.

### **Staff Analysis**

The proposed text amendments to § 91.04 Driveway Connections are predominately a codification of the recently updated Driveway Manual. The Driveway Manual is a technical design document developed generally for new construction to establish guidelines and minimum construction standards for new or altered driveway connections to the public road system. However, the Driveway Manual, as a design standard, does not adequately address maintenance responsibility, nor is it currently an adopted ordinance that can be cited by town officials in nuisance cases. By adopting these minimum drainage design standards and more clearly defining the responsibilities of property owners in maintaining property and driveway drainage, it provides town staff and property owners with a clearer delineation of maintenance responsibility.

According to the Town's *2020-2035 Comprehensive Plan*, within the Transportation Element, Strategy 4, of Goal 3 (T.G3.S4) is to:

*Continue to implement driveway and curb-cut regulations and consider modernizing and updating the Beech Mountain Manual on Driveway Regulations*

*Beech Mountain requires permits to connect driveways to town roads. The standards for permit approval include safety precautions such as the assurance that water drainage (and ice) from a driveway will not drain into the road. Beech Mountain's manual on Driveway Entrance Regulations, however, is outdated and needs improvement...*

As mentioned previously, the Driveway Manual was recently updated in April of 2023 to address some of these identified challenges. These proposed text amendments, likewise, would improve and enhance the overall goal of this strategy, which is to "Provide for increased safety of our transportation infrastructure".

The proposed text amendments to § 94.03 Control of Other Nuisances are a further effort to address the challenges of existing driveway drainage issues. The proposed amendments in this section describe the conditions under which a public nuisance would exist for driveway drainage and allow the Building Inspector and/or the Public Works Director the ability to declare them as public nuisances.

### **Summary and Recommendation**

Town staff is requesting this text amendment to better delineate the division of responsibilities regarding driveway connections to the Town's road network and to provide appropriate enforcement measures for properties and driveways that are, or become, prejudicial to the public health, safety, and general welfare of town residents and visitors. For these reasons, town staff recommend approval.

**The Planning Board unanimously recommended approval of the proposed text amendment at their regular meeting on July 25, 2023.** The Town Council may approve the proposed text amendment as recommended by staff and the Planning Board, deny the text amendment, modify the text amendment, or consider other options.

#### § 91.04 DRIVEWAY CONNECTIONS.

(A) The objectives of this section are:

- (1) To provide maximum protection and safety to the public through the orderly control of traffic entering and leaving the street;
- (2) To provide for proper drainage; and
- (3) To provide a uniform policy throughout the town in the design and construction of driveways.

(B) Any person or corporation desiring to construct a driveway or other connection within the right-of-way of a town street shall, before beginning any construction, secure a permit from the Public Works Director. The Public Works Director shall approve or deny the application within 15 days of receipt of application.

- (1) Driveways and all associated water drainage systems within the town's right-of-way shall be the sole responsibility of the driveway owner to maintain.

(C) Standards:

- (1) Residential driveway entrances shall be constructed and maintained in accordance with the town manual on driveway entrance regulations; and
- (2) Commercial driveway entrances shall be constructed in accordance with the Division of Highways, State Department of Transportation *Manual on Driveway Entrance Regulations*.
- (3) These standards shall be available for review on the town's website and in the clerk's office.

(D) Drainage:

1. Driveways shall be designed, constructed, and maintained to contain or catch surface drainage before it enters the street.
  - a) In areas where access to the storm drainage system is impractical, this may be accomplished by using a flume or swale to divert drainage to the street ditch line or other drainage system feature. Channel drains are an acceptable method.
  - b) The design standard is a 10-year storm or greater.
  - c) In no case shall surface drainage be permitted to flow into or across a public street.
2. Driveways intersecting ditch lines shall have a minimum 18" double wall plastic culvert that spans the width of the driveway. The Town shall reserve the right to require alternative culverts where conditions warrant. The applicant shall be responsible for installation and continual maintenance at their own expense.

3. The drainage in street side ditches or other drainage system features shall not be impeded, and the applicant shall provide suitable drainage structures at their own expense.
4. The applicant shall be responsible for the cost of replacing any disturbed portion of a paved ditch if one is present.

(1989 Code, Title IV, Ch. 41, § 3-4) (Ord. passed 2-13-1990; Ord. passed 5-14-1991)

#### **§ 94.03 CONTROL OF OTHER NUISANCES.**

(C) Driveway connections, culverts, and water runoff from properties. The existence of any one or more of the following conditions on any vacant lot or other parcel of land within the corporate limits of the town is hereby declared to be dangerous and prejudicial to the public health or safety and to constitute a public nuisance:

- (1) Culverts that restrict or block water flow through a town ditch line or other drainage feature; or
- (2) Driveways that restrict or block water flow through a town ditch line or other drainage feature; or
- (3) Any water runoff conditions from a property or driveway connection that causes water to flow into or across a public street or sidewalk, regardless of the source of the water; or
- (4) Any water runoff conditions from a property or driveway connection that results in damage to a public street, sidewalk, or other infrastructure; or
- (5) Any other condition specifically declared to be a danger to the public health, safety and general welfare of inhabitants of the town and a public nuisance by the Building Inspector and/or Public Works Director.



## RESOLUTION

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**TO:** Mayor and Town Council  
**FROM:** Emily Haynes  
**DATE:** September 12, 2023  
**SUBJECT:** Re-name the Beech Mountain Visitor Center Resolution

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**FOR THE PURPOSE OF:**

the Visitor Center shall be named the Elena Kontinos Visitor Center of Beech Mountain, North Carolina. In keeping with the time-honored tradition of recognizing and honoring its important citizens, the Town of Beech Mountain thanks the family of Elena Kontinos for her years of selfless service and will place the name "Elena Kontinos Visitor Center" on the new visitor center building when construction is completed.

**SIGNATURES:**

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Town Manager

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Town Clerk



Resolution 2023-15

Town of Beech Mountain  
North Carolina

Date: 9/12/2023

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**Resolution to Re-name the Beech Mountain Visitor Center  
the Elena Kontinos Visitor Center  
Res. No. 2023-15**

WHEREAS, Elena Kontinos made her home in the Town of Beech Mountain in 1986, and

WHEREAS, Elena Kontinos was a businesswoman who helped create the now iconic Brick Oven Pizzeria restaurant and entertainment complex, and

WHEREAS, Elena Kontinos raised her family and encouraged them to remain in the Town and continue to own and operate small businesses, and

WHEREAS, Elena Kontinos understood that the Town of Beech Mountain was a place of great beauty to be shared with residents and visitors alike, and

WHEREAS, Elena Kontinos worked for decades at the front counter of her family's restaurant, and many years across the street at the front counter of the Visitor Center, and

WHEREAS, her weekly calls to businesses, lodging partners and other interested parties helped her keep everyone informed of activities on the mountain, and to promote the mountain's offerings to visitors, and

WHEREAS, her kindness, compassion, gentle spirit, and genuine willingness to be of help to everyone she met helped visitors and residents develop a positive feeling about the town, and

NOW, THEREFORE, BE IT RESOLVED that the Center shall be named the Elena Kontinos Visitor Center of Beech Mountain, North Carolina. In keeping with the time-honored tradition of recognizing and honoring its important citizens, the Town of Beech Mountain thanks the family of Elena Kontinos for her years of selfless service and will place the name “Elena Kontinos Visitor Center” on the new visitor center building when construction is completed.

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Barry Kaufman, Mayor

ATTEST:

\_\_\_\_\_ (SEAL)

Emily Haynes, Interim Town Clerk





## PROCLAMATION

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**TO:** Mayor and Town Council  
**FROM:** Emily Haynes  
**DATE:** September 12, 2023  
**SUBJECT:** Proclamation of Appreciation

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**FOR THE PURPOSE OF:**

Proclamation of appreciation to be presented by Mayor Barry Kaufman.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

**Council Members**

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



**Town Manager**

Bob Pudney

**Town Attorney**

Stacy C. Eggers IV

Proclamation of Appreciation to be presented by Mayor Barry Kaufman.



# MINUTES

## Regular Town Council Meeting

4:00 PM - Tuesday, August 8, 2023  
Council Chambers

The Regular Town Council of the Town of Beech Mountain was called to order on Tuesday, August 8, 2023, 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

**COUNCIL EXCUSED:**

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

### 1. CALL TO ORDER

### 2. ADOPTION OF AGENDA

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

#### Motion

Weidner Abernethy made a motion to approve the agenda Kelly Melang seconded the motion. CARRIED. unanimously.

### 3. INVOCATION- DEWEY CYCLONE BRETT

### 4. PLEDGE OF ALLEGIANCE

### 5. PUBLIC COMMENT

5.1. General Public Comments

Robert McMichael of 710 Pine Ridge Road thanked the council for opposing the request to add more signs through out the town in last months meeting. The town should take a look at the signage now that we have the new signs and should consider removing the extra signs. Just across the road within a couple car lengths there are three signs for the resort, two of which just have

markers on them that are significantly different. Stated the extra signs are a distraction and clutter. Mr. McMichael then expressed his support for the Water Bond stating the town has a need for water supply. He thanked the staff and council who have been working towards securing grants for paying for this project. The cost exceeds what we will potentially receive in grants and if the bond is passed we will need to use it. I'd like to make that clear to all the taxpayers and have everyone understand that the bonds aren't a rainy day fund incase we don't get the grants. We are probably going to have to use them I'd like to make that clear for the future council who will actually have to issue those bonds and find the money to pay for them is not a surprise to the taxpayers. When discussing the bond in the future please give us an update on how much you think its really going to cost so we have an idea on how much we might need to issues bonds for and borrowing money.

Therese Barry of 100 Squirrel Lane stated she had seen a post on social media of a dog attack a where both animal and person were injured. Assuming the post is true the town needs to make the ordinances clear regarding dogs. I some years ago was attacked by a Great Dane who probably weighed as much as I do, I wasn't hurt expect for skinned knees but this is definitely a problem more and more dogs running around the town under no control is an issue that needs to be addressed. I think the rule is they must be under verbal control of the owner. Ms. Barry also stated her opinion on the Beech Mountain Ear I believe it used to be edited and you need an editor now not all but some of it is badly written. The newsletter going unedited reflects poorly on the town.

Gary Fairman of 120 Lower Grouse Ridge Road I read the letter about water that came out recently and one thing that I didn't see that would like to talk about is additional storage. As I understand it the problem isn't that we don't have enough water its that during days that we don't have rain we don't have sufficient over flow at the current location of the water plant to meet the requirement. why wouldn't we store water above the lake that we pull water out of? Three acre feet is about a million gallons of water so any where that we have a steep place in a creek above the lake seems like we could dam the creek and flood about a half acre or an acre, 6-8 feet high and have quite a bit of water stored so when we have heavy rains and have excess water we can store for the days we don't have water. I don't feel damming a creek would cost that much and maybe it has already been considered but it just seemed like it was worth mentioning.

## **6. CONSENT AGENDA**

- 6.1.** Adoption of Minutes
- 6.2.** Emerald Outback Lease

### **Motion**

Kelly Melang made a motion to approve Weidner Abernethy seconded the motion. CARRIED. unanimously.

- 6.3.** 2018 Water System Rehabilitation Project DWI # H-SRP-D-18-0126 Amendment #1

**Motion**

Kelly Melang made a motion to approve Weidner Abernethy seconded the motion. CARRIED. unanimously.

**7. NEW BUSINESS**

- 7.1. Resolution approving revisions to the Town of Beech Mountain Personnel Policy

**Motion**

Jimmie Accardi made a motion to approve Weidner Abernethy seconded the motion. CARRIED. unanimously.

- 7.2. Acceptance of Funding Resolution NCDEQ Project SRP-W-0185

**Motion**

Kelly Melang made a motion approve in order to move Project No. SRP -W-0185

Weidner Abernethy seconded the motion. CARRIED. unanimously.

- 7.3. Call for a Public Hearing for Proposed Text Amendment on Driveway Connections

**Motion**

Jimmie Accardi made a motion to call for a Public Hearing to be held at the next regular meeting of the Town Council, Tuesday, September 12, 2023, at 4:00 PM. Kelly Melang seconded the motion. CARRIED. unanimously.

- 7.4. End Overdose in Watauga Day Proclamation

Mayor Barry Kaufman presented Proclamation to Mary McKinney.

**8. TOWN MANAGER AND STAFF REPORTS**

- 8.1. Managers report and note updates

Project updates:

Town Hall / Visitors Center – on schedule, rain infiltration into both existing buildings. contractor has taken full responsibility.

Ski loft – out for bid, bid opening August 31st at 2:00 pm.

Oz lift station – waiting for components, structure and pump.

Pinnacle well site – on schedule, waiting for pumps.

Lake Coffey – design underway will begin Geotech drilling the first part of September. Still no official word on funding from either the state or FEMA.

General Obligation Bond is underway, all milestones have been met. It will be on the November 3, 2023, ballot.

Wynn Park sign underway, reminder this was funded 100% by the volunteer fire department.

Drainage improvements, culvert work on Tamarack and Charter Hills.

Vacant positions – accepting applications.

Planning board 2 board members  
TDA 1 board member  
Board of adjustment 1 board member

Page 112 – Financial report general fund as of 6/30 end of fiscal year. All departments finished within their budgets! 9.4% under total budget as well as accomplishing all budget objectives. **Thanks to all department heads.**

Page 113 and 114 – Water and Sanitation funds – all finished under budget.

Page 124 – Only two bear mess incidents. Proves the changes to the solid waste collection system are working.

Page 125 raw water totals – 734,000 gallons taken from Buckeye in one day. Well above what we usually do.

(Explain that we have slowed the water plant to reduce the impact on the lake, even though we have rain we cannot capture more than what the lake will hold.) **Still under phase 1 water restrictions.**

The third farmers market on August 5 was another success. Well, received by the community, the next event scheduled for September 1, 2023.

- 8.2. Finance Officer's Monthly Report
- 8.3. Fire Department Monthly Report
- 8.4. Police Department Monthly Report
- 8.5. DOI Monthly Report
- 8.6. Planning and Inspection Monthly Report for 2023-07
- 8.7. Recreation Report July 2023
- 8.8. TDA Report August 2023
- 8.9. FY 2023 Budget Adjustment

## 9. TOWN COUNCIL COMMENTS

- 9.1. Councilmember Kelly Melang thanked the people who have signed up to serve the Town of Beech Mountain its amazing that we have five candidates for town council. Kelly announced she is running for the two year seat, not the four year seat. Thanked those who have committed to making this town the best that it can be. Farmers market has went great! The Parks and Recreation did the series of races, Run the Beech over four Fridays and they did a great job! The History Museum calendars are out they are available at the museum, all local photographers pictures of Beech Mountain and the calendars are donations to the museum. August 22nd at 2:00pm across from the museum they are dedicating a marker to Ray Hicks.

Councilmember Weidner Abernethy thanked the candidates that are running for town council, it is a thankless job. He thanked those candidates who attended the meeting and wished them good luck. Thank you to the town employees and staff. Beech Mountain is a continuous project that is looking better and the current council has done a good job with the direction we have moved the town in and we need to continue with forward motion.

Mayor Barry Kaufman thanked the candidates who attended and wished them best of luck. That when they get elected to follow the program this council has set fourth I think you can see the improvement in the town, a lot of people talk about taxes but look around and see the improvements of the town and how much has been done in the last 4-6 years that needs to be taken into consideration and follow through. Look around and see what this council has accomplished and you will understand why we did what we did.

## 10. ADJOURNMENT

- 10.1. Mayor requested a motion to adjournment a 4:49pm.

### **Motion**

Kelly Melang made a motion to adjourn Weidner Abernethy seconded the motion. CARRIED. unanimously.

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Town Clerk

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Mayor, Town of Beech Mountain





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**TO:** Mayor and Town Council  
**FROM:** Emily Haynes  
**DATE:** September 12, 2023  
**SUBJECT:** Correction Quitclaim Deed

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**FOR THE PURPOSE OF:**

For the correction to the plat book and page from plat book 4 at page 225 to plat book 4 at page 226 for property located at Lot 192 Charter Hills Rd.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

**This instrument drawn by: Eggers, Eggers, Eggers & Eggers, Attorneys  
at Law, 815 West King Street, Boone, North Carolina, 28607  
(Prepared without a title examination by this office)  
(Parcel No. 1950253464000)**

**STATE OF NORTH CAROLINA**

**CORRECTION QUITCLAIM DEED**

**COUNTY OF WATAUGA**

**THIS CORRECTION QUITCLAIM DEED, made and entered into this  
\_\_\_ day of September, 2023, by and between Town of Beech Mountain, a  
North Carolina Municipality, of: 403 Beech Mountain Parkway, Beech  
Mountain, North Carolina 28604, party of the first part, hereinafter referred  
to as Grantor, and John Long, of: Post Office Box 2136, Hickory, North  
Carolina 28603-2136, party of the second part, hereafter referred to as  
Grantee;**

**WITNESSETH:**

**That said Grantor, for and in consideration of the sum of Ten and  
no/100 Dollars (\$10.00) and other good, valuable and sufficient  
consideration, in hand paid, the receipt of which is hereby acknowledged,  
has remised and released, and by these presents does remise, release,  
convey and forever quitclaim unto the Grantee, his heirs and assigns, all  
right, title claim and interest of the Grantor in and to that certain property,  
lying in Laurel Creek Township, Watauga County, North Carolina, described  
as follows:**

**-1-**

**BEING all of Lot 192 in Section "C" of the property known as CHARTER HILLS-BEECH MOUNTAIN, as shown on plat thereof recorded in Plat Book 4 at Page 226, of the Watauga County Registry. Reference to said plat being hereby made for a more complete description of said property.**

**The above described property is conveyed subject to Declaration of Restrictions recorded in Book 104 at Page 133 of the Watauga County, North Carolina Public Registry. Together with any other and further reservations, easements, conditions and supplemental restrictions or amendments thereto that may appear in the chain of title, applicable to this property.**

**The above described property is further conveyed subject to any and all street, road and utility rights of way as shown on plat referred to above, or which may otherwise appear of record applicable to this property.**

**The purpose of this Correction Quitclaim Deed is to correct the plat book page number to read Plat Book 4 at Page 226, of the Watauga County Registry, in lieu of Plat Book 4 at Page 225, of the Watauga County Registry, as was set out in deed recorded in Book of Records 2314 at Page 767, Watauga County Registry.**

**For further back title, see deed recorded in Book of Records 462 at Page 713, Watauga County Registry.**

**TO HAVE AND TO HOLD, the aforesaid tract of land, and all privileges and appurtenances thereto belonging to the Grantee in fee simple, his heirs and assigns, free and discharged from all right, title claim or interest of the Grantor or anyone claiming by, through or under them.**

**The designation Grantors and Grantees as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.**

**THIS SPACE IS BLANK.**

**IN WITNESS WHEREOF, the Grantor has hereunto set its hands and seals, the day and year first above written.**

**TOWN OF BEECH MOUNTAIN,**

**By: \_\_\_\_\_ (SEAL)  
Barry Kaufman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Emily Haynes, Clerk to the Board**

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**STATE OF NORTH CAROLINA**

**COUNTY OF AVERY**

**I, a Notary Public of the County and State aforesaid, certify that BARRY KAUFMAN personally appeared before me this day and acknowledged that he is the Mayor for the Town of Beech Mountain, a North Carolina Municipality, and that by authority duly given and as an act of the Town of Beech Mountain, the foregoing instrument was signed in its name by himself as its Mayor, and attested by Emily Haynes, as its Clerk.**

**WITNESS my hand and notarial seal, this \_\_\_\_ day of \_\_\_\_\_, 2023.**

\_\_\_\_\_  
**Notary Public**

**My commission expires \_\_\_\_\_**

**(SEAL)**



## COUNCIL ACTION ITEM

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**TO:** Mayor and Town Council  
**FROM:** Bob Pudney  
**DATE:** September 12, 2023  
**SUBJECT:** Water and Sewer Resolution

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**FOR THE PURPOSE OF:**

Authorizing Resolution to accept State and Federal funding for the 2023 Water and Sewer Rehabilitation Project.

**STAFF RECOMMENDATION:**

Approve and adopt the attached Resolution.

**SIGNATURES:**

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Town Manager

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Town Clerk

**TOWN OF BEECH MOUNTAIN  
AUTHORIZING RESOLUTION  
APPLICATION FOR FUNDING FROM NC DEQ  
DIVISION OF WATER INFRASTRUCTURE FOR A  
DRINKING WATER IMPROVEMENT PROEJCT**

WHEREAS, The Federal Clean Water Act Amendments of 1987 and Safe Drinking Water Act Amendments of 1996 and the North Carolina Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater or drinking water system improvements, and

WHEREAS, The Town of Beech Mountain has need for and intends to construct a drinking water system project described in the current Beech Mountain Capital Improvement Plan as the **2023 Water System Rehabilitation Project (40,000 feet pipe replacement plus 2 Pump Stations)**; and

WHEREAS, The Town of Beech Mountain intends to request State funding assistance for the project (loan, forgivable principal, and/or grant).

**NOW THEREFORE BE IT RESOLVED, BY THE BEECH MOUNTAIN TOWN COUNCIL:**

That the Town of Beech Mountain, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the Town Council of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Beech Mountain to make scheduled repayment of the loan, to withhold from the Town of Beech Mountain any State funds that would otherwise be distributed to the Town of Beech Mountain in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That **Robert Pudney, Town Manager**, the **Authorized Official**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and grant to aid in the construction of the project described above.

That the **Authorized Official**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 12<sup>th</sup> day of September 2023 at Beech Mountain, North Carolina.

---

Barry Kaufman, Mayor

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting Clerk of the Town of Beech Mountain does hereby certify: That the attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Beech Mountain Town Council duly held on the 12<sup>th</sup> day of September 2023; further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this the 12<sup>th</sup> day of September 2023.

\_\_\_\_\_  
Emily Haynes, Town Clerk



## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Steve Smith  
**DATE:** September 12, 2023  
**SUBJECT:** Amendment to the FY 2024 Budget

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**FOR THE PURPOSE OF:**

Amending the FY 2024 Budget by adding \$7,200 to Police Department to equip three patrol vehicles with prisoner transport security cages for Officer safety. In Public Works department by adding \$190,500 to complete a capital purchase from prior year, of a Freightliner multi-purpose truck. Cage restraints will be paid out current year funds and the multi-purpose truck because it was budgeted in FY2023 and unable to complete the purchase will be paid out Fund Balance.

**ATTACHED FOR YOUR CONSIDERATION:**

Amendment #2024-01

**STAFF RECOMMENDATION:**

Approve

**SIGNATURES:**

---

Town Manager

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Town Clerk

**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA  
 FY2024 BUDGET ORDINANCE  
 AMENDMENT # 2024-01**

**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. Police Department – In car cage restraints                     | \$ 7,200 |
| 2. Public Works Department – Capital Purchase Prior Year rollover | 190,500  |

|                                  |                  |
|----------------------------------|------------------|
| TOTAL ADJUSTMENT TO EXPENDITURES | <u>\$197,700</u> |
|----------------------------------|------------------|

**B. REVENUES**

2. To provide for the adjustments to revenues:

b. General Fund:

- |                                  |          |
|----------------------------------|----------|
| 1. Gain on Investments           | \$ 7,200 |
| 2. Appropriation of Fund Balance | 190,500  |

|                             |                  |
|-----------------------------|------------------|
| TOTAL ADJUSTMENT TO REVENUE | <u>\$197,700</u> |
|-----------------------------|------------------|

|   |                             |
|---|-----------------------------|
| <b>C. FY 2022-2023 General Fund Original Budget</b> | <b>\$ 11,549,993</b>        |
| <b>FY 2022-2023 Amendment #1</b>                    | <b>197,700</b>              |
| <b>FY 2022-2023 General Fund Current</b>            | <b><u>\$ 11,747,693</u></b> |

APPROVED THIS THE 12th Day of September 2023

\_\_\_\_\_  
 Emily Haynes, Town Clerk

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







## COUNCIL ACTION ITEM

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**TO:** Mayor and Council  
**FROM:** Rebecca Ward  
**DATE:** September 12, 2023  
**SUBJECT:** Order to Collect 2023 Taxes

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**FOR THE PURPOSE OF:**

To approve 2023 Order to collect taxes

**STAFF RECOMMENDATION:**

approval of order to collect

**SIGNATURES:**

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Town Manager

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Town Clerk

**Council Members**

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



**Town Manager**

Bob Pudney

**Town Attorney**

Stacy C. Eggers IV

STATE OF NORTH CAROLINA  
COUNTIES OF AVERY & WATUAGA

To the Tax Administrator of the Town of Beech Mountain:

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax record files in the office of the Tax Administrator and in the tax receipts delivered to you, in the amount and form the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayer in the Town of Beech Mountain, and this order shall be full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account of, in accordance with the law.

Witness my hand and official seal, this 12th day of September 2023

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Barry Kaufman, Mayor

ATTEST:

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Emily Haynes, Interim Town Clerk



## COUNCIL ACTION ITEM

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**TO:** Mayor and Town Council  
**FROM:** Bob Pudney  
**DATE:** September 12, 2023  
**SUBJECT:** Planning Board Appointment

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**FOR THE PURPOSE OF:**

Appointment of a Planning Board Member. Presently the Planning Board has two vacant positions with the resignation of Gabe Joseph and Greg Welsh. The Town has advertised the positions as well as made a direct appeal at public meetings. Attached is the application for consideration.

**STAFF RECOMMENDATION:**

Appoint Planning Board member.

**SIGNATURES:**

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Town Manager

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Town Clerk

## Town of Beech Mountain Board Application Form

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

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

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

**Fax:** 828.387.4862

**Complete the form below:**

|  |                           |                   |              |
|--|---------------------------|-------------------|--------------|
| Name:  | TIM HOLLAND               |                   |              |
| Home Address:  | 209 N PINNACLE RIDGE ROAD |                   |              |
| City:  | BEECH MOUNTAIN            | Zip:              | 28604        |
| Telephone:   | 828-387-0323              | Alternate Number: | 828-387-4530 |
| Email:   | THOLLAND9121@GMAIL.COM    |                   |              |
| Are you a resident of the Town of Beech Mountain?<br><i>(respond yes or no, some boards have residency requirements)</i> |                           |                   | Yes          |

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

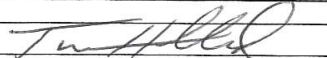
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="radio"/> Board of Adjustment</li> <li><input type="radio"/> Parks and Recreation</li> <li><input type="radio"/> Tree Board</li> </ul> | <ul style="list-style-type: none"> <li><input type="radio"/> Planning Board</li> <li><input type="radio"/> Tourism Development Authority</li> <li><input type="radio"/> Other</li> </ul> |
|---|--|

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

|    |                |
|----|----------------|
| 1. | PLANNING BOARD |
| 2. |                |
| 3. |                |

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

I have been a resident of the Town for most of my life, even long before we became a Town so I have seen the growth, both good and bad. I served 16 years on the Town Council as Mayor and Vice Mayor. I also served on the Planning Board for the first 4 years of its existence and helped write most of the original ordinances of the Town. I have worked in real estate since 1979 on the Mountain so have a vast knowledge of the workings of the Town. I believe, on this Board, we need members who have a very good background with the Town in order to recommend decisions that will affect it long into the future.

|   |                             |
|---|-----------------------------|
| <b>Signature:</b>  | <b>Date:</b> August 3, 2023 |
|---|-----------------------------|



## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Daniel Davis  
**DATE:** September 5, 2023  
**SUBJECT:** Water System Asset Management Program

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**FOR THE PURPOSE OF:**

Resolution of acceptance of Town of Beech Mountain Water System Asset Management Program. This program assigns condition evaluation to all Town water system assets, such as pipes, valves, hydrants, meters, vehicles, facilities, tanks and pumps as they are currently. Then the plan directs the Utilities Department on the best direction for future repairs and upkeep while maintaining financial sustainability.

**ATTACHED FOR YOUR CONSIDERATION:**

Asset Management Program in full, with resolution acceptance page.

**SIGNATURES:**

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Town Manager

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Town Clerk



# Town of Beech Mountain

## Water System

### Asset Management Program

version. September 2023

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Resolution 2023-14

Town of Beech Mountain  
North Carolina

Date: 9/12/2023

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**ASSET MANAGEMENT PLAN RESOLUTION OF THE TOWN OF BEECH MOUNTAIN**

**WHEREAS**, the Town of Beech Mountain’s drinking water system is a vital asset that protects the health of our citizens, promotes economic activity, and supports other enhancements to the quality of life in Beech Mountain, North Carolina; and

**WHEREAS**, a Water System Asset Management Plan has been prepared by the Town staff that contains an inventory of water system assets, the condition of the assets, recommended improvements, and recommended operations and maintenance to properly sustain the water system; and

**WHEREAS**, the Plan contains the following categories as outlined in the North Carolina DEQ-DWI Asset Management Plan Guidance: (1) an inventory of assets, (2) a condition assessment of that inventory, (3) a capital improvement plan (CIP) with projected cost estimates, and (4) an operation and maintenance plan to ensure proper management of the assets.

**NOW, THEREFORE the Town Council of the Town of Beech Mountain** hereby adopts this Water System Asset Management Plan, including the ten-year CIP contained within the Plan, effective beginning on September 12, 2023.

Adopted this 12<sup>th</sup> day of September, 2023

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**Barry Kaufman, Mayor**

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**Emily Haynes, Interim Town Clerk**

## **SECTION 1: PROJECT BACKGROUND AND OBJECTIVES**

### **1.0 Introduction**

The Town of Beech Mountain is in the Blue Ridge Mountains of North Carolina. It is partly within Avery County and partly in Watauga County at elevations ranging from about 3450' to 5506'. The Town of Beech Mountain began as a private resort development in the early to mid-1960's. The original resort developer built most of the present-day Beech Mountain water and sewer systems. In 1974 the original developer filed for bankruptcy. The Town of Beech Mountain was incorporated in May 1981. Upon incorporation into a "town" all the water, sewer, streets, etc. became the responsibility of the new town to operate and maintain. The Town of Beech Mountain has a very high amount of infrastructure for its very small population base.

### **1.1 HISTORY AND DESCRIPTION OF WATER SYSTEM**

The Town of Beech Mountain is classified as a class B rural water system that provides potable water to an estimated 2300 customers of Beech Mountain, North Carolina. The coverage area includes the Town of Beech Mountain along with the Elderberry Ridge, Fox Run, Sunset Ridge, and Emerald Court sub-divisions.

The Town of Beech Mountain water distribution system was originally designed by Edward Powell Engineering in 1967 to serve 800 customers. Construction was completed by Carolina Caribbean as the original installation. The water system consisted of the Tamarack Water Treatment Facility which produced 100 gpm, the Tamarack 10,000-gallon storage tank, the Meadows 65,000-gallon storage tank, the Cliffs 27,000-gallon storage tank, and the Slopes 10,000-gallon storage tank. Distribution lines consisted of 2-, 4-, and 6-inch galvanized pipes. In 1968 construction of Lake Coffee by Carolina Caribbean was completed as a water supply for the ski area. In 1970 Carolina Caribbean completed the Lake Coffee Water Treatment Facility as an addition to the current water system along with the addition of the 2<sup>nd</sup> Meadows 200,000-gallon storage tank, the Parkway 100,000-gallon storage tank and removed the Tamarack storage tank from the system. Engineering for this upgrade was provided by Edward Powell. At this point the distribution system consisted of approximately 50 miles of water line.

In 1977 the Carolina Caribbean Corporation went bankrupt, and the Beech Mountain Property Owners Association purchased the system and formed the Beech Mountain Sanitary District. The POA owned and operated the distribution system until the official incorporation of the Town of Beech Mountain in 1981.

In 1983 the Pinnacle Inn was constructed by Capital Improvements of South Carolina and installed the Pinnacle Pump Station and 300,000-gallon storage tank to serve the needs of the Pinnacle Inn. The same year the Town of Beech Mountain took over operation of the pump station and tank. The Summit Booster Pumping station was installed to provide water to the Summit pressure zone by Davis, Martin, Powell Engineering and Associates.

In 1986 the Davis, Martin, Powell, Engineering Associates completed the Buckeye Creek Water Treatment Facility consisting of the construction of a 55-million-gallon surface water supply Buckeye Lake, a dual train package plant with 750 gpm water production, and 300,000 gallon clear well. The 100,000-gallon Ashwood storage tank, 100,000-gallon Millpond storage tank, and 200,000-gallon Spruce

Hollow tank were also constructed. A 12" water main was installed to supply water for these tanks and connected to the existing water supply system. The Tamarack Water Treatment Facility was abandoned, and the Lake Coffee Water Treatment Facility was shutdown, to be used only as an emergency backup to the Buckeye Creek Water Treatment Facility.

In 1993 the Summit 16,000-gallon storage tank was connected to the Summit booster station by DMP Engineering and Associates. The Emerald Mountain 116,000 gallon was completed by Lapsley Engineering and the Slopes tank was removed from the distribution system. In 2001, the Cliffs storage tank was removed from the distribution system and replaced with the Cliffs pressure reducing station.

From 1981 through 2005 an estimated 11,000 ft of 6-, 8-, and 12-inch water mains were added to the distribution system to bring the current total to approximately 350,000 feet or 66 miles of water mains.

In 2015, construction was started on the new Buckeye Water Treatment Facility to meet the changing needs of the water system and the required regulatory parameters. Designed by West Consultants and constructed by Frizzell Construction. New treatment techniques include Xylem Dissolved Air Flotation as primary treatment process with Leopold Media filters as secondary treatment. Plant capacity for production was upgraded to attainable 1.5 MGD, although permitting requirements will remain at a maximum of a 1 MGD daily withdrawal from Buckeye Lake.

In 2016, Egger's construction began the installation of the new 12" transmission line from Spruce Hollow to Parkway.

August 23<sup>rd</sup> of 2017 the new DAF system for the water treatment facility became operational.

In 2018, The 2018 Water & Sewer Rehabilitation Project, H-SRP-D-17-0126 project began repairing and replacing water mains, services and fire hydrants on Shagbark Rd., Spring Branch Rd., Overbrook Trail, Creekridge Rd. Pond Creek Rd, Hornbeam Rd, and Charter Hills rd. from the intersection of Spring Branch and Charter Hills to 900 Charter Hills rd. This project replaced an approximately 20,000 feet of water main and the associated water service lines to each meter. Hydrants were replaced as well.

In 2022, the 2022 Water and Sewer Systems Rehabilitation Project SRP-D-ARP-0126 & WIF-2023 & SRP-W-0185 project began and is currently in progress. This project includes water line replacement of approximately 22,700 feet of main on Ski Loft Rd., Arrowwood Rd., Hawthorn Rd., Greenbriar Rd., Chestnut Rd. and Lakeledge Circle.

In 2023, the Pinnacle Ridge Well project began to develop an additional potable water well for additional water supply to the town and at estimated 100,000 GPD yield. Project is scheduled for completion in November of 2023.

In 2022, the Town was given by the NC State legislature funding in the amount of 1,000,000 dollars for the continuing effort to replace water service connections from the main to the home in effort to reduce leakage through "swing joint" installations. This project will replace an estimated 400 water service connections which were galvanized ¾" pipe to ¾" MuniPEX piping with meter setters.

In 2023, the Lake Coffey expansion project has progressed. The intention of this project is to provide additional source water to the town during time of drought when available source water in Buckeye Lake, our main source, has dropped below acceptable downstream flow limits. The design will be to ensure that we have an additional 60 days of supply from Lake Coffey to meet water needs in the distribution system. Project construction work is currently expected to begin in the spring of 2024. All available maps and construction plans are located at the public works building.

During the construction history of the distribution system pressure reducing stations were installed to maintain required pressure to pressure zones across the system and are listed below.

Pine Ridge Pressure reducing station: 2016

Greenbrier pressure reducing station: 1969

Laurel Gap pressure reducing station: 1995

Lake Ledge pressure reducing station: 2018

Cliffs pressure reducing station: 2001

## **1.2 HYDRAULIC OVERVIEW**

The Town of Beech Mountain Water System is divided into the following 7 zones. A basic overview of how each zone is supplied with water is listed here.

1. The Ashwood feed zone is supplied from Ashwood Tank (elevation 3,851 ft.). From Ashwood Rd. down to the last hydrant on Buckeye Creek Rd., including Sweetwater Dr. Up to the intersection of Grassy Gap Creek Rd. and Jackpine Rd. From the intersection of Jackpine Rd. and Sassafrass Rd. including Maplewood Ln. and back across Sassafrass Rd.
2. The Millpond feed zone is supplied from Millpond Tank (elevation 4,383 ft.) From Woodland Rd. up to and including Thistle Ln. Down to the intersection of Pinnacle Ridge Rd. and Ashwood Ln... Across Raccoon Rd. and down to Jackpine Rd. and Sassafrass Rd. intersection. Down Grassy Gap Creek Rd. to the intersection of Grassy Gap Creek Rd. and Jackpine Rd. From St. Andrews Rd. and Lakeledge Rd. intersection down. And down from Pine Ridge Rd. and Grassy Gap Loop Rd. intersection.
3. The Spruce Hollow feed zone is supplied from Spruce Hollow Tank (elevation 4,984 ft.) From the end of Raven Rd. down to and including Aster Trail. Across Lower Snowbird Trail to Millpond tank location. Across Hawthorn Rd. and Arrowood Rd. to Pine Ridge intersection of each. Down Red Oak Rd. Up to intersection of North Pinnacle Ridge Rd. and Mariah Circle and across and down intersection of Northridge Ln. and Beech Mtn. Parkway including Ladybug Ln. Down to the intersection of Village Rd. and Beech Mtn. Parkway.
4. The Parkway feed zone is supplied from Parkway Tank (elevation 4,915 ft.) Zone feeds Skiway Rd., Kick Turn Lane, Skiway Circle, and Skiway Lane. From Beech Mtn. Parkway and Wedling Weg intersection down to Pine Ridge Rd. and Grassy Gap Loop Rd. intersection. Up Beech Mtn. Parkway to Pinnacle Ridge Rd. and North Pinnacle Rd. intersection. Halfway across Hawthorn Rd. and Arrowood Rd. to the highest elevation point. Down St. Andrews Rd. to St. Andrews Rd. and Lakeledge Rd. intersection. Down Tamarack Rd. from Intersection of Beech Mtn. Parkway Rd. and Tamarack Rd.

5. The Meadows feed zone is supplied from the Meadows tanks (elevations 5,118 ft.) From Intersection of Beech Mtn. Parkway and Elderberry Ridge Rd. to end of Elderberry Ridge Rd. Down to Intersection of Beech Mtn. Parkway and including Wedling Weg Rd. Including Meadowview Circle.

6. The Emerald Mtn feed zone is supplied from the Emerald Mtn. tank (elevation 5,475 ft.) From Emerald Mountain tank down to North Pinnacle Ridge Rd. and Maraiah Circle, and Mariah Circle. Down Spruce Hollow Rd. And Skiloft Rd. down to Skiloft and Meadowview circle Intersection Including Oz Circle.

7. The Summit feed zone is supplied from the Summit Tank (elevation 5,052 ft.) From Intersection of Upper Charter Hills Rd. and Sawmill and out Briarwood Ln. From the same intersection up Upper Charter Hills Rd. and around summit circle.

### **1.3 ASSET MAPPING**

In 2001 the Town hired Hobbs, Upchurch and Associates, PA to conduct a complete mapping of streets, water, and wastewater systems, for the Town of Beech Mountain. According to the report from August 2001 all the information gathered, at that time, was entered into a GIS system and was to submeter accuracy. This gave the Town a tremendous amount of information. Over the years the utility Department has worked hard to develop the existing system further and to keep it up to date. A weblink to the existing map can be found at: <https://www.arcgis.com/home/webmap/viewer.html?webmap=ce661bd4cea64519b18b0ff6d50c2ec6&extent=-81.9401,36.1826,-81.8242,36.2392>

While portions of the information are available to the public, much of the information available is protected and can only be accessed by town utility personnel to maintain security.

*(Information collected from the 2011 Rothrock Engineering Hydraulic Analysis)*

### **1.4 EXISTING PROBLEMS WITH PIPE MATERIALS AND JOINTS**

In January 2009 Hobbs, Upchurch and Associates prepared a preliminary engineering report for the Grassy Gap Sewer System. As a part of that report, they stated that the average water loss from 2003-2008 was calculated to be 61%. In 2009 the Rural Water Association did a study which put the loss at over 80%. An analysis by Rothrock Engineering using the Town of Beech Mountain's water records for 2009 arrived at 70.65% loss. In late 2010, following the replacement of about 370 meters, the loss was estimated at about 65%. An acceptable loss would be below 15% with a goal of below 10%. Starting with replacement of all meters in mid-2010 the Town also bought 8 leak detectors and has been systematically moving these around the system. At the time they were purchased, it was expected that possibly several significant leaks would be located and then repaired. Thus far This has not been the case. To date no significant leak has been detected by the leak. detectors.

The distribution system, constructed in the 1960's, used galvanized steel pipe and Victaulic couplings. Some 53 miles of that original pipe still exists. The system now consists of 42,642 L.F. 2" (original) 149,586 L.F. 4" (original) 127,757 L.F. 6", 5,129 L.F. 8", 3,884 L.F. 6" PVC, 6,257 L.F. 8" D.I. and 15,584 L.F. 12" D.I. The D.I. and PVC are not a part of the original pipe. Concentrated efforts to locate leaks over the past several months have shown that the Town of Beech Mountain has a water system which is

systematically leaking throughout the entire system. The water loss is not coming from larger or significant leaks.

Assume the average length of a joint of pipe is 20 feet. With 53 miles (279,840 L.F.) of old Victaulic coupling pipe there would be some 14,000 joints. We know that the couplings were put together using plain steel bolts and when they are dug up many of the bolts are rusted through. Also, many of the joints show signs of seepage type leaks. In addition, all the 1965 or so taps use screwed, galvanized, steel pipe with swing joints. This has at least six screwed joints for each tap for a minimum of 11,790. Again, reports are that most of these show signs of leakage when dug out. This results in a minimum of 25,790 joints for potential leaks. Assume only 50% have any leak at all. With 67,234,000 gallons per year, the leakage rate would only be 0.0050 gpm/joint (0.635 oz/min/joint). Small leaks like this cannot be detected by the leak detectors and will most likely never come to the surface.

With 67,230,000 gallons/yr. lost, the system is losing about 7,675 gal/hr. Based on standards used today, if this was a new system and it was being tested, the maximum acceptable rate for the entire system would be 200.41 gal/hour or only 2.61% of what is being lost. Even though the present loss is very excessive, point repairs to fix this type of leak is not likely to be successful.

#### **SWING JOINTS**

Originally when the system was first installed all taps were made using ¾", screwed, galvanized steel pipe with swing joints. A swing joint is built using a series of elbows and nipples and is for the purpose of making the line "flexible." At that time the galvanized steel pipe was probably one of the best choices for high pressure, but I do not think the use of swing joints was ever a good idea. It was used to help with "making up" the line during installation so that the cutting of the pipe did not have to be as accurate. The swing joint would compensate by allowing the pipe to move laterally as it was connected. This movement can also break a seal previously obtained.

Because it is conceded that many, if not most, of the swing joint tap lines are leaking, a method was needed which would not have this problem. The first thought was to use copper tubing, but it was reported that Beech Mountain has some "hot soil" which causes rapid corrosion of copper. The continued search revealed that a HDPE (High Density Polyethylene) pipe, which is NSF 14 approved and rated at 335 PSI working pressure, is now available. The technology is the same which the natural gas industry has been using for over 25-30 years and has now been developed for use with potable water. Even though it is believed that most of the existing swing joint taps have some leakage it is not practical to just go in and replace all of them. Starting immediately, any time work is done on either a water taps or a water main which has a tap, the old swing joint tap will be replaced. This process will take some time but is the only method to be used which is practical. Eventually all the old taps will be replaced.

#### **VITAULIC JOINTS**

As has been noted earlier, about 53 miles of the existing 66 miles of transmission lines were installed in the 1960's using galvanized steel pipe and Victaulic couplings. The issue with this older pipe is not with the pipe but with the couplings. The fact that the bolts used to put the couplings together were standard steel means they have not lasted since the 1960' s until now. When these have been dug out many of them have been rusted completely through, and only the pressure of the earth is holding things in possible to dig out some of the couplings and replace the bolts with stainless steel bolts, but such a

course of action is not practical. The only practical method of correcting the problem is either replacement or slip lining. At this time, we have not found a slip lining system which can be used in potable water. Also, the slip liners have not been tested for use under the pressure conditions existing at Beech Mountain.

When investigating the Victaulic couplings for this report it was decided that for the report presentation it would be helpful to the Beech Mountain Town Council to see a picture of a typical coupling and pipe. The director of utilities went to take a picture of a coupling and a pipe end. The pipe was plain and with no groove. When asked about this the engineer was told that, so far as the director of Utilities knew, everything in the Beech Mountain System is installed using plain end pipe. I have seen and worked with "Victaulic" pipe since about 1960 and have never seen it used with plain end pipe. The pipe has always had a groove for the coupling to fit down into to hold the pipe so it can not pull out and to compress the gasket. I am totally surprised that any of the original pipes with plain ends is still in service, especially with some of the extreme pressures existing on Beech Mountain. However, investigation has revealed Victaulic couplings for plain end pipe are available.

*(Information collected from the 2011 Rothrock Engineering Hydraulic Analysis)*

## **SECTION 2: ASSET INVENTORY**

### **2.0 PHYSICAL ASSET INVENTORY**

The Town of Beech Mountain owns and operates NC Public Water System ID# 01-95-104. This system consists of the following major assets.

Buckeye Lake Water Treatment Facility: Permitted 1 MGD (1.5 MGD designed capacity available)  
Dissolved Air Flotation plant with onstream source water reservoir located on Buckeye Creek at 1400 Pine Ridge Rd., Beech Mtn. NC.

Lake Coffey Emergency Reservoir: Source water off stream reservoir which is a remnant of a previously permitted water supply for the Town of Beech Mountain. This source is currently under construction to provide an additional 60-day emergency source of water in case of drought conditions.

This system includes 10 Water Tank Standpipes, in concert with 9 Water pumping Stations to provide both pressure and gravity feed availability to the town. Total volume of system tank storage is 1.5 MG.

The Distribution system consists of approximately 400,000 feet of main water distribution lines, 2200 service connections, 364 fire hydrants, 43,160 feet of service line, and 1,000 valves.

For the Complete listing of assets, please see appendices.

## **SECTION 3: CONDITION AND CRITICALITY ASSESSMENT**

### **3.0 PHYSICAL ASSET ASSESSMENT METHODOLOGY**

Physical asset assessment includes asset condition, criticality, and rehabilitation or replacement needs, including estimated rehabilitation and replacement costs. This section illustrates how values are determined and assigned to the following asset listing. For linear assets, the associated hydrants and valves for the section are considered together with the line condition assessment.

**Facility / Vertical / Linear Assets**

A common condition rating scale for facility/vertical/linear assets will be used to maintain consistency. Condition assessments reflect a “snapshot in time” of an asset’s current condition to aid in the estimation of remaining useful life of an asset to forecast future R&R needs. The consultant will assign a condition rating of 1 to 5 to every facility/vertical/linear asset in the asset inventory, based on visual observations, staff interviews, direct physical assessment (such as CCTV, smoke testing, etc.), and asset records reviewed, following the definitions in Table 4-2. Photographs illustrating the application of the condition ratings described in Table 4-2 are provided in Appendix C. A condition rating (CR) of 1 indicates that the asset is nearly new, having no observed significant deficiencies. A condition rating of 5 indicates an asset is in very poor condition or has already failed, needing complete rehabilitation or replacement. Asset condition ratings will be entered into the asset inventory.

The condition rating definitions in Table 4-2 should be applied according to the professional judgment of the consultant, keeping in mind that consistent application of the rating scale is essential to the proper development of the R&R program.

**Table 3-1. Facility Asset Condition Rating Scale Definitions**

| <b>Condition Rating (CR)</b> | <b>Condition Description</b>  | <b>Estimated % Remaining Useful Life</b> | <b>Notes</b>   |
|------------------------------|---|--|--|
| 1                            | Very good. New or nearly new.                                       | >95%                                     | Receiving normal preventative maintenance (PM)                           |
| 2                            | Good. Minor wear.   | 75%                                      | Normal PM: minor corrective maintenance (CM) needed                      |
| 3                            | Fair. Major wear impacting the level of service.                    | <50%                                     | Normal PM: Major CM needed   |
| 4                            | Poor. Unable to meet the level of service performance requirements. | <15%                                     | Major R&R needed in the next 1-5 years                                   |
| 5                            | Very poor. Requires complete rehabilitation or replacement. Failed. | <5%                                      | Complete rehab or replacement needed immediately or within the next year |

NCDEQ | Water and Wastewater Utility Evaluation Guidance Document Physical Asset Assessment Physical Asset Assessment

**Asset Criticality Guidance**

Criticality ratings represent an asset's relative importance to achieving a utility’s appropriate level of service, including permit requirements, and may be evaluated at a facility or asset group level, as appropriate.

A criticality rating of 1 indicates the asset is not critical to the utility meeting its level of service commitments; for example, the facility may have sufficient excess capacity or redundancy such that the loss of use of this asset would not impair system performance. A criticality rating of 5 indicates the loss of the asset is expected to result in serious impacts to the utility’s level of service, such as causing a

hospital or school to be closed due to lack of water or wastewater service. Asset criticality ratings will be entered into the asset inventory. Table 4-6 summarizes criticality rating scale definitions.

**Table 3-2. Asset Criticality Rating Scale Definitions**

| Criticality Rating | Criticality Descriptions   |
|--------------------|--|
| 1                  | Very low potential for harm if asset fails; parts on-hand and easy access for repair; redundant unit   |
| 2                  | Low potential for harm if asset fails; parts available and easy access for repair; failure does not impact permit compliance; redundant unit   |
| 3                  | Some potential for harm if asset fails; parts available but some access issues for repair, with brief shutdown required; failure is nuisance, but alternatives are available to meet the appropriate level of service, including permit requirements; limited redundancy |
| 4                  | High potential for harm if asset fails; spare parts hard to obtain, some access issues for repair, and shutdown required; failure may impact the appropriate level of service, including permit compliance; no redundancy  |
| 5                  | Failure will cause harm; spare parts hard to obtain, difficult access, long lead times for repair with extended shutdown; direct impact on the appropriate level of service, including permit compliance; no redundancy  |

NCDEQ | Water and Wastewater Utility Evaluation Guidance Document Physical Asset Assessment Physical Asset Assessment

### Victaulic and Hydraulic Adjustments

This rating is an additional measurement of several factors which Town of Beech Mountain system operators, engineering studies, system design factors, number of services, and known problem areas within the system due to Victaulic coupling failures. This additional metric allows for direct representation of historical water leakage, known issues with flow availability, and corrosion conditions which have been physically excavated within the system.

**Table 3-3. Victaulic/Hydraulic Adjustment Rating Scale Definitions**

| V/H Rating | Victaulic/Hydraulic Adjustment Descriptions   |
|------------|---|
| 1          | Dead end main, few or no service connections served by main. Minor failure history. Sufficient fire flow. Minor Corrosion.  |
| 2          | Main connection to adjacent water mains on each end, few service connections. Minimal failure history. Acceptable fire flow. Expected corrosion.  |
| 3          | Main connection to adjacent water mains on each end, many service connections. Measurable failure history. Main needs size upgrade. Common occurrence of pipe corrosion problems along the length of the main during excavation.              |
| 4          | Main integral to system operations. Loop system operation, Concern level for excessive Victaulic coupling leaks. Undersized for fire flow and hydrant concerns. Main size upgrade required for additional system hydraulics. Severe Corrosion |

|   |   |
|---|---|
| 5 | Main required to move water across the distribution system. Exhibits a history of Victaulic failures, unable to meet fire flow requirements within the system. Extreme condition of water outage on expected failure. Severe corrosion. |
|---|---|

**Total Asset Rating**

This column represented on the asset data sheet represents the total numerical value of all three ratings above. In practice, the condition, criticality, construction, and system impact are combined to represent the true needs of the distribution system for continued efficient operations.

Beech Mountain will use the Total Asset Rating of assets to determine the priority of linear assets within the distribution system for capital planning and direction into the future.

**SECTION 4: REHABILITATION AND REPLACEMENT PROGRAM**

The asset management program with its assessment requirements provides direction to continued efficient operation of our aging infrastructure. The following projects organized in conjunction with our current rate structure, capital improvement plan, and asset management plan provide a clear view for prioritization in the 10-year view.

**Project Descriptions (see table 4-1 below for status and cost estimates)**

Lake Coffey Water Supply Expansion Project

The project will require the joining of two existing lakes, Lake Coffey, and Lake Santos into an estimated 30-million-gallon capacity off-stream reservoir in the Pond Creek stream basin of Beech Mountain. Approximately 12,000 feet of 12” ductile iron pipe raw water main installation will be required to transfer the source water to the existing Buckeye Creek Water Treatment Facility including lift station. The primary purpose of the project will be to provide a secondary emergency water source to supply treatment water during times of drought and stream water shortage in the existing Buckeye Lake source water reservoir.

2022 Water and Sewer Rehabilitation Project

Design and construction of the project will address failing water distribution lines (primarily 2” and 4” galvanized steel pipes with leaking joints and service connections) by replacing them with approximately 22,700 linear feet of 6-inch ductile iron pipe (DIP) water mains. The location will be along various roads in the Town, including Ski Loft Rd., Arrowwood Rd., Hawthorn Rd., Greenbriar Rd., Chestnut Rd. and Lake ledge Rd. The primary purpose of the project will be to reduce water loss which is currently greater than 30% of water withdrawn. The service connections, which are a significant cause of water loss (due to swing joints comprised of a minimum of 6 screwed joints per tap), will also be replaced. This waterline replacement includes fire hydrants, valves and service line replacement.

2023 Water System Rehabilitation Project

This project will address failing water distribution mains (2” and 4” galvanized steel pipes with leaking joints and service line connections) by replacing them with approximately 40,500 linear feet of

6" ductile iron water mains. The location will be along various streets in the Town. The primary purpose of the project will be to reduce water loss. Real water loss is estimated to be 67% of the water produced at the treatment plant, based on the 2022 AWWA water audit. The service connections, which are responsible for a significant portion of the water loss, will also be replaced.

All work will replace existing pipes with the same size pipe (like-for-like replacements), except that mains smaller than 6-inch size will be replaced with 6-inch size mains. No additional capacity or service area will be created by the project. Where water mains to be replaced are currently dead-end lines and can be extended to other mains (loop-closing), they will be. This will improve water quality and provide redundancy. The cost of such water main extensions will not exceed 10% of the total project cost, as shown on the budget page.

Approximately six (6) pressure reducing valve stations will be installed, where feasible, to create new pressure zones with lower operating pressures. The purpose will be to reduce leakage rates.

The Parkway booster pump station (BPS) and the Meadows booster pump station are both more than 20-years-old and have more frequent failures. The 208-volt power supply is not efficient. The building for the Parkway BPS is deteriorated and is too small. The Meadows BPS has no alternative power source. The capacity of the Parkway BPS is sufficient (approximately 450 gpm), but the Meadows BPS is about half that capacity and has excessive run times.

The proposed project will address these issues by replacing the Parkway BPS (including the building), replacing the Meadows BPS (excluding the building), and adding a standby generator at the Meadows BPS. The capacity of the new pumps to be installed in the Meadows BPS will be selected to meet the system demand by pumping 8 hours or less per day (approximately 450 gpm).

#### 2026 Water System Rehabilitation Project

This project will address failing water distribution mains (2" and 4" galvanized steel pipes with leaking joints and service line connections) by replacing them with approximately 3,087 linear feet of 6" ductile iron water mains. The location will be along various streets in the Town. The primary purpose of the project will be to reduce water loss. Real water loss is estimated to be 67% of the water produced at the treatment plant, based on the 2022 AWWA water audit. The service connections, which are responsible for a significant portion of the water loss, will also be replaced.

All work will replace existing pipes with the same size pipe (like-for-like replacements), except that mains smaller than 6-inch size will be replaced with 6-inch size mains. No additional capacity or service area will be created by the project. Where water mains to be replaced are currently dead-end lines and can be extended to other mains (loop-closing), they will be. This will improve water quality and provide redundancy. The cost of such water main extensions will not exceed 10% of the total project cost, as shown on the budget page.

#### 2029 Water System Rehabilitation Project

This project will address failing water distribution mains (2" and 4" galvanized steel pipes with leaking joints and service line connections) by replacing them with approximately 3,369 linear feet of 6" ductile iron water mains. The location will be along various streets in the Town. The primary purpose of the project will be to reduce water loss. Real water loss is estimated to be 67% of the water produced at the treatment plant, based on the 2022 AWWA water audit. The service connections, which are responsible for a significant portion of the water loss, will also be replaced.

All work will replace existing pipes with the same size pipe (like-for-like replacements), except that mains smaller than 6-inch size will be replaced with 6-inch size mains. No additional capacity or service area will be created by the project. Where water mains to be replaced are currently dead-end lines and can be extended to other mains (loop-closing), they will be. This will improve water quality and provide redundancy. The cost of such water main extensions will not exceed 10% of the total project cost, as shown on the budget page.

2031 Water System Rehabilitation Project

This project will address failing water distribution mains (4" galvanized steel pipes with leaking joints and service line connections) by replacing them with approximately 8,187 linear feet of 6" ductile iron water mains. The location will be along various streets in the Town. The primary purpose of the project will be to reduce water loss. Real water loss is estimated to be 67% of the water produced at the treatment plant, based on the 2022 AWWA water audit. The service connections, which are responsible for a significant portion of the water loss, will also be replaced.

All work will replace existing pipes with the same size pipe (like-for-like replacements), except that mains smaller than 6-inch size will be replaced with 6-inch size mains. No additional capacity or service area will be created by the project. Where water mains to be replaced are currently dead-end lines and can be extended to other mains (loop-closing), they will be. This will improve water quality and provide redundancy. The cost of such water main extensions will not exceed 10% of the total project cost, as shown on the budget page.

Table 4-1 Project Summary

| <u>Project Name:</u>                                    | <u>Current Status</u>                    | <u>Expected Cost</u> |
|---|--|----------------------|
| Lake Coffey Water Supply Expansion                      | In progress/funded                       | \$14,000,000         |
| 2022 Water and Sewer Rehab Project                      | In progress/funded                       | \$8,000,000          |
| 2022 Special Service Line Replacement                   | Awaiting Contract/funded                 | \$1,000,000          |
| 2023 Water System Rehabilitation Project                | Application Denied/ 2 <sup>nd</sup> rnd. | \$10,000,000         |
| 2023 Water System Rehabilitation Project<br>(expansion) | Application Denied/2 <sup>nd</sup> rnd.  | \$1,469,900          |
| 2026 Water Rehabilitation Project                       | Future Project                           | \$654,000            |
| 2029 Water Rehabilitation Project                       | Future Project                           | \$715,000            |
| 2031 Water Rehabilitation Project                       | Future Project                           | \$1,800,000          |

**SECTION 5: O&M PROGRAM ASSESSMENT**

Distribution operations are funded on a fiscal annual basis from July 1<sup>st</sup> through June 30<sup>th</sup> of each calendar year. The operational budget for the utility is broken into several categories: Administration, Water Operations, Sewer Operation, Distribution and Collection Operations, and Capital Projects/items. The current utility budget represents all expenditures/revenues associated with the operation of these systems, their maintenance and upkeep, all department personnel, vehicles and tools, and projects. Currently, the operational budget also includes the expectation of 100 service line replacements annually. The current 2023-2024 utility budget for the town of Beech Mountain is set at \$3,508,096 dollars in revenue with the same expenditure amount. This includes line-item return to reserve funding of \$325,000 dollars, \$684,529 dollars in debt service, and \$590,730 dollars to capital projects and source water development funds.

All assets are managed by a standard operations and maintenance program to provide guidance for the standard maintenance procedures associated with the distribution system and public water supply standards. O&M operations include all equipment, pumps, motors, electronics, and facilities associated with the system. It further includes an extensive hydrant flushing program to maintain water quality and hydrant operations. The valve exercise program is stated as poor at best. The operations reports reflect that 70% of the 1,000 main distribution valves are unmapped, buried in gravel roadways and wooded areas, and effectively lost to a valve exercise program. The remaining 30% of valves that are accessible have demonstrated many non-functional valves and have resulted in fear of failure during operations. Replacement is needed and as replacements are installed, maintain valve exercise operations.

**SECTION 6: R&R/O&M COST ESTIMATES**

The graphic below shows the current and previous five-year history of the utility fund for the Operations and Maintenance of the town water systems:

|                       | 2019<br>Actual | 2020<br>Actual | 2021<br>Actual | 2022<br>Actual | 2023<br>Budget | YTD<br>3/31/2023 | %   | Proposed<br>2022-2023<br>Budget |
|-----------------------|----------------|----------------|----------------|----------------|----------------|------------------|-----|---------------------------------|
| Water Fund Revenue    | \$ 2,474,614   | \$ 2,492,624   | \$ 2,722,884   | \$ 3,222,086   | \$ 3,464,925   | \$ 2,891,287     | 83% | \$ 3,508,096                    |
| Administration        | 2,282,920      | 1,617,695      | 1,067,107      | 1,057,185      | 2,037,508      | 1,091,348        | 54% | 1,955,918                       |
| Water Treatment       | 1,322,103      | 809,699        | 896,796        | 906,974        | 972,769        | 728,848          | 75% | 1,070,318                       |
| Waste Water Treatment | 293,682        | 271,727        | 304,883        | 309,449        | 350,172        | 257,465          | 74% | 372,159                         |
| Taps & System         | 296,759        | 125,279        | 81,705         | 87,666         | 104,476        | 52,004           | 50% | 109,700                         |
| Total Expenditures    | \$ 4,195,464   | \$ 2,824,399   | \$ 2,350,491   | \$ 2,361,273   | \$ 3,464,925   | \$ 2,129,665     | 61% | \$ 3,508,096                    |
| Variance              | \$ (1,720,850) | \$ (331,776)   | \$ 372,393     | \$ 860,814     | \$ -           | \$ 761,622       |     | \$ -                            |

The graphic below shows the current Capital Improvement Plan in concert with the asset management plan for the next 10 years.



**APPENDICIES**

**10 Year Linear Asset R&R**

| 2022 Water Rehab Project          |                              |                |                  |                    |                                |  |               |               |                           |               |          |
|-----------------------------------|------------------------------|----------------|------------------|--------------------|--------------------------------|--|---------------|---------------|---------------------------|---------------|----------|
| SURFACE                           | STREET                       | Length of Main | Condition Rating | Criticality Rating | Victaulic/Hydraulic Adjustment | Co+Cr+VH Total Asset Rating  | Pipe Diameter | Pipe Material | Est. Year of Installation | Service lines | Hydrants |
| Gravel                            | GREENBRIAR RD                | 7715           | 5                | 5                  | 3                              | 13   | 4             | Galv.         | 1967                      | 42            | 15       |
| Paved                             | SKILOFT RD                   | 2105           | 5                | 5                  | 2                              | 12   | 4             | Galv.         | 1967                      | 29            | 5        |
| Gravel                            | ARROWOOD RD                  | 1586           | 5                | 4                  | 3                              | 12   | 2             | Galv.         | 1967                      | 7             | 1        |
| Gravel                            | HAWTHORNE RD                 | 2972           | 4                | 4                  | 3                              | 11   | 2             | Galv.         | 1967                      | 16            | 1        |
| Gravel                            | CHESTNUT WAY                 | 4519           | 5                | 4                  | 2                              | 11   | 4             | Galv.         | 1967                      | 24            | 2        |
| Gravel                            | LAKELEDGE CIR                | 2944           | 4                | 3                  | 4                              | 11   | 4             | Galv.         | 1967                      | 8             | 0        |
|                                   |                              | 21842          |                  |                    |                                |  |               |               |                           |               |          |
| 2023 Water Rehabilitation Project |                              |                |                  |                    |                                |  |               |               |                           |               |          |
| Paved                             | NORTH PINNACLE RIDGE RD      | 6839           | 5                | 5                  | 2                              | 12   | 4             | Galv.         | 1967                      | 71            | 3        |
| Gravel                            | STAGHORN HOLLOW              | 2586           | 5                | 4                  | 3                              | 12   | 4             | Galv.         | 1967                      | 20            | 3        |
| Paved                             | OLD FIELD RD                 | 997            | 5                | 3                  | 3                              | 11   | 2             | Galv.         | 1967                      | 11            | 0        |
| Gravel                            | FOXGRAPE HOLLOW RD (Full     | 2570           | 5                | 3                  | 3                              | 11   | 4             | Galv.         | 1967                      | 14            | 4        |
| Paved                             | LAKE RD (Pkwy to Chestnut)   | 1782           | 5                | 4                  | 2                              | 11   | 4             | Galv.         | 1967                      | 14            | 4        |
| Gravel                            | VILLAGE CLUSTER RD           | 2412           | 4                | 3                  | 3                              | 10   | 4             | Galv.         | 1967                      | 23            | 1        |
| Gravel                            | DOGWOOD LN (from Charter     | 1750           | 5                | 3                  | 3                              | 11   | 2             | Galv.         | 1967                      | 12            | 3        |
| Gravel                            | LOWER GROUSE RIDGE RD        | 3386           | 5                | 4                  | 2                              | 11   | 4             | Galv.         | 1967                      | 25            | 2        |
| Paved                             | UPPER GROUSE RIDGE RD        | 3736           | 5                | 4                  | 2                              | 11   | 4             | Galv.         | 1967                      | 27            | 2        |
| Gravel                            | ASH LN                       | 1357           | 5                | 3                  | 2                              | 10   | 4             | Galv.         | 1967                      | 12            | 0        |
| Gravel                            | POND CREEK LN                | 963            | 4                | 1                  | 3                              | 8  | 2             | Galv.         | 1967                      | 10            | 1        |
| Gravel                            | TEABERRY TR (Full Length)    | 3087           | 4                | 3                  | 4                              | 11   | 2             | Galv.         | 1967                      | 20            | 5        |
| Gravel                            | BRIARCLIFF RD (Full length & | 2004           | 5                | 1                  | 4                              | 10   | 4             | Galv.         | 1967                      | 8             | 0        |
| Gravel                            | HEMLOCK SPUR LOOP            | 282            | 5                | 1                  | 3                              | 9  | 2             | Galv.         | 1967                      | 5             | 0        |
| Gravel                            | BEECHWOOD LN Full Length     | 1154           | 4                | 1                  | 4                              | 9  | 4             | Galv.         | 1967                      | 34            | 1        |
| Paved                             | BEECH MTN PARKWAY (From      | 1500           | 4                | 5                  | 4                              | 13   | 4             | Galv.         | 1967                      | 92            | 20       |
| Gravel                            | WEST POND CREEK RD (4" frd   | 1050           | 5                | 5                  | 2                              | 12   | 4             | Galv.         | 1967                      | 13            | 1        |
| Paved                             | PINE RIDGE RD From Black Bi  | 1700           | 5                | 5                  | 3                              | 13   | 4             | Galv.         | 1967                      | 4             | 1        |
| Paved                             | WILD DAISY RD.               | 750            | 5                | 5                  | 3                              | 13   | 4             | Galv.         | 1967                      | 2             | 1        |
| Gravel                            | SAWMILL BRANCH               | 500            | 5                | 4                  | 3                              | 12   | 4             | Galvanized Pi | 1967                      | 2             | 1        |
|                                   |                              | 40405 feet     |                  |                    |                                | Total Project Construction Estimate in 2023 @ \$232 dollars per foot \$9.8M    |               |               |                           |               |          |
| 2026 Water Rehabilitation Project |                              |                |                  |                    |                                |  |               |               |                           |               |          |
| Gravel                            | UPPER SNOWBIRD TRL           | 2262           | 5                | 5                  | 2                              | 12   | 4             | Galv.         | 1967                      | 7             | 0        |
| Gravel                            | MEADOWVIEW CIR               | 825            | 5                | 3                  | 3                              | 11   | 2             | Galv.         | 1967                      | 6             | 0        |
|                                   |                              | 3087 feet      |                  |                    |                                | Total Project Construction Estimate in 2023 @ \$232 dollars per foot \$654,000 |               |               |                           |               |          |
| 2029 Water Rehabilitation Project |                              |                |                  |                    |                                |  |               |               |                           |               |          |
| Gravel                            | SUGAR MAPLE LN               | 961            | 5                | 2                  | 3                              | 10   | 2             | Galv.         | 1967                      | 11            | 0        |
| Gravel                            | WINTERGREEN WAY              | 2408           | 3                | 5                  | 2                              | 10   | 4             | Galv.         | 1967                      | 16            | 1        |
|                                   |                              | 3369 feet      |                  |                    |                                | Total Project Construction Estimate in 2023 @ \$232 dollars per foot \$715,000 |               |               |                           |               |          |
| 2031 Water Rehabilitation Project |                              |                |                  |                    |                                |  |               |               |                           |               |          |
| Gravel                            | DEERGRASS RD                 | 3523           | 5                | 3                  | 2                              | 10   | 4             | Galv.         | 1967                      | 2             | 0        |
| Gravel                            | LOCUST RIDGE RD              | 1211           | 5                | 3                  | 2                              | 10   | 4             | Galv.         | 1967                      | 3             | 0        |
| Gravel                            | LOCUST RIDGE RD              | 1336           | 5                | 3                  | 2                              | 10   | 4             | Galv.         | 1967                      | 1             | 1        |
| Paved                             | LOWER SNOWBIRD TRL           | 2116           | 5                | 3                  | 2                              | 10   | 4             | Galv.         | 1967                      | 9             | 0        |
|                                   |                              | 8187 feet      |                  |                    |                                | Total Project Construction Estimate in 2023 @ \$232 dollars per foot \$1.8M    |               |               |                           |               |          |

### Water Distribution Pump Station Schedule and Assets

| General Facility Data |   |           |                                   |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
|-----------------------|---|-----------|-----------------------------------|--------|-------------------|-------------------|---------------------------|----------------------|--------------------------|--------------------------------|--------------------------------|-----------------------|------------------|--------------------|-------------|
| Facility Name         | Tank  | Elevation | Dimension                         | Height | Surface Area sqft | Calculated Volume | Volume in Gallons per Ft. | Pump Capacity in GPM | Est. Year of Manufacture | Est. Last Year Recast INTERIOR | Est. Last Year Recast EXTERIOR | Year Interior Washout | Condition Rating | Criticality Rating | Co+Cr Total |
| Buckeye               | Clearwell #1  | 3475      | 60' Dia.                          | 16 ft. | 2826              | 338,239           | 21,140                    | 1000/1000            | 1986                     | 1999                           | 2017                           | 2013                  | 1                | 4                  | 5           |
| Water Treatment       | Clearwell #2  |           |                                   | 16 ft. |                   |                   |                           |                      | 1984                     |                                |                                |                       | 2                | 5                  | 7           |
| Facility              | 1400 Pine Ridge Rd.   |           | Automatic Generator Onsite 300 Kw |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    | 0           |
| Ashwood               | Ashwood   | 3851      | 27' Dia.                          | 24 ft  | 572               | 102,740           | 4,281                     | 1000/1000            | 1986                     | 2008                           | 2008                           | 2013                  | 2                | 5                  | 7           |
| Pumping Station       | 300 Ashwood Ln.   |           | Automatic Generator Onsite 250 Kw |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
| Milpond               | Milpond   | 4383      | 27' Dia.                          | 24 ft  | 572               | 102,740           | 4,281                     | 1000/1000            | 1986                     | 2004                           | 2013                           | 2013                  | 2                | 5                  | 7           |
| Pumping Station       | 102 Milpond Ln.   | 4361      | Automatic Generator Onsite 250 Kw |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
| Spruce Hollow         | Spruce Hollow   | 4984      | 34' Dia.                          | 30 ft  | 907               | 203,507           | 6,784                     | Gravity Feed         | 1986                     | 2004                           | 2013                           | 2013                  | 2                | 5                  | 7           |
| Tank Site             | 113 Spruce Hollow Rd  | 4893      |                                   |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
| Parkway               | Parkway   | 4915      | 27' Dia.                          | 24 ft  | 572               | 102,740           | 4,281                     | 450/450              | 1970                     | 2007                           | 2018                           | 2013                  | 5                | 5                  | 10          |
| Pumping Station       | 702 Beech Mtn. Pkwy   |           | Automatic Generator Onsite 250 Kw |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
| Summit                | Summit  | 5052      | 16' Dia.                          | 16 ft. | 201               | 24,053            | 1,503                     | 250/250              | 1993                     | None                           | 2018                           | 2013                  | 4                | 4                  | 8           |
| Pumping Station       | 202 Summit Rd.  |           |                                   |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
| Meadows               | Meadows #1  | 5118      | 38' Dia.                          | 24 ft  | 1134              | 203,507           | 8,479                     | 220/220              | 1967                     | 2007                           | 2016                           | 2013                  | 5                | 5                  | 10          |
| Pumping Station       | Meadows #2  | 5118      | 24' Dia.                          | 21     | 452               | 71,030            |                           |                      | 1970                     | 1995                           | 2022                           |                       | 3                | 1                  | 4           |
|                       | 108 Bark Park Way   |           |                                   |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
| Pinnacle              | Pinnacle  | 5118      | 41' Dia.                          | 30 ft  | 132               | 296,135           | 9,871                     |                      | 1983                     | 1995                           | 2022                           | 2013                  | 2                | 3                  | 5           |
| Pumping Station       | 108 Bark Park Way   |           | Automatic Generator Onsite 100 Kw |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
| Emerald Mtn.          | Emerald Mountain  | 5475      | 35' Dia.                          | 16 ft. | 962               | 115,095           | 7,193                     | NA                   | 1993                     | None                           | 2022                           | 2013                  | 2                | 5                  | 7           |
| Tank Site             | 501 Oz Rd.  |           |                                   |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
|                       | (PRV #1 - 224 Grassy Gap Loop.....PRV #2 - 297 Saint Andrews Rd.) |           |                                   |        |                   |                   |                           |                      |                          |                                |                                |                       |                  |                    |             |
|                       | Pinnacle Pressure Tank  |           |                                   |        |                   |                   |                           |                      |                          |                                | 2022                           |                       | 1                | 3                  | 4           |

### Vehicle and Service Equipment Inventory

| Utilities Vehicle Inventory<br>(See Comprehensive DOI Vehicle CIP for more information) |                                      | 23-24 | 24-25 | 25-26  | 26-27  | 27-28 | 28-29 | 29-30  | 30-31 | 31-32 | 32-33  |
|---|--------------------------------------|-------|-------|--------|--------|-------|-------|--------|-------|-------|--------|
| Utilities.6 WTP   | Nissan Frontier                      | 2     | 2018  | 50000  |        |       |       | 50000  |       |       |        |
| Utilities.6 WAdmin  | Ford F150 BMUS                       | 11    | 2021  |        |        |       |       | 50000  |       |       |        |
| Utilities.6 Sewer   | Dodge 1500                           |       | 2022  |        |        |       |       |        | 50000 |       |        |
| Utilities.5 Taps  | Ford F350 With Utility Bed and Crane | 12    | 2012  | 75000  |        |       | 75000 |        |       |       |        |
| Utilities.5 Taps  | Ford Blue Utility F350               | 16    | 2020  |        | 75000  |       |       | 75000  |       |       |        |
| Utilities.5 Taps  | Chevy Dump- taps                     | 14    | 2020  |        |        | 75000 |       |        |       |       |        |
| Utilities.5 Taps  | Ford F550 (Taps)                     | 45    | 2021  |        |        |       |       | 75000  |       |       |        |
| Utilities.1 Taps  | 2011 FREIGHTLINER DUMP (10 Speed)    | 6     | 2011  | 125000 |        |       |       |        |       |       |        |
| Utilities.2 Taps  | Sterling Vac Truck                   | 35    | 2007  |        | 500000 |       |       |        |       |       |        |
| Utilities.5 Taps  | CASE Backhoe                         | 7     | 2016  |        |        |       |       | 150000 |       |       |        |
| Utilities.1 Taps  | Bobcat Excavator- taps               | 13    | 2020  |        |        |       |       | 80000  |       |       |        |
| Utilities.2 Sewer   | Caterpillar 297C Skid Steer          | 70    |       |        |        |       |       |        |       |       | 100000 |
| Utilities.1 Taps  | TAPS/PIPE Trailer                    | 29    | 2020  |        |        |       |       |        |       |       |        |
| Utilities.1 Taps  | TAPS/Bobcat Trailer                  |       | 2020  |        |        |       |       |        | 10000 |       |        |





## ORDINANCE

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** September 12, 2023  
Ordinance amending § 91.04 Driveway Connections and § 94.03  
Control of Other Nuisances of the Town of Beech Mountain Code of  
**SUBJECT:** Ordinances

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**FOR THE PURPOSE OF:**

Consideration of proposed ordinance to amend § 91.04 Driveway Connections and § 94.03 Control of Other Nuisances of the Town of Beech Mountain Code of Ordinances to establish and otherwise enhance driveway connection and maintenance standards and to address nuisance surface water drainage from driveways.

**SIGNATURES:**

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Town Manager

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Town Clerk

#### § 91.04 DRIVEWAY CONNECTIONS.

(A) The objectives of this section are:

- (1) To provide maximum protection and safety to the public through the orderly control of traffic entering and leaving the street;
- (2) To provide for proper drainage; and
- (3) To provide a uniform policy throughout the town in the design and construction of driveways.

(B) Any person or corporation desiring to construct a driveway or other connection within the right-of-way of a town street shall, before beginning any construction, secure a permit from the Public Works Director. The Public Works Director shall approve or deny the application within 15 days of receipt of application.

- (1) Driveways and all associated water drainage systems within the town's right-of-way shall be the sole responsibility of the driveway owner to maintain.

(C) Standards:

- (1) Residential driveway entrances shall be constructed and maintained in accordance with the town manual on driveway entrance regulations; and
- (2) Commercial driveway entrances shall be constructed in accordance with the Division of Highways, State Department of Transportation *Manual on Driveway Entrance Regulations*.
- (3) These standards shall be available for review on the town's website and in the clerk's office.

(D) Drainage:

1. Driveways shall be designed, constructed, and maintained to contain or catch surface drainage before it enters the street.
  - a) In areas where access to the storm drainage system is impractical, this may be accomplished by using a flume or swale to divert drainage to the street ditch line or other drainage system feature. Channel drains are an acceptable method.
  - b) The design standard is a 10-year storm or greater.
  - c) In no case shall surface drainage be permitted to flow into or across a public street.
2. Driveways intersecting ditch lines shall have a minimum 18" double wall plastic culvert that spans the width of the driveway. The Town shall reserve the right to require alternative culverts where conditions warrant. The applicant shall be responsible for installation and continual maintenance at their own expense.

3. The drainage in street side ditches or other drainage system features shall not be impeded, and the applicant shall provide suitable drainage structures at their own expense.
4. The applicant shall be responsible for the cost of replacing any disturbed portion of a paved ditch if one is present.

(1989 Code, Title IV, Ch. 41, § 3-4) (Ord. passed 2-13-1990; Ord. passed 5-14-1991)

#### **§ 94.03 CONTROL OF OTHER NUISANCES.**

(C) Driveway connections, culverts, and water runoff from properties. The existence of any one or more of the following conditions on any vacant lot or other parcel of land within the corporate limits of the town is hereby declared to be dangerous and prejudicial to the public health or safety and to constitute a public nuisance:

- (1) Culverts that restrict or block water flow through a town ditch line or other drainage feature; or
- (2) Driveways that restrict or block water flow through a town ditch line or other drainage feature; or
- (3) Any water runoff conditions from a property or driveway connection that causes water to flow into or across a public street or sidewalk, regardless of the source of the water; or
- (4) Any water runoff conditions from a property or driveway connection that results in damage to a public street, sidewalk, or other infrastructure; or
- (5) Any other condition specifically declared to be a danger to the public health, safety and general welfare of inhabitants of the town and a public nuisance by the Building Inspector and/or Public Works Director.





## COUNCIL ACTION ITEM

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**TO:** Mayor and Town Council  
**FROM:** Bob Pudney  
**DATE:** September 12, 2023  
**SUBJECT:** Land Lease agreement with Walter Clifton Elder Sr. Revocable Trust.

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**FOR THE PURPOSE OF:**

The town requires additional land for use as a materials storage yard as well as a second materials staging area for the Ski Loft Rd. project. This lease encompasses two parcels, the first is directly across the street from Town Hall and has been used for a parking area and small park at the entrance of the Town. Town control of this parcel will ensure that the area is preserved as a non-commercial open space. In the short term, this area is needed to complete the Ski Loft Rd. project. The second parcel, encompassing approximately 7.6 acres, is directly behind the existing utility tank area near the "Overlook" on the Beech Mountain Parkway. This land is needed to facilitate a materials storage yard. The lease is for a thirty (30) year period.

**ATTACHED FOR YOUR CONSIDERATION:**

Proposed Lease and current land Survey.

**STAFF RECOMMENDATION:**

Staff recommends approval of the lease.

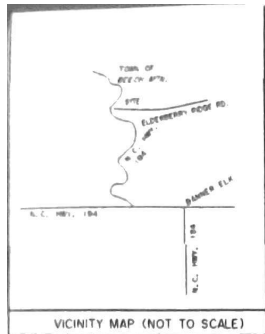
**SIGNATURES:**

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Town Manager

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Town Clerk



This plat was prepared without the benefit of a Title Report, which may reveal additional conveyances, easements, rights-of-way, or building restriction lines not shown. All property owners were taken from current tax records and former surveys when available.

STATE OF NORTH CAROLINA  
COUNTY OF   AVERY  

CERTIFICATE OF APPROVAL

I, \_\_\_\_\_, REVIEW OFFICER OF   AVERY   COUNTY,  
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION  
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

I, \_\_\_\_\_, CERTIFY THAT THIS PLAT COMPLIES WITH THE  
AVERY COUNTY SUBDIVISION ORDINANCE, AND IS  
APPROVED FOR RECORDING IN THE AVERY COUNTY  
REGISTER OF DEEDS OFFICE

DATE: \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_

DATE: \_\_\_\_\_ ORDINANCE ADMINISTRATOR \_\_\_\_\_

- LEGEND
- EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - NIP - NEW IRON PIPE SET
  - NIR - NEW IRON ROD SET
  - - COMPUTED POINT
  - LINES SURVEYED
  - - - LINES NOT SURVEYED
  - POB - POINT OF BEGINNING
  - PP - UTILITY POLE
  - R/W - RIGHT-OF-WAY
  - F - FENCE
  - CMP - CORRUGATED METAL PIPE

- I, Ralph E. Daughtry, Jr., Professional Land Surveyor, L-4155 certify to one of the following as indicated that:  a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.  b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.  c. Any one of the following:  
1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.  
2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse, or  
3. That the survey is a control survey.  d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.  e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Ralph E. Daughtry, Jr., PROFESSIONAL LAND SURVEYOR L-4155

NOTES

1. BEARINGS RELATIVE TO PLAT BOOK 26 PAGE 16 A SURVEY BY DAVID K. STERN P.L.S. L-1301 DATED JUNE 06, 1988
2. DEED REFERENCE: A PORTION OF DEED BOOK 525 PAGES 1052-1057
3. AREA COMPUTED BY COORDINATE GEOMETRY METHOD
4. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA
5. FOR RIGHT-OF-WAY ON ELDERBERRY RIDGE ROAD SEE PLAT BOOK 28 PAGE 16
6. RIGHT-OF-WAY ON BEECH MTN. PARKWAY SEE PLAT BOOK 39 PAGE 77A
7. FOR TOWN OF BEECH MTN. EASEMENT SEE DEED BOOK 453 PAGE 660
8. THIS PROPERTY IS NOT LOCATED WITHIN THE TOWN OF BEECH MTN.



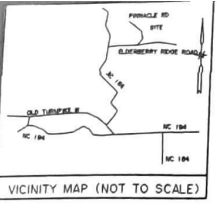
I, Ralph E. Daughtry, Jr., certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book   28   Page   77A  ); that the boundaries not surveyed are clearly indicated as drawn from information found in Book   28   Page   77A  ; that the ratio of precision as calculated is   1:100  ; that this plat was prepared in accordance with G.S. 47-30 and (2) NCAC 56.1600) as amended witness my original signature, license number and seal this   8   day of   JUNE  , A.D. 2023

Seal or Stamp

Surveyor, P.L.S. No. L-4155



|  |                 |                         |
|--|-----------------|-------------------------|
| TITLE: BOUNDARY SURVEY PREPARED FOR A LEASE AGREEMENT WITH   |                 |                         |
| CLIENT: TOWN OF BEECH MOUNTAIN   |                 |                         |
| TOWNSHIP<br>BANNER ELK   | COUNTY<br>AVERY | STATE<br>NORTH CAROLINA |
| DATE: JUNE 8, 2023   |                 | SCALE: 1" = 80'         |
| RALPH E. DAUGHTRY LAND SURVEYING<br>2043 TYNECASTLE HIGHWAY UNIT 2<br>BANNER ELK, NORTH CAROLINA 28604 PHONE: 828-898-5591 |                 |                         |
| CURRENT OWNER: WALTER CLIFTON ELDER, REVOCABLE TRUST   |                 |                         |
|  |                 |                         |
| MAP # D23064   |                 |                         |



- LEGEND
- EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - NIP - NEW IRON PIPE SET
  - NIR - NEW IRON ROD SET
  - O - COMPUTED POINT
  - LINES SURVEYED
  - - - LINES NOT SURVEYED
  - POB - POINT OF BEGINNING
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  - R/W - RIGHT-OF-WAY
  - X - FENCE
  - CMP - CORRUGATED METAL PIPE

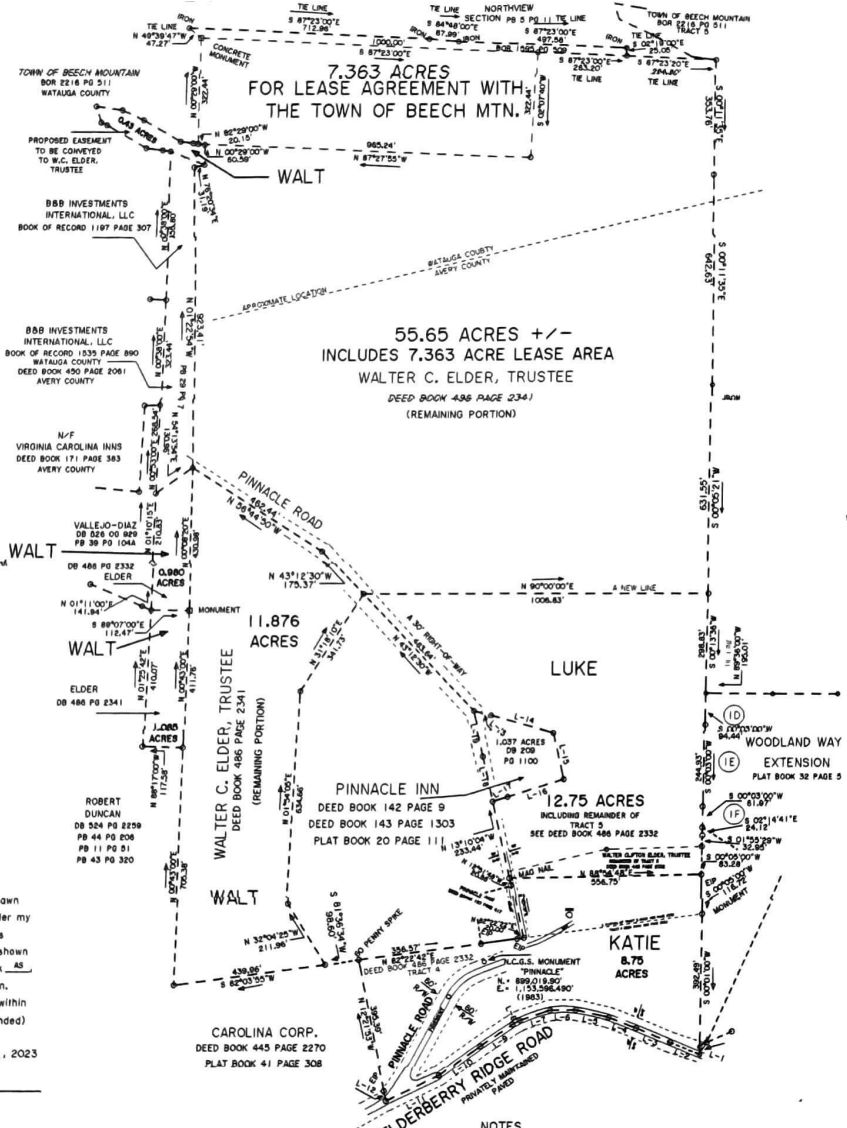
- I, Ralph E. Daughtry, Professional Land Surveyor, L-4155 certify to one of the following as indicated (use "X")
- a. That the survey complies with subdivision laws within the town of a county or municipality that has an ordinance that regulates parcels of land.
  - b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land.
  - c. Any one of the following:
    1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
    2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse, or
    3. That the survey is a control survey.
  - d. That the survey is of another category, such as the recombination of existing parcels, a loca-ordered survey, or other exception to the definition of subdivision.
  - e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Ralph E. Daughtry, PROFESSIONAL LAND SURVEYOR L-4155

I, Ralph E. Daughtry, Jr., certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated is 1:10,000; that the boundaries not surveyed are shown as broken lines plotted from information found in Book AS Page NOTED. This map was not prepared for recordation. Unless otherwise noted there is no horizontal control within 2,000.00 feet, and meets (2) NCAC 56.1600 as amended)

Witness my hand and seal this 8<sup>th</sup> day of JUNE, 2023

Ralph E. Daughtry, Jr., P.L.S., No. L-4155



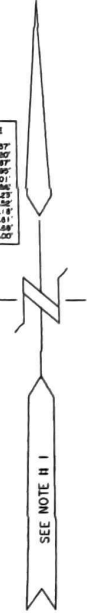
- NOTES
1. BEARINGS ARE RELATIVE TO A SURVEY OF DEED BOOK 461 PAGE 1226 BY JERRY L. BALL P.L.S. NO. L-3108 DATED NOVEMBER 12, 2001, MAP NO. 01182-11.
  2. AREA COMPUTED BY COORDINATE GEOMETRY METHOD.
  3. DEED REFERENCED: A PORTION OF DEED BOOK 486 PAGE 2332 ALL OF TRACT 4 AND A PORTION OF TRACT 5
  4. FOR RIGHT-OF-WAY SEE PLAT BOOK 28 PAGE 18
  5. THIS PROPERTY IS LOCATED IN ZONE "X" OF THE NORTH CAROLINA FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1974 (PL 93-234) AREA DETERMINED TO BE OUTSIDE THE ONE (1) YEAR FLOODPLAIN
  6. PINNACLE ROAD AND ELDERBERRY RIDGE ROAD ARE PRIVATELY MAINTAINED.
  7. NOTE A LEASE TO NORTH CAROLINA PUBLIC TELEVISION, AN AMENDMENT TO THE LEASE IS RECORDED IN AVERY COUNTY IN DEED BOOK 289 PAGE 372 A METERS AND BOUNDS DESCRIPTION WAS NOT FOUND BY THIS SURVEYOR AS OF THIS DATE.

CALL TABLE

| COURSE | BEARING      | DISTANCE |
|--------|--------------|----------|
| L-1    | S 09°01'00"W | 22.57    |
| L-2    | N 87°10'31"W | 98.20    |
| L-3    | N 68°04'15"W | 107.87   |
| L-4    | N 64°50'23"W | 85.89    |
| L-5    | N 17°05'38"W | 96.01    |
| L-6    | N 80°52'11"W | 74.86    |
| L-7    | S 17°05'38"W | 92.23    |
| L-8    | S 89°08'15"W | 23.32    |
| L-9    | S 59°07'58"W | 111.18   |
| L-10   | S 23°21'40"W | 144.81   |
| L-11   | S 63°58'38"W | 188.88   |
| L-12   | N 18°21'48"W | 30.07    |

CALL TABLE

| COURSE | BEARING      | DISTANCE |
|--------|--------------|----------|
| L-13   | S 74°13'56"E | 91.37    |
| L-14   | S 74°13'56"E | 194.07   |
| L-15   | S 13°08'47"E | 141.33   |
| L-16   | S 71°58'21"W | 110.43   |
| L-17   | S 71°58'21"W | 48.17    |
| L-18   | N 31°07'04"W | 136.50   |
| L-19   | N 13°04'10"W | 140.02   |



|  |                        |                     |                         |
|--|------------------------|---------------------|-------------------------|
| TITLE: A COMPOSITE MAP PREPARED FOR A LEASE AGREEMENT WITH   |                        |                     |                         |
| CLIENT: TOWN OF BEECH MOUNTAIN   |                        |                     |                         |
| TOWNSHIP<br>BANNER ELK   | COUNTY<br>LAUREL CREEK | AVERY               | STATE<br>NORTH CAROLINA |
| DATE:<br>JUNE 8, 2023  |                        | SCALE:<br>1" = 250' |                         |
| RALPH E. DAUGHTRY LAND SURVEYING<br>2043 TYNECASTLE HIGHWAY UNIT 2<br>BANNER ELK, NORTH CAROLINA 28604 PHONE: 828-898-5591 |                        |                     |                         |
| OWNER OF RECORD: WALTER CLIFTON ELDER REVOCABLE TRUST  |                        |                     |                         |
|  |                        |                     |                         |

STATE OF NORTH CAROLINA  
COUNTIES OF AVERY AND WATAUGA

LEASE AGREEMENT

THIS LEASE is hereby made and entered into this \_\_\_\_\_ day of September, 2023 by and between the Town of Beech Mountain, a municipal corporation organized and existing under the laws of North Carolina and located in Avery and Watauga Counties, hereinafter referred to as Tenant, and The Walter Clifton Elder Sr Revocable Trust, hereinafter referred to as Landlord.

THE DESIGNATION Landlord and Tenant as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESS:

TENANT DESIRES to lease from Landlord and Landlord desires to lease to Tenant certain property located in the Town of Beech Mountain, North Carolina, for the rental and upon the other terms and conditions hereinafter provided.

NOW THEREFORE, in consideration of the mutual promises and obligations herein contained, Landlord and Tenant mutually covenant and agree between themselves as follows:

1. LEASED PROPERTY: Landlord, in consideration of the rents herein reserved, and of the agreements, conditions and covenants to be kept and performed by Tenant, its successors and assigns, has demised and leased and by these presents does demise and lease unto Tenant, and Tenant does hereby take and hire, upon the subject to the covenants and

agreements hereinafter expressed, all of the following properties, situated in the Town of Beech Mountain, Avery County and Watauga Counties, North Carolina, said properties together with all improvements now or hereafter constructed thereon being hereinafter referred to as the “leased property”, and more particularly described as:

**Parcel 1**, commonly referred to as “the gravel lot,” is located at the beginning of the town boundary, though not within the town limits, across from the Beech Mountain Town Hall along the Beech Mountain Parkway, and being part of the parcel identified by Avery County Deed Book 525, Pages 1052-1057, and consisting of approximately 1.7 acres. See Map D23064, created by Ralph Daughtry in June 2023 attached hereto as Exhibit A for additional detail; and

**Parcel 2**, which is located off an access road between the Town of Beech Mountain Water Tank and the Beech Mountain Ski Resort Staff Lodging Facility formerly known as the Beech Mountain Alpen Inn, and being part of the parcel identified by Watauga County Deed Book 486, Page 2341, and consisting of approximately 7.6 acres. See Map D23064-A, created by Ralph Daughtry in June 2023 attached hereto as Exhibit B for additional detail.

2. LEASE TERM: The term of this lease shall be for thirty (30) years and one (1) month commencing on October 1, 2023 and terminating on September 30, 2053, unless sooner terminated in accordance with the provisions of this lease.
3. RENT: Tenant agrees to promptly pay to Landlord \$54,000 annually through monthly installments of \$4,500 per month, on or before the fifth day of each and every calendar month during the term of this Lease subject to Consumer Price Index (CPI-U) adjustment.
4. Consumer Price Index Adjustment: The lease amount specified in Section 3 shall be subject to adjustment based upon increases in the Consumer Price Index for All Urban Consumers (CPI-U) as published by the US Bureau of Labor Statistics. The most recent figure for the month preceding the anniversary date of the lease agreement shall be compared to the same month in the previous year. If the current CPI-U is greater than the previous year, the percentage of change shall be applied to the original lease amount, to determine the adjusted lease amount for the upcoming year. The adjustment shall be in effect for the subsequent year, and until the next annual adjustment. Computations shall be made

by the Tenant's Finance Officer, and communicated to the Landlord in writing fifteen (15) days prior to the anniversary date of the lease.

5. USE OF PROPERTY: Tenant may use the leased premises for any lawful purpose.
6. INSURANCE COVERAGE: The Tenant shall maintain comprehensive general liability insurance with coverage limits of at least two million (\$2,000,000) per occurrence, to protect against any claims, damages, or liabilities arising from its activities on the leased land. The insurance policy shall name the Landlord as an additional insured and shall provide a certificate of insurance to the Landlord at the beginning of the lease, and again upon each renewal. The Tenant's insurance policy shall be primary and non-contributory; any other insurance policy carried by the Landlord will be deemed excess and secondary.

The Tenant shall provide the Landlord with written notice of any material changes or cancellations of insurance policies in writing at least thirty days prior to any changes taking effect.

In the event of a claim, the Tenant shall promptly notify the Landlord and provide all necessary cooperation and documentation for the Landlord to make a claim against the Tenant's insurance policy.

The Tenant acknowledges that the insurance coverage required herein does not limit or reduce its liability under this agreement.

7. UTILITIES: The Tenant shall be responsible for all costs associated with the design, installation, operation, repair, replacement, and maintenance of all utilities. Utilities shall be placed underground, so as to not interfere with any view from adjacent lands. The Landlord shall obtain any permits and approvals as may be needed for Tenant's use (but at Tenant's expense) as may be required by law.

The Tenant shall ensure that all installations of utilities are underground and conducted in a professional manner, minimizing disruption to the leased land and any improvements and structures.

8. TAXES AND ASSESSMENTS: It is the intent of the parties to this lease that the Tenant shall pay or reimburse for all taxes, assessments and fees applied to the property by any entity during the period of this lease. This includes, but is not limited to, real and personal property taxes,

business and occupation taxes, privilege taxes, water and sewer charges, governmental impositions, assessments and charges of any kind. Landlord shall be responsible for paying or discharging real estate taxes related to the leased land, and for presenting an invoice annually to the Finance Officer of the Tenant for reimbursement of taxes paid on the parcels covered under this lease agreement.

9. ASSIGNMENT, SUBLEASE: Tenant shall not assign or sublease this property without the express written approval of Landlord.
10. NO WAIVER BY LANDLORD: No failure by Landlord to insist upon the strict performance of any term hereof or to exercise right, power or remedy consequent upon a breach thereof, and no acceptance of full or partial rent during the continuance of any such breach, shall constitute a waiver of any such breach or of any term. No waiver of any breach shall affect or alter this lease, which shall continue in full force and effect, or the rights of Landlord with respect to any other then existing or subsequent breach. Each right, power and remedy of Landlord shall be cumulative and concurrent and shall be in addition to every other right, power or remedy.
11. NOTICES: All notices and other communications hereunder shall be in writing and shall be deemed to have been given when delivered or mailed by first class, registered or certified mail, postage prepaid.
12. TERMINATION: In the event that Tenant shall abandon the premises or in the event that Tenant shall not comply with the terms and conditions hereof (including non-payment of rent), or in the event Tenant shall breach any terms or conditions of this lease then Landlord shall make demand of the Tenant in writing and Tenant shall have thirty (30) days to cure such deficiency prior to termination. In the event Tenant fails to cure this deficiency within this period, Landlord may terminate the same upon giving notice to Tenant as herein specified and as by law provided.
13. GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of Avery and Watauga Counties, and the State of North Carolina.
14. LIENS: Tenant shall not make any contract which may create or be the foundation for any lien upon the demised properties. Tenant shall not permit any liens to stand against the demised properties or any buildings

or improvements placed thereon. If any such lien shall at any time be filed against the demised premises, Tenant shall cause the lien to be discharged of record within thirty (30) days after the date of filing. If tenant fails to discharge any such lien within such period and such failure shall continue for fifteen (15) days after notice by Landlord, then, in addition to any other right or remedy of Landlord, Landlord may, but shall not be obligated to, procure the discharge of the same either by paying the amount claimed to be due, by deposit in court, or by bonding, and Landlord shall be entitled, if Landlord so elects, to compel the prosecution of an action for the foreclosure of such lien by the lienor, and to pay the amount of the judgement, if any, in favor of the lienor, with interest, costs and allowances. Any amount paid or deposited by the Landlord for any of the aforementioned purposes, and all legal and other expenses of Landlord, including counsel fees, all necessary disbursements in connection therewith, in defending any such action, or in procuring the discharge of such lien, together with interest thereon of 10% per annum, from the date of payment or deposit, shall become due and payable forthwith by the Tenant to Landlord, or at the option of the Landlord, shall be payable by Tenant as an addition rent in accordance with the provisions of this lease.

15. MISCELLANEOUS: If any term of this lease or an application thereof shall be invalid or unenforceable, the remainder of this lease and any other application of such terms shall not be affected thereby. This lease may be amended, altered or changed or modified by written modification hereto and duly executed by both parties hereto. The terms and conditions of this lease agreement shall be binding upon the successors interest to the parties hereto. The headings in this lease are for the purpose of reference only.
16. ENTIRE AGREEMENT: This Agreement constitutes the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes any prior or contemporaneous agreements, understandings and representations, written or oral.

IN WITNESS WHEREOF, the Town of Beech Mountain, North Carolina and Walter Clifton Elder, as trustee of the Walter Clifton Elder Sr. Revocable Trust have caused this instrument to be signed in their corporate names by their duly authorized officers and their seals to be hereunto affixed by authority duly given, the day and year above written.

This the \_\_\_\_ day of September, 2023.

THE TOWN OF BEECH MOUNTAIN, NORTH CAROLINA

By: \_\_\_\_\_  
Barry Kaufman, Mayor  
The Town of Beech Mountain  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604  
Phone: (828) 387-4236

Attest:

\_\_\_\_\_(SEAL)  
Emily Haynes, Town Clerk

Walter Clifton Elder Sr Revocable Trust

By: \_\_\_\_\_  
Walter Clifton Elder  
Trustee of the Walter Clifton Elder Sr Revocable Trust  
897 Dobbins Road  
Banner Elk, NC 28604  
Phone: (828) 260-0923

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

\_\_\_\_\_  
Steve Smith  
The Town of Beech Mountain Finance Officer

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public, do hereby certify that Barry Kaufman, as Mayor of the Town of Beech Mountain, and Emily Haynes, as the Clerk to the Board, personally came before me this day and acknowledged their signatures as a duly authorized act of the Town of Beech Mountain to the attached Lease Agreement for the purposes set forth therein.

WITNESS my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_  
(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public, do hereby certify that Walter Clifton Elder, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_  
(SEAL)

**EXHIBIT A:**

**(Insert here)**

**EXHIBIT B:**

**(Insert Here)**





# REPORT

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**TO:** Beech Mountain Town Council  
**FROM:** Steve Smith  
**DATE:** September 12, 2023  
**SUBJECT:** July 2023 Finance and Budget Report

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**FOR THE PURPOSE OF:**  
To report the results for July

**ATTACHED FOR YOUR CONSIDERATION:**  
July 2023 Budget Report  
July 2023 Finance Report

**STAFF RECOMMENDATION:**  
Review

**SIGNATURES:**

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Town Manager

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Town Clerk

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2023

10 -General Fund  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 08.33

|  | CURRENT<br>BUDGET | CURRENT<br>PERIOD    | YEAR TO DATE<br>ACTUAL | TOTAL<br>ENCUMBERED | BUDGET<br>BALANCE    | % YTD<br>BUDGET |
|--|-------------------|----------------------|------------------------|---------------------|----------------------|-----------------|
| <u>REVENUE SUMMARY</u>                   |                   |                      |                        |                     |                      |                 |
| Tax Revenue                              | 6,932,493         | 26,138.66            | 26,138.66              | 0.00                | 6,906,354.34         | 0.38            |
| Interest Income                          | 298,946           | 37,577.96            | 37,577.96              | 0.00                | 261,368.04           | 12.57           |
| Miscellaneous Income                     | 606,500           | 28,962.05            | 28,962.05              | 0.00                | 577,537.95           | 4.78            |
| State Revenue                            | 2,159,950         | 85.86                | 85.86                  | 0.00                | 2,159,864.14         | 0.00            |
| Fees                                     | 66,700            | 7,938.60             | 7,938.60               | 0.00                | 58,761.40            | 11.90           |
| Gains/Losses                             | 50,000            | 0.00                 | 0.00                   | 0.00                | 50,000.00            | 0.00            |
| Other                                    | 520,000           | 0.00                 | 0.00                   | 0.00                | 520,000.00           | 0.00            |
| Other Sources                            | 642,421           | 6,569.26             | 6,569.26               | 0.00                | 635,851.74           | 1.02            |
| <b>TOTAL REVENUES</b>                    | <b>11,277,010</b> | <b>107,272.39</b>    | <b>107,272.39</b>      | <b>0.00</b>         | <b>11,169,737.61</b> | <b>0.95</b>     |
| <u>EXPENDITURE SUMMARY</u>               |                   |                      |                        |                     |                      |                 |
| Administration                           | 2,793,510         | 96,042.89            | 96,042.89              | 0.00                | 2,697,467.11         | 3.44            |
| Tax Collections                          | 70,297            | 6,181.49             | 6,181.49               | 0.00                | 64,115.51            | 8.79            |
| Vistors Center                           | 531,411           | 20,675.29            | 20,675.29              | 0.00                | 510,735.71           | 3.89            |
| Police                                   | 1,572,731         | 230,519.96           | 230,519.96             | 25,189.57           | 1,318,015.81         | 16.20           |
| Fire                                     | 1,012,662         | 173,019.23           | 173,019.23             | 0.00                | 839,642.77           | 17.09           |
| Special Projects                         | 0                 | 0.00                 | 0.00                   | 0.00                | 0.00                 | 0.00            |
| Building Inspections                     | 236,488           | 19,989.96            | 19,989.96              | 0.00                | 216,498.04           | 8.45            |
| Planning                                 | 150,057           | 11,701.39            | 11,701.39              | 0.00                | 138,355.61           | 7.80            |
| Vehicle Maintenance                      | 254,525           | 38,994.39            | 38,994.39              | 500.00              | 215,030.61           | 15.52           |
| Road Maintenance                         | 3,577,644         | 340,449.10           | 340,449.10             | 2,600.00            | 3,263,379.86         | 8.78            |
| Recreation                               | 1,077,685         | 101,174.55           | 101,174.55             | 44,123.83           | 932,798.45           | 13.44           |
| <b>TOTAL EXPENDITURES</b>                | <b>11,277,010</b> | <b>1,038,748.25</b>  | <b>1,038,748.25</b>    | <b>72,413.40</b>    | <b>10,196,039.48</b> | <b>9.59</b>     |
| <b>REVENUE OVER/(UNDER) EXPENDITURES</b> | <b>0</b>          | <b>( 931,475.86)</b> | <b>( 931,475.86)</b>   | <b>( 72,413.40)</b> | <b>973,698.13</b>    | <b>0.00</b>     |

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2023

30 -Water/Sewer  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 08.33

|  | CURRENT<br>BUDGET | CURRENT<br>PERIOD | YEAR TO DATE<br>ACTUAL | TOTAL<br>ENCUMBERED  | BUDGET<br>BALANCE   | % YTD<br>BUDGET |
|--|-------------------|-------------------|------------------------|----------------------|---------------------|-----------------|
| <u>REVENUE SUMMARY</u>                   |                   |                   |                        |                      |                     |                 |
| Interest Income                          | 1,000             | 5,384.27          | 5,384.27               | 0.00                 | ( 4,384.27)         | 538.43          |
| Miscellaneous Income                     | 35,000            | 50.00             | 50.00                  | 0.00                 | 34,950.00           | 0.14            |
| State Revenue                            | 0                 | 0.00              | 0.00                   | 0.00                 | 0.00                | 0.00            |
| Metered Sales & Fees                     | 3,665,675         | 316,980.52        | 316,980.52             | 0.00                 | 3,348,694.48        | 8.65            |
| Gains/Losses                             | 1,500             | 0.00              | 0.00                   | 0.00                 | 1,500.00            | 0.00            |
| Other                                    | 250,000           | 0.00              | 0.00                   | 0.00                 | 250,000.00          | 0.00            |
| Other Sources                            | 67,215            | 0.00              | 0.00                   | 0.00                 | 67,215.00           | 0.00            |
| <b>TOTAL REVENUES</b>                    | <b>4,020,390</b>  | <b>322,414.79</b> | <b>322,414.79</b>      | <b>0.00</b>          | <b>3,697,975.21</b> | <b>8.02</b>     |
| <u>EXPENDITURE SUMMARY</u>               |                   |                   |                        |                      |                     |                 |
| W/S Administration                       | 1,839,259         | 151,715.53        | 151,715.53             | 1,790.00             | 1,685,753.47        | 8.35            |
| Water                                    | 1,022,769         | 88,940.63         | 88,940.63              | 25,556.04            | 908,272.33          | 11.19           |
| Sewer                                    | 675,173           | 19,175.23         | 19,175.23              | 19,549.41            | 636,448.36          | 5.74            |
| Taps & System                            | 483,189           | 3,133.03          | 3,133.03               | 77,750.00            | 404,800.97          | 16.22           |
| <b>TOTAL EXPENDITURES</b>                | <b>4,020,390</b>  | <b>262,964.42</b> | <b>262,964.42</b>      | <b>124,645.45</b>    | <b>3,635,275.13</b> | <b>9.58</b>     |
| <b>REVENUE OVER/(UNDER) EXPENDITURES</b> | <b>0</b>          | <b>59,450.37</b>  | <b>59,450.37</b>       | <b>( 124,645.45)</b> | <b>62,700.08</b>    | <b>0.00</b>     |

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: JULY 31ST, 2023

35 -Sanitation  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 08.33

|                                   | CURRENT<br>BUDGET | CURRENT<br>PERIOD | YEAR TO DATE<br>ACTUAL | TOTAL<br>ENCUMBERED | BUDGET<br>BALANCE | % YTD<br>BUDGET |
|-----------------------------------|-------------------|-------------------|------------------------|---------------------|-------------------|-----------------|
| <u>REVENUE SUMMARY</u>            |                   |                   |                        |                     |                   |                 |
| Interest Income                   | 150               | 977.32            | 977.32                 | 0.00 (              | 827.32)           | 651.55          |
| Miscellaneous Income              | 27,500            | 9,075.00          | 9,075.00               | 0.00                | 18,425.00         | 33.00           |
| State Revenue                     | 350               | 0.00              | 0.00                   | 0.00                | 350.00            | 0.00            |
| Fees                              | 766,800           | 64,144.57         | 64,144.57              | 0.00                | 702,655.43        | 8.37            |
| Gains/Losses                      | 0                 | 0.00              | 0.00                   | 0.00                | 0.00              | 0.00            |
| Other                             | 0                 | 0.00              | 0.00                   | 0.00                | 0.00              | 0.00            |
| Other Sources                     | 20,002            | 0.00              | 0.00                   | 0.00                | 20,002.00         | 0.00            |
| TOTAL REVENUES                    | 814,802           | 74,196.89         | 74,196.89              | 0.00                | 740,605.11        | 9.11            |
| <u>EXPENDITURE SUMMARY</u>        |                   |                   |                        |                     |                   |                 |
| Sanitation                        | 814,802           | 58,850.87         | 58,850.87              | 0.00                | 755,951.13        | 7.22            |
| TOTAL EXPENDITURES                | 814,802           | 58,850.87         | 58,850.87              | 0.00                | 755,951.13        | 7.22            |
| REVENUE OVER/(UNDER) EXPENDITURES | 0                 | 15,346.02         | 15,346.02              | 0.00 (              | 15,346.02)        | 0.00            |

**Town of Beech Mountain  
Monthly Financial Report  
Fiscal Year 2024**

| <u>General Fund</u>                           | <u>Budget</u> | Through the reported month |               |                  |                |                 |                 |                |                 |              |              |            |             | 99.99%    | <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> |           |                    |
| Total Revenue                                 | 11,549,993    | 107,272                    |               |                  |                |                 |                 |                |                 |              |              |            |             | 107,272   | 0.93%              |
| Total Expenditures                            | 11,549,993    | 1,038,748                  |               |                  |                |                 |                 |                |                 |              |              |            |             | 1,038,748 | 8.99%              |
| Unaudited General Fund balance as of July 1st | 7,750,882     | 7,750,882                  |               |                  |                |                 |                 |                |                 |              |              |            |             | 7,750,882 |                    |
| Revenues Less Expenditures                    |               | (931,476)                  | -             | -                | -              | -               | -               | -              | -               | -            | -            | -          | -           | (931,476) |                    |
| Estimated change to Fund Balance              |               | 6,819,406                  | -             | -                | -              | -               | -               | -              | -               | -            | -            | -          | -           | 6,819,406 |                    |

**Water/Sewer Enterprise Fund**

|  |           |           |   |   |   |   |   |   |   |   |   |   |   |           |       |
|--|-----------|-----------|---|---|---|---|---|---|---|---|---|---|---|-----------|-------|
| Total Revenue                                    | 3,508,096 | 322,415   |   |   |   |   |   |   |   |   |   |   |   | 322,415   | 9.19% |
| Total Expenses                                   | 3,508,096 | 262,965   |   |   |   |   |   |   |   |   |   |   |   | 262,965   | 7.50% |
| Unaudited Unrestricted Cash Reserves as July 1st | 2,154,861 | 2,154,861 |   |   |   |   |   |   |   |   |   |   |   | 2,154,861 |       |
| Revenues Less Expenses                           |           | 59,450    | - | - | - | - | - | - | - | - | - | - | - | 59,450    |       |
| Estimated Change in Cash Reserves                |           | 2,214,311 | - | - | - | - | - | - | - | - | - | - | - | 2,214,311 |       |

**Sanitation Enterprise Fund**

|  |         |         |   |   |   |   |   |   |   |   |   |   |   |         |       |
|--|---------|---------|---|---|---|---|---|---|---|---|---|---|---|---------|-------|
| Total Revenue                                    | 792,480 | 74,197  |   |   |   |   |   |   |   |   |   |   |   | 74,197  | 9.36% |
| Total Expenses                                   | 792,480 | 58,851  |   |   |   |   |   |   |   |   |   |   |   | 58,851  | 7.43% |
| Unaudited Unrestricted Cash Reserves as July 1st | 675,182 | 675,182 |   |   |   |   |   |   |   |   |   |   |   | 675,182 |       |
| Revenues Less Expenses                           |         | 15,346  | - | - | - | - | - | - | - | - | - | - | - | 15,346  |       |
| Estimated Change in Cash Reserves                |         | 690,528 | - | - | - | - | - | - | - | - | - | - | - | 690,528 |       |

**Book Value - Cash & Investments All FUNDS**

|   | <u>Fund</u>     | <u>July</u> | <u>August</u> | <u>September</u> | <u>October</u> | <u>November</u> | <u>December</u> | <u>January</u> | <u>February</u> | <u>March</u> | <u>April</u> | <u>May</u> | <u>June</u> |
|---|-----------------|-------------|---------------|------------------|----------------|-----------------|-----------------|----------------|-----------------|--------------|--------------|------------|-------------|
| Branch Banking and Trust (Pooled) #1            | Pooled          | 257,844     |               |                  |                |                 |                 |                |                 |              |              |            |             |
| North Carolina Capital Management Trust #2      | General Fund    | 8,177,755   |               |                  |                |                 |                 |                |                 |              |              |            |             |
| Mountain Community - Certificates of Deposit #4 | General Fund    | 103,750     |               |                  |                |                 |                 |                |                 |              |              |            |             |
| North Carolina Capital Management Trust #6      | Utility Fund    | 1,260,005   |               |                  |                |                 |                 |                |                 |              |              |            |             |
| North Carolina Capital Management Trust #8      | Sanitation Fund | 228,709     |               |                  |                |                 |                 |                |                 |              |              |            |             |
| North Carolina Capital Management Trust #9      | E911 Fund       | 76,175      |               |                  |                |                 |                 |                |                 |              |              |            |             |
| Total Cash & Investments                        |                 | 10,104,238  | -             | -                | -              | -               | -               | -              | -               | -            | -            | -          | -           |

**Transfers for the month**

None in June 2023





# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Bob Pudney  
**DATE:** September 12, 2023  
**SUBJECT:** Fire Department Monthly Report

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**SIGNATURES:**

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Town Manager

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Town Clerk

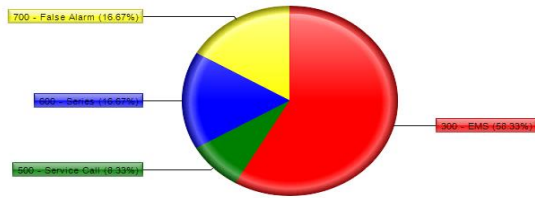
**BEECH MOUNTAIN FIRE DEPARTMENT**  
**Monthly Report**  
**August 31, 2023**

| EVENT                    | THIS PERIOD | SAME PERIOD LAST YEAR | FISCAL YTD |
|--------------------------|-------------|-----------------------|------------|
| FIRE CALLS               | 10          | 12                    | 24         |
| MEDICAL CALLS            | 13          | 17                    | 34         |
| FIRE SAFETY INSPECTIONS  | 5           | 3                     | 8          |
| PUBLIC EDUCATION         | 0           | 0                     | 1          |
| FIRE HYDRANT INSPECTIONS | 0           | 0                     | 0          |
| TRAINING HOURS           | 204         | 198                   | 422        |
| MEETINGS                 | 5           | 5                     | 5          |
| EMS RESPONSE TIME AVG.   | 10.53       | N/A                   | 9.25       |

**COMMENTS:**

Membership Recruitment Program.

Annual Pump Testing





# REPORT

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**TO:** Town Manager and Council  
**FROM:** Sean Royall  
**DATE:** September 12, 2023  
**SUBJECT:** August 2023 Recreation Report

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**FOR THE PURPOSE OF:**

For review by town manager and council

**ATTACHED FOR YOUR CONSIDERATION:**

August 2023 recreation report

**SIGNATURES:**

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Town Manager

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Town Clerk



## August 2023 Recreation Report

### Facility Report

#### Finance Report

|                             |            |
|-----------------------------|------------|
| Total Monthly Revenue       | \$7,822.10 |
| Parking Lot Monthly Revenue | \$456.07   |
| Total Recreation Revenue    | \$8,278.17 |

#### Detailed Revenue Totals

Program Registrations \$3,635.00

Memberships \$2,885.00

Facility Reservations \$640.00

POS \$1,712.10

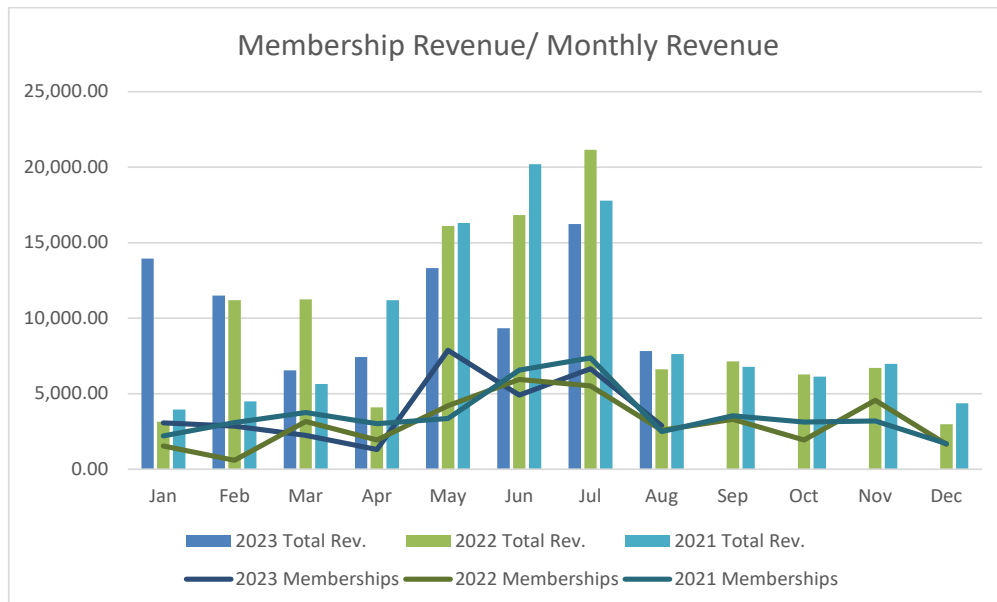
#### Check-In Report

|                   |      |
|-------------------|------|
| Member Visits     | 1159 |
| Non-Member Visits | 208  |

#### Membership Report

Total Memberships \$2,885.00

|                          |                            |                           |                         |
|--------------------------|----------------------------|---------------------------|-------------------------|
| Family Annual \$1,800.00 | Individual Annual \$400.00 | Family Week Pass \$510.00 | Ind. Week Pass \$175.00 |
|--------------------------|----------------------------|---------------------------|-------------------------|



## Facility Rental

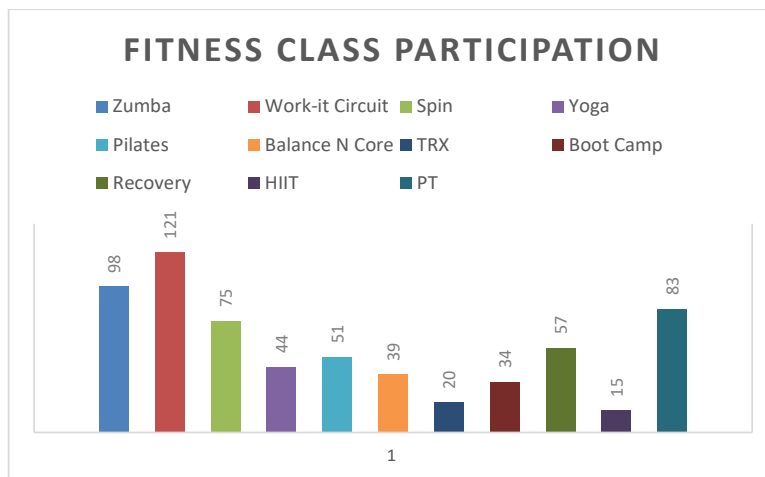
Shane Park -\$620.00  
 Buckeye – \$60.00  
 Pavilion - \$20.00

## Fitness Report

Participants:

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

|                     |   |             |
|---------------------|---|-------------|
| Zumba               | 6 | 98          |
| Work-it Circuit     | 6 | 121         |
| Spin                | 8 | 75          |
| PI-Yo               | 4 | 51          |
| Beginner Pickleball | 6 | 103         |
| Learn to Pickleball | 6 | 14          |
| TRX                 | 4 | 20          |
| Yoga                | 4 | 44          |
| Balance             | 4 | 39          |
| Silver Sneakers     | 8 | 33          |
| Boot Camp           | 5 | 64          |
| Recovery            | 5 | 57          |
| HIIT                | 5 | 15          |
| Personal Training   |   | 83 sessions |



### Director's Notes:

- Parking lot revenue and use has been consistent with Farmers Market events.
- Bike camp was sold out. We plan to hold two camps in the summer of '24. One will be the same as past years, the other geared to older kids with more technical skills.

Respectfully Submitted,

Sean Royall  
 Parks and Recreation Director  
 Town of Beech Mountain





# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Tim Barnett  
**DATE:** September 12, 2023  
**SUBJECT:** Police Department Monthly Report

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**SIGNATURES:**

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

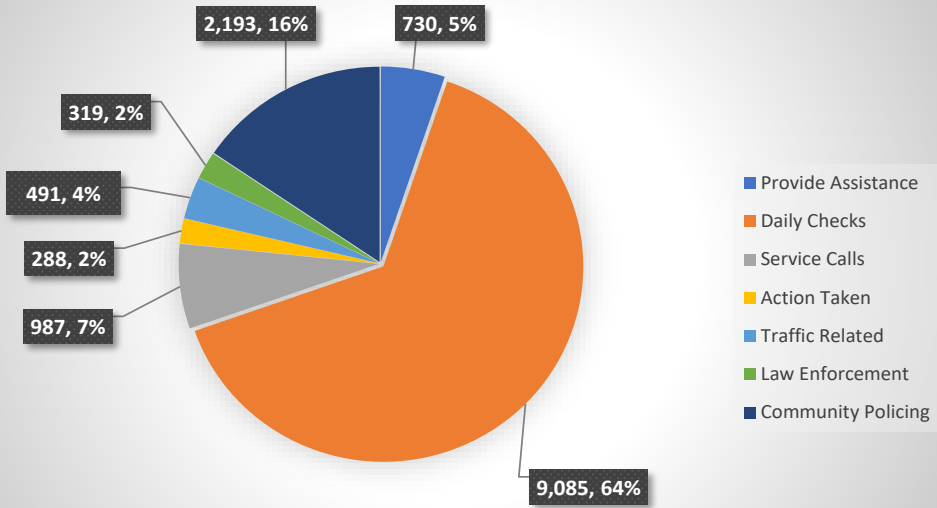
\_\_\_\_\_  
Town Clerk



Activity Log Yearly Summary Totals  
 Beech Mountain Police Department  
 January 1, 2023 through August 31, 2023

| <i>Call Type</i>                 | <i>2022</i> | <i>2023</i> | <i>Call Type</i>                 | <i>2022</i> | <i>2023</i> |
|----------------------------------|-------------|-------------|----------------------------------|-------------|-------------|
| <b>Provide Assistance</b>        |             |             | <b>Traffic Related</b>           |             |             |
| Assist Fire Department           | 33          | 6           | Driving While Impaired           | 11          | 2           |
| Assist Investigation             | 1           | 0           | Improper Parking                 | 101         | 68          |
| Assist Other Agency              | 66          | 49          | Stationary/Directed Patrol       | 569         | 179         |
| Assist Town Dept/Business        | 8           | 9           | Traffic Control                  | 31          | 23          |
| Assist Homeowner                 | 47          | 42          | Vehicle Accidents                | 42          | 51          |
| Assist Motorist                  | 279         | 304         | Vehicle Stops                    | 200         | 168         |
| Assist Other Officer             | 221         | 144         |                                  |             |             |
| Escort                           | 321         | 143         | <b>Law Enforcement Calls</b>     |             |             |
| Assist Medical Calls             | 52          | 33          | 911 Hang Ups                     | 31          | 18          |
|                                  |             |             | Alarms                           | 61          | 56          |
| <b>Daily Checks</b>              |             |             | Breaking & Entering              | 27          | 13          |
| Business Checks                  | 8,290       | 7,924       | Domestic Complaints              | 17          | 10          |
| Care Track Test                  | 0           | 0           | Assault / Fights                 | 12          | 6           |
| Security Checks                  | 102         | 8           | Fire Works Violations            | 6           | 2           |
| Residence Checks                 | 1,526       | 1,136       | Fraud                            | 2           | 7           |
| Welfare Check                    | 27          | 17          | Hit & Run                        | 8           | 2           |
|                                  |             |             | Intoxicated/Drunk & Disruptive   | 6           | 4           |
| <b>Service Calls</b>             |             |             | Investigation                    | 19          | 10          |
| Animal Control Domestic/Wildlife | 106         | 95          | Larceny                          | 10          | 13          |
| Calls for Service                | 986         | 767         | Mental Subject                   | 4           | 6           |
| Deliver Letter/Message           | 53          | 28          | Missing Person                   | 5           | 5           |
| Found Property                   | 12          | 16          | Noise Disturbance/Loud Music     | 42          | 27          |
| Golf Cart / UTV Inspections      | 30          | 32          | Open Door/Open Window            | 67          | 40          |
| ATV/Golf Cart Complaints         | 1           | 1           | Prowler                          | 0           | 1           |
| Recreation/Town Deposit          | 62          | 48          | Shots Fired/Sound of Shots Fired | 3           | 2           |
| COVID/mask                       | 0           | 0           | Subject with Gun/Weapon          | 1           | 1           |
|                                  |             |             | Suspicious Vehicle               | 93          | 59          |
| <b>Action Taken</b>              |             |             | Trespassing                      | 23          | 22          |
| Court                            | 18          | 4           | Vandalism                        | 5           | 1           |
| Felony Arrest                    | 2           | 0           | Continuing Investigation         | 28          | 14          |
| Misdemeanor Arrest               | 10          | 4           |                                  |             |             |
| State Citations                  | 51          | 42          | <b>Community Policing</b>        |             |             |
| Town Ordinance Violations        | 55          | 98          | Community Policing Contacts      | 5,122       | 2,164       |
| Verbal Warning                   | 154         | 123         | Community Events                 | 21          | 29          |
| Warning Citations                | 19          | 13          |                                  |             |             |
| Warrant Service                  | 12          | 4           |                                  |             |             |
|                                  |             |             |                                  |             |             |
| <b>2022 Event Totals: 19,763</b> |             |             | <b>2023 Event Totals: 14,616</b> |             |             |

## 2023 Monthly Condensed Calls







# REPORT

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**TO:** Town Council  
**FROM:** Daniel Davis  
**DATE:** September 12, 2023  
**SUBJECT:** Public Works Reporting August

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**FOR THE PURPOSE OF:**  
Department reports for Public Works and Utilities

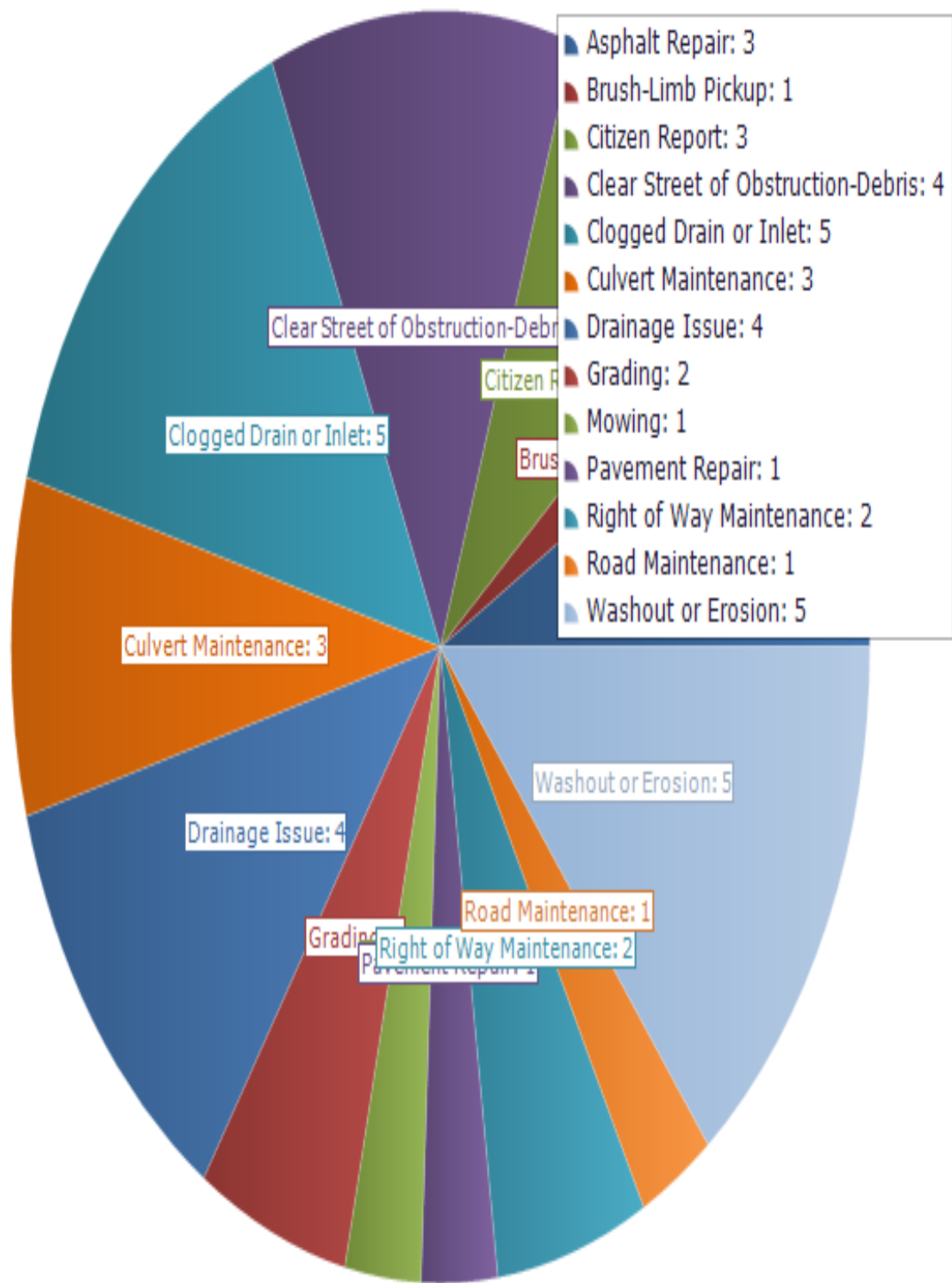
**SIGNATURES:**

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**Town Manager**

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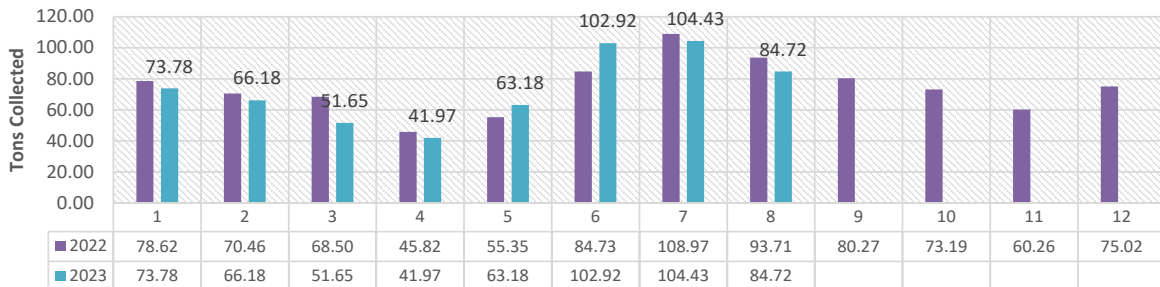
**Town Clerk**



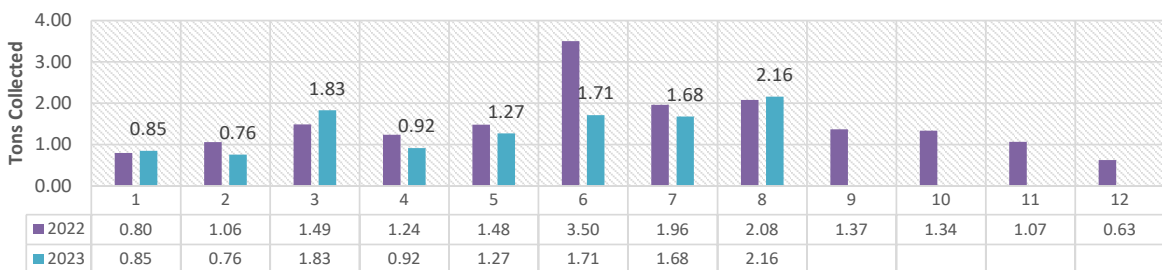
Sanitation Department  
Monthly Report

| 2022               | 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                | 78.62       | Res. Const. Day       | 1.50           | 0.80                    | 0.00  | 0.00     | 0.00      |                      |                   |                    |           |                |                |
| FEB                | 70.46       | Res. Const. Day       | 12.07          | 1.06                    | 0.00  | 0.00     | 9.37      |                      |                   | 20                 | 5         | 4              |                |
| MAR                | 68.50       | Res. Const. Day       | 2.58           | 1.49                    | 0.00  | 0.00     | 0.00      | 4                    | 5                 | 20                 | 8         | 2              |                |
| APR                | 45.82       | Res. Const. Day       | 1.39           | 1.24                    | 2.18  | 0.28     | 0.00      | 20                   | 2                 | 20                 | 4         | 4              |                |
| MAY                | 55.35       | Res. Const. Day       | 4.99           | 1.48                    | 1.49  | 0.24     | 0.00      | 12                   | 0                 | 25                 | 8         | 4              |                |
| JUN                | 84.73       | Res. Const. Day       | 1.67           | 3.50                    | 2.50  | 0.67     | 5.51      | 16                   | 5                 | 50                 | 6         | 20             | 5              |
| JUL                | 108.97      | Res. Const. Day       | 3.09           | 1.96                    | 3.23  | 0.58     | 0.00      | 9                    | 0                 | 4                  | 12        | 3              | 2              |
| AUG                | 93.71       | Res. Const. Day       | 3.90           | 2.08                    | 3.30  | 0.33     | 4.17      | 16                   | 2                 | 12                 | 6         | 8              | 12             |
| SEPT               | 80.27       | Res. Const. Day       | 6.24           | 1.37                    | 1.91  | 0.30     | 4.16      | 14                   | 2                 | 1                  | 3         | 0              | 30             |
| OCT                | 73.19       | Res. Const. Day       | 2.36           | 1.34                    | 1.43  | 0.15     | 0.00      | 17                   | 0                 | 1                  | 1         | 0              | 0              |
| NOV                | 60.26       | Res. Const. Day       | 1.47           | 1.07                    | 2.81  | 1.88     | 4.52      | 4                    | 6                 | 25                 | 16        | 11             | 0              |
| DEC                | 75.02       | Res. Const. Day       | 0.45           | 0.63                    | 1.05  | 0.09     | 0.00      | 6                    | 0                 | 0                  | 0         | 0              | 0              |
| YTD TOTALS         | 894.90      | 0.00                  | 41.71          | 18.02                   | 19.90 | 4.52     | 27.73     | 118.00               | 22                | 178                | 69        | 56             | 49             |
| 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<br>Co-Mingling | 84.72       | Res. Const. Day       | 5.05           | 2.16                    | 3.36  | 0.41     | 4.04      | 16                   | 8                 | 8                  | 9         | 5              | 8              |
| SEPT               |             |                       |                |                         |       |          |           |                      |                   |                    |           |                |                |
| OCT                |             |                       |                |                         |       |          |           |                      |                   |                    |           |                |                |
| NOV                |             |                       |                |                         |       |          |           |                      |                   |                    |           |                |                |
| DEC                |             |                       |                |                         |       |          |           |                      |                   |                    |           |                |                |
| YTD TOTALS         | 588.83      | 0.00                  | 30.75          | 11.18                   | 14.64 | 2.22     | 16.91     | 102.00               | 60                | 67                 | 59        | 72             | 32             |

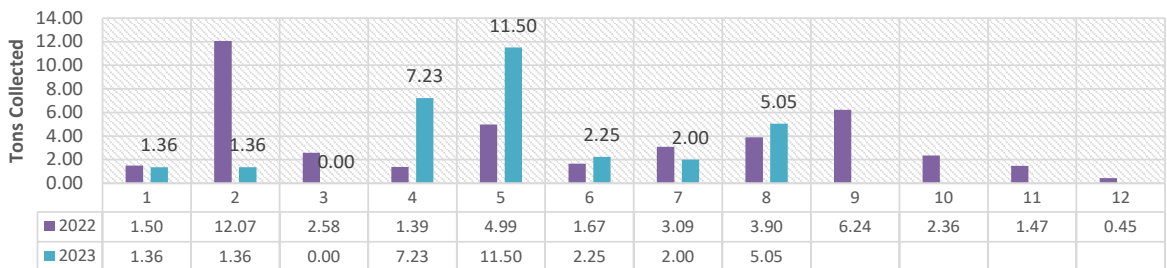
### Solid Waste



### Recycled Paper and Plastic



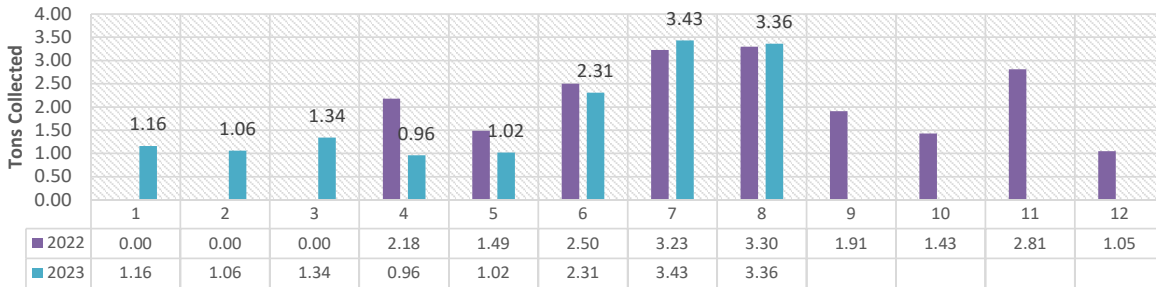
### Recycled Metal



### Recycled Cardboard



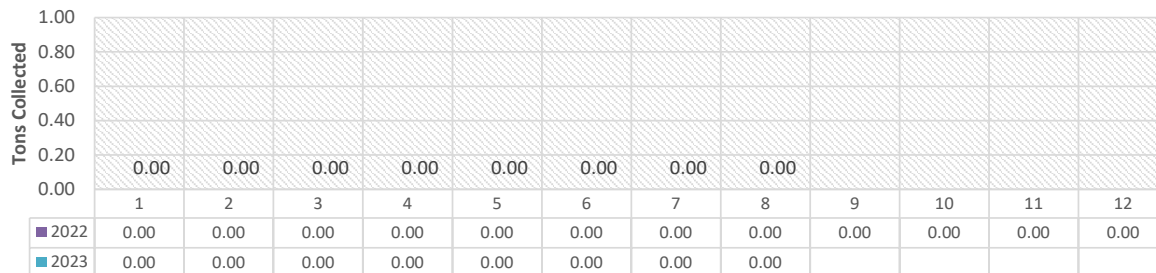
### Recycled Glass



### Recycled Aluminum



### Construction Material



## Monthly Water and Wastewater Treatment Flow Report

### Water Treatment

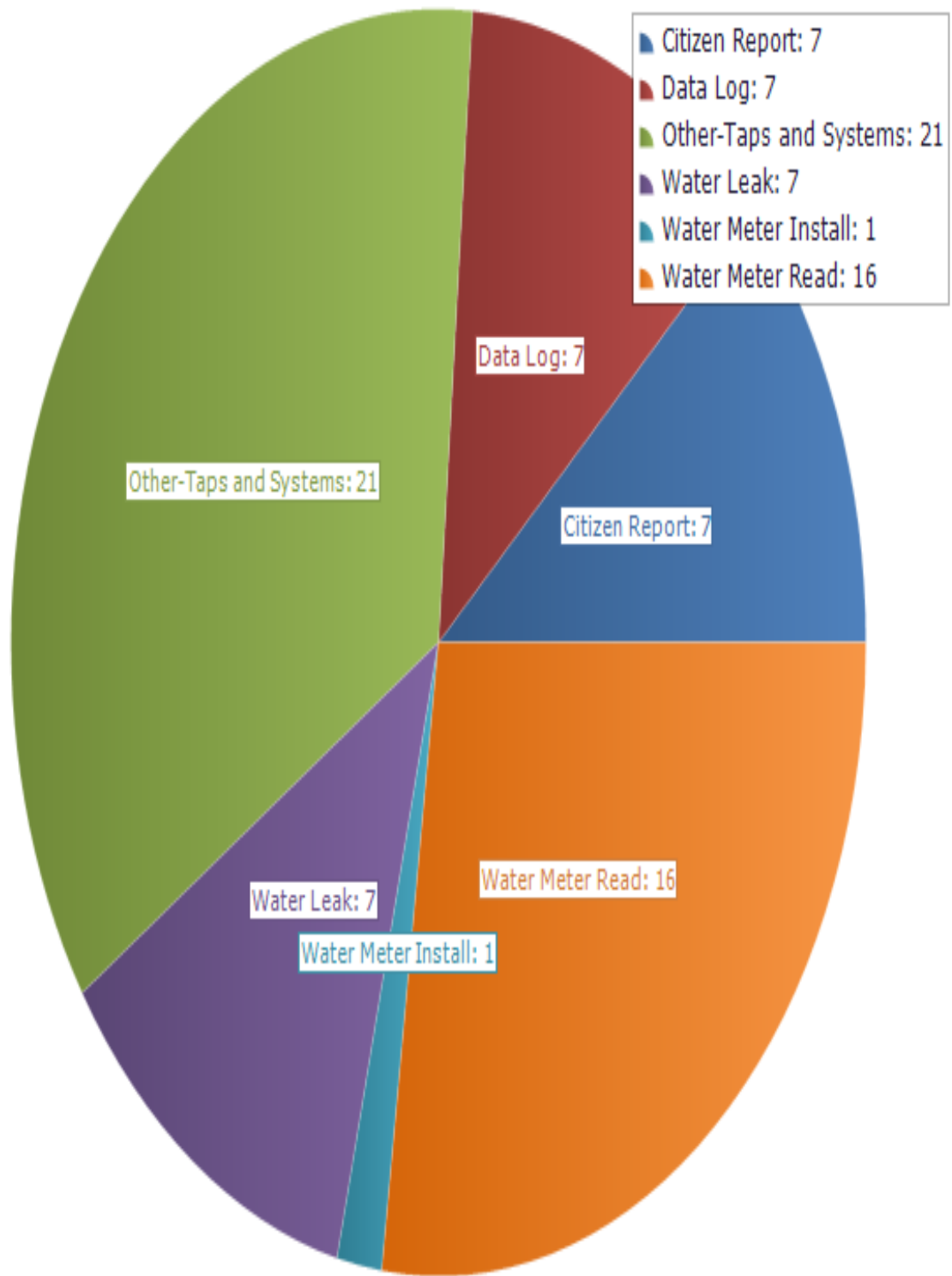
|                                 | <b>Current Data<br/>August-23</b> | <b>Comparison to Previous year<br/>August-22</b> |
|---------------------------------|-----------------------------------|--|
| <b>Source Water Withdrawn:</b>  | 15.347 MG Total                   | 14.746 MG Total                                  |
|                                 | 0.495 MGD AVG                     | 0.476 MGD AVG                                    |
|                                 | 0.414 MGD MIN                     | 0.569 MGD MIN                                    |
|                                 | 0.696 MGD MAX                     | 0.402 MGD MAX                                    |
| <b>Finished Water Produced:</b> | 14.797 MG Total                   | 14.452 MG Total                                  |
|                                 | 0.477 MGD AVG                     | 0.466 MGD AVG                                    |
|                                 | 0.652 MGD Max                     | 0.632 MGD Max                                    |
|                                 | 0.397 MGD Min                     | 0.402 MGD Min                                    |

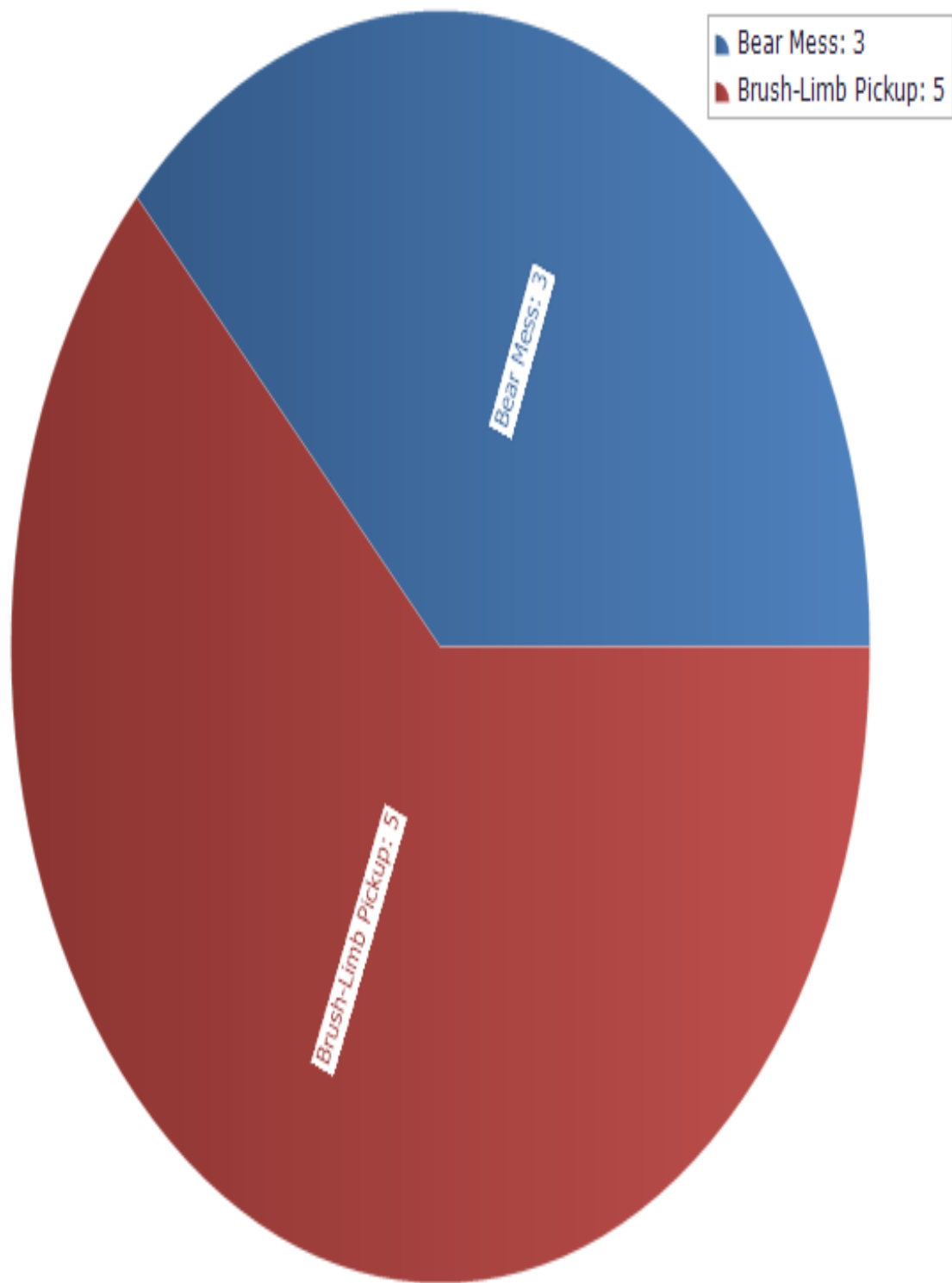
**Note: Treatment if full compliance for the month**

### Wastewater Treatment

|  | <b>Current Data<br/>July-23</b> | <b>Comparison to Previous year<br/>July-22</b> |
|--|---------------------------------|--|
| <b>Pond Creek WWTP<br/>Effluent Flow</b> | 4.898 MG Total                  | 4.805 MG Total                                 |
|  | 0.158 MGD AVG                   | 0.155 MGD AVG                                  |
|  | 0.090 MGD MIN                   | 0.120 MGD MIN                                  |
|  | 0.180 MGD MAX                   | 0.230 MGD MAX                                  |
|  | 0.400 Permitted Daily Max       | 0.400 Permitted Daily Max                      |
| <b>Grassy Gap WWTP<br/>Effluent Flow</b> | 1.300 MG Total                  | 0.945 MG Total                                 |
|  | 0.043 MGD AVG                   | 0.030 MGD AVG                                  |
|  | 0.013 MGD MIN                   | 0.011 MGD MIN                                  |
|  | 0.105 MGD MAX                   | 0.064 MGD MAX                                  |
|  | 0.080 Permitted Daily Max       | 0.080 Permitted Daily Max                      |

**Note: All Treatment if full compliance for the month**







# REPORT

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** September 12, 2023  
**SUBJECT:** Planning and Inspections Monthly Report for 2023-08

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**FOR THE PURPOSE OF:**

Report of activities for the Planning and Inspection Department for the month of August, 2023.

**SIGNATURES:**

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Town Manager

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Town Clerk

**TOWN OF BEECH MOUNTAIN**  
**PLANNING AND INSPECTIONS MONTHLY REPORT**  
 August-2023

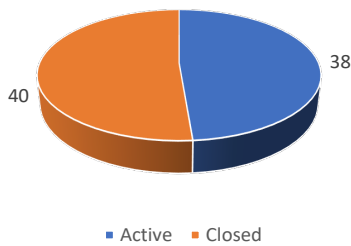
**Summary and Highlights**

- Building:**  
 Building permit issuance remains slightly lower than 2022 but still well above average  
 Inspections remain above 2022 numbers and also well above average
- Zoning:**  
 Text amendment reviewed by Planning Board recommended to Town Council  
 Zoning amendments codification in progress - draft received from American Legal
- Trees:**  
 Tree permits continue at average numbers
- GIS/Mapping:**  
 Database maintenance and consolidation underway to improve data management
- Planning Board:**  
 Planning Board reviewed proposed text amendment and provided recommendation to Council
- Board of Adjustment:**  
 No meeting for Board of Adjustment in August.
- Other:**

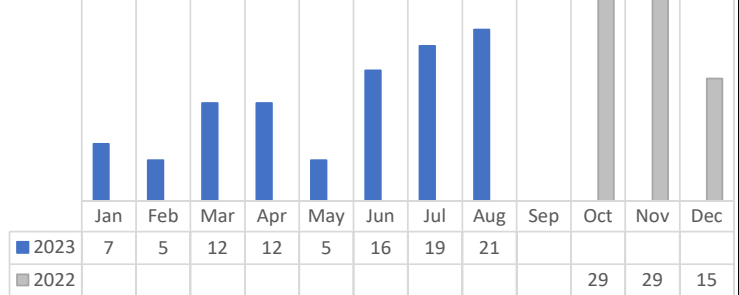
**CODE ENFORCEMENT**

Monthly and Quarterly Case Counts

Active and Closed Code Cases  
 June 2023 - Aug 2023



**CODE ENFORCEMENT CASE COUNTS**



**Code Enforcement:**  
 Case load is elevated this month due to influx of code issues over the past few months  
 June, July, and August saw an increased level of code complaints at 16, 19, & 21 respectively  
 Active Code Enforcement effort underway for various common code issues  
 iWorq software allowing for improved tracking and enforcement of code issues

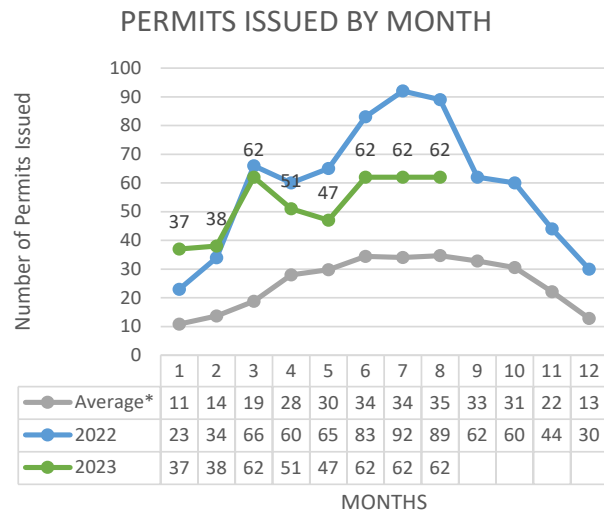
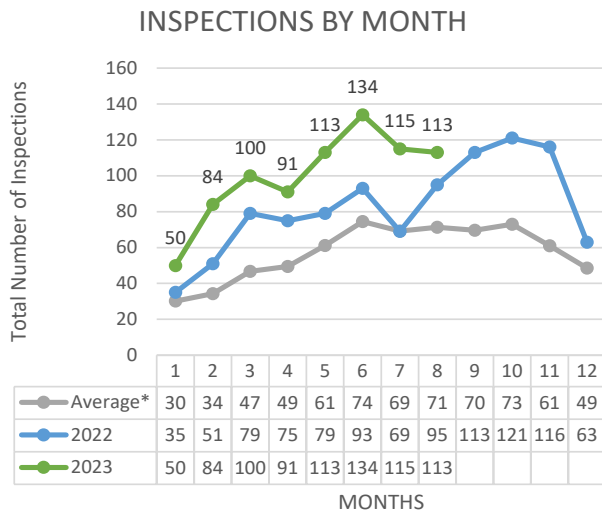
**TOWN OF BEECH MOUNTAIN**  
**Monthly Report**  
**Planning and Inspections Department**  
**August-2023**

**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        | 51         | 39         | 33                   | 90                       | 62                       | 302                   |
| Electrical      | 19         | 24         | 20                   | 43                       | 30                       | 156                   |
| Plumbing        | 10         | 18         | 17                   | 28                       | 25                       | 95                    |
| Htg/Air & Misc. | 33         | 34         | 25                   | 67                       | 47                       | 247                   |

**2. Permits Issued**

|             |              |             |              |              |               |               |
|-------------|--------------|-------------|--------------|--------------|---------------|---------------|
| No. Issued  | 62           | 62          | 89           | 124          | 181           | 421           |
| Value       | \$ 2,130,645 | \$ 765,259  | \$ 1,747,854 | \$ 2,895,904 | \$ 5,107,648  | \$ 14,263,910 |
| Permit Fees | \$ 63,253.00 | \$ 5,805.00 | \$ 63,526.40 | \$ 69,058.00 | \$ 180,876.13 | \$ 372,024.85 |



\*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 |
|--------------|-------------------|---------|--------------|--------------|----------------------|-------------------|
| 4            | New Single Family |         | \$ 52,510.00 | \$ 1,557,700 | 5                    | 10                |
|              | New Multi-Family  |         |              |              | 0                    | 0                 |
|              | New Commercial    |         |              |              | 0                    | 0                 |
| 58           | Other             | Various | \$ 10,743.00 | \$ 572,945   |                      |                   |
| 62           |                   |         | \$ 63,253.00 | \$ 2,130,645 |                      |                   |





# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Armando Garcia  
**DATE:** September 12, 2023  
**SUBJECT:** TDA Report September 2023

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**FOR THE PURPOSE OF:**

Report provides an overview of marketing, publicity and results.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

**Beech Mountain TDA Report  
To Town Council  
September 2023**

In August, the advertising continued to promote Beech Mountain as a year-round destination. To strike while the iron is hot, literally, our messaging promoted ‘cool’ summer on Beech while most of the country suffered from an unprecedented heatwave. Summer activities like hiking, biking, and fishing were highlighted as well as events like Crafts and the Green and the Farmers Market. In early August the TDA held a second photoshoot on Beech Mountain. This time the focus was on hiking and biking in Emerald Outback, business, area attractions like the Gem Mine, Mini-Golf, Mountaineer Adventure Tower, and First Chair Coffee Shop. The TDA would like to recognize the participating business and Parks & Recreations who were instrumental in the success of the photoshoot. A special thanks to Sean Royall, Kate Prisco, Matt Robinson, Sean McNay and his family who served as “Beech Mountain’s Top Models”.

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

**Boomer Magazine—Head to the Beech: Beech Mountain, NC**

<https://www.boomermagazine.com/head-to-the-beech-beech-mountain-nc/>

**Herald & Tribune—A Legend in Overalls: Storyteller Ray Hicks Recognized For His Legacy**

[https://www.heraldandtribune.com/news/local/a-legend-in-overalls---storyteller-ray-hicks-recognized-for-his-legacy/article\\_3cb82adc-4051-11ee-8849-4be49240a665.html](https://www.heraldandtribune.com/news/local/a-legend-in-overalls---storyteller-ray-hicks-recognized-for-his-legacy/article_3cb82adc-4051-11ee-8849-4be49240a665.html)

**Cardinal & Pine—21 Wacky, Wild & Woolly Festivals Happening in North Carolina in 2023**

<https://cardinalpine.com/story/21-wacky-wild-woolly-festivals-happening-in-north-carolina-in-2023/>

**Watauga Democrat—Sheryl Crow Highlights Weekend of Music at Beech Summer Concert**

[https://www.wataugademocrat.com/main\\_street/sheryl-crow-highlights-weekend-of-music-at-beech-summer-concert-series/article\\_5a2da4ea-2fd3-11ee-a693-1f2da1b1c17a.html](https://www.wataugademocrat.com/main_street/sheryl-crow-highlights-weekend-of-music-at-beech-summer-concert-series/article_5a2da4ea-2fd3-11ee-a693-1f2da1b1c17a.html)

**Watauga Democrat—Beech Mountain Town Hall Expansion Remains on Schedule**

[https://www.wataugademocrat.com/news/local/beech-mountain-town-hall-expansion-remains-on-schedule/article\\_f55d4e96-4362-11ee-bc9c-dbf848f1ac79.html](https://www.wataugademocrat.com/news/local/beech-mountain-town-hall-expansion-remains-on-schedule/article_f55d4e96-4362-11ee-bc9c-dbf848f1ac79.html)

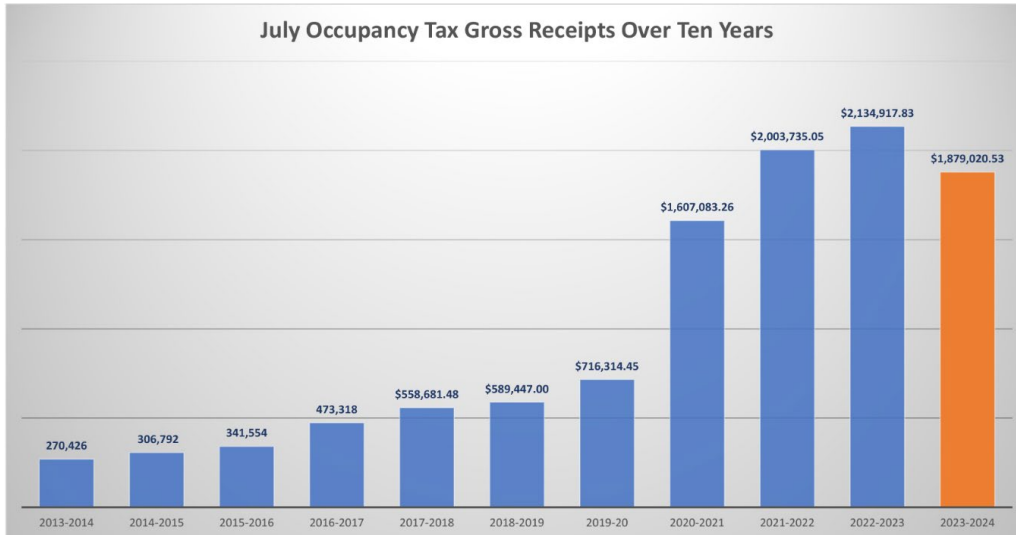
**Results:**

There were 653 visitors in the Visitor Center during the month of August 2023, which was higher than the 582 visitors received in August 2022. Occupancy tax of \$108,718 was collected in the month of August (for July overnight stays). This was 8.43% less than the \$117,881 collected in August of 2022. 2,504 room nights were reported to the tax office for July overnight stays.

## Revenues for Lodging on Beech Mountain for June 2023

**\$1,879.020**

July Occupancy Tax Gross Receipts Over Ten Years



FY 23-24 Occupancy Tax Collected YoY

