

MINUTES  
BEECH MOUNTAIN TOWN COUNCIL  
AND  
BEECH MOUNTAIN PLANNING BOARD  
March 1, 1994

CALL TO ORDER

Mayor Fred Pfohl called a special joint meeting of the Beech Mountain Town Council and Planning Board to order at 9:03 AM Wednesday, March 1, 1995, in the Council Chamber at Town Hall, which meeting was duly advertised in the Monday, February 27, 1995 edition of The Watauga Democrat. Other Council Members present were Shiela Fletcher, Kakii Handley and Ed Waligroski. Members of the Planning Board present were Chairman Roger Bullock, Joe Pavelchak and Ed Lotz. Mayor Pfohl noted that Tim Holland, John Hoffman and Bill Watson were all on an EMT emergency call and would join the meeting in progress, although there was a quorum of both bodies present. Also present were Joe Thacker of Mountain Electric Cooperative; Leland Smith, a design consultant; Alan Miller, a landscaping expert with TVA; Town Manager Seth Lawless, Public Works Director Joe Perry, Code Enforcement Officer Don Fulkerson and several interested members of the public.

1. *Consider Appropriation of Fund Balance for Flood Damage.*

Seth Lawless presented a budget amendment to appropriate \$15,000 from the General Fund Balance for materials required for initial repairs to flood damage. He noted that this would not be the last expenditure, because asphalt patching will be required when the weather cooperates. Kakii Handley asked about the "mailboxes" on the list of supplies, and Mr. Lawless said he believed some had been damaged by efforts to remove culverts, open ditches, etc., after the flood. Shiela Fletcher moved that the budget amendment be approved. Ed Waligroski seconded the motion and it passed unanimously.

2. *Approval of Agenda.*

Chairman Bullock asked that the agenda for the Planning Board meeting be approved. Ed Lotz moved that the agenda be approved. Joe Pavelchak seconded the motion and it passed unanimously.

3. *Approval of Minutes, February 1, 1995.*

Chairman Bullock asked that the minutes of the previous meeting be approved. Joe Pavelchak moved they be approved as submitted. Ed Lotz seconded the motion and it passed unanimously.

4. *Presentation by Mountain Electric Cooperative.*

Joe Thacker introduced the gentlemen who had accompanied him. He indicated that a preliminary meeting between the Mountain Electric representatives and Mayor Pfohl, Town Manager Seth Lawless and Code Enforcement Officer Don Fulkerson the previous week. Since that time some changes which were suggested by the Town representatives have been worked into the site planning.

Mr. Thacker displayed a site plan and explained the location of the substation itself, location of additional poles to be installed, and location of the driveway. Some additional trees will have to be cut to place the 18' driveway, but every care has been given to minimize any further tree cutting. Mayor Pfohl indicated that the earlier plan had the driveway coming in from almost Charter Hills Road, so the change indicated will greatly minimize visibility.

## MINUTES - TOWN COUNCIL AND PLANNING BOARD

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A stair-step cut into the rock will be used to place the substation 18' below the existing upper grade. Kakii Handley asked about the total elevation from the ground of the installation when complete, and Mr. Smith indicated the highest structure would be about 28' tall. Mr. Thacker said that the only actual building will be a small switch house, which will be 12' in height. There will be an 8' chain link fence around the perimeter of the substation, topped with three strands of barbed wire. The fencing will be painted black which has proven to be the least intrusive, visually. The fence itself will be below the stepped cut as viewed from the upper edge of the property, so will not be visible.

The plans call for the installation of a berm behind the existing trees on the upper edge of the property extending toward the stepped cut. Approximately 50 white pines will be planted in front of and on the berm. Approximately 20 hemlocks will be planted in the area where the present drive exists. They also plan to scatter hemlocks within the wooded area below the substation to help mask the substation in the winter. On the side adjacent to Rascals they plan to plant Norway spruce, although they cannot cover the entire area because they have to leave space for the transmission line. They will, however, plant shrubs, rhododendron, etc., under the transmission line.

Mr. Thacker described the location and use of static lines which will go across above the substation to protect it from lightning. The poles to support the static lines will be some 60' in the air, but will be those which are rust in color, and the static lines themselves are less than 1/2" in diameter.

Roger Bullock suggested that Mountain Electric mark the trees which they will need to cut and have Don Fulkerson inspect the site before any cutting takes place.

Mr. Thacker indicated they had decided upon a two transformer design, which makes the whole station more reliable. In case of need, the second transformer would allow quick backup. Ed Lotz asked how high the high voltage line will be where it comes into the substation and Mr. Thacker indicated it would be 28'. The feeder lines from the substation will be buried underground. The plan will include the installation of three additional poles on the street, in close proximity to existing poles, for the feeder lines to be brought out of the ground and integrated into the existing electric lines. Mr. Thacker did promise that they would dig trenches, avoiding already existing trees, into which to place the buried lines, rather than cutting a swath through the woods.

Mr. Thacker explained that the transformers contain oil, so there are containment pans and an underground fiberglass tank which would collect any oil spill.

Mr. Thacker distributed a drawing showing a side view of the site and indicating the depth of the stepped cut, fencing, lower rock wall, berm and additional plantings. A line of sight was included from the roadway just above the substation. Kakii Handley asked about the size of trees they were planning, and they said they would probably be 6' to 7' trees. Reub Mooradian asked again about the plantings planned for the lower side, indicating that the cleared area is very visible now from that side. They indicated they would space hemlocks among the existing trees. Mr. Mooradian said he would like to think that once the project is finished Mountain Electric would have the capability to go back in and add trees or shrubs where needed, and Mr. Thacker replied they would.

Roger Bullock expressed his appreciation for the commitment Mountain Electric and TVA have shown to shielding the site and said he thought the plan was excellent. Fred Pfohl pointed out that Mountain Electric has always maintained their plantings well at other sites. Kakii Handley said she wondered if red or white spruce might grow better at this altitude and also suggested planting a 'Table Rock' pine or 'Table Mountain.' Fred Pfohl pointed out that the red spruce doesn't have any natural enemies.

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Bill Watson asked about water runoff, noting that the heavy rain caused flooding into Rascals. Mr. Thacker said they had to have a state certified erosion control plan, which should keep the erosion under control. Mr. Watson asked if whatever is in the plan doesn't control the erosion -- would they come back and fix it. Mr. Thacker indicated that the berm should make water flow toward and across the drive and down to the Parkway below Charter Hills Road.

Mr. Miller distributed photographs of the Gabion wall, which will be used in the rear of the structure down to grade level, and explained how it was constructed. Mr. Smith indicated that a certain amount of blasting will have to be done, and Ed Lotz said he thought a number of small blasts might be better than one big one. Don Fulkerson asked if they would have to remove rock from the site, and if so, indicated Joe Perry could no doubt find a use for it here on the mountain.

Mr. Thacker was asked about the timetable, and said the site work, grading, etc., should start the second week of April and be completed by July 15. Another contractor would start the substation construction at that time, and they hope to be completed by the end of October. Mr. Bullock suggested the timetable be printed in the next edition of the MountainEar.

Ed Lotz asked about the size of the substation vis a vis Beech Mountain's anticipated growth, and they felt it would be at least thirty years before any new substation would have to be anticipated. Don Fulkerson pointed out that the present distribution lines coming up the mountain are 13,000 volts and the new station will have 161,000 volts, so this should cover a good deal of growth.

Tim Holland asked about fires, and Mr. Thacker said that there is very little chance of the substation itself catching on fire. Mr. Miller said it is extremely rare for a transformer to blow up and catch fire.

Mr. Bullock asked if Mountain Electric would reiterate that the residents on Beech Mountain will not incur any rate increase because of the construction that is not a general across-the-boards increase. Mr. Thacker said they have only one rate structure, and have never had separate rates for anybody.

Reub Mooradian asked about the status of the litigation, and Mr. Thacker indicated it is at the Appellate Court stage now. There won't be a verdict until the first part of 1996. TVA has committee that if Mountain Electric loses the litigation they would take over the project and complete it.

Roger Bullock said he felt confident that with Mountain Electric working with Don Fulkerson about site preparation, he could recommend the Planning Board approve the plan. Ed Lotz moved the Planning Board approve the plan. Joe Pavelchak seconded the motion and it passed unanimously.

Kakii Handley said she agreed with Mr. Bullock, and hoped that suggestions for other trees might be considered before the actual planting is done. Mr. Miller agreed. Shiela Fletcher moved that the Council approve the plan. Tim Holland seconded the motion and it passed unanimously.

ADJOURN

There being no further business to come before the Council or the Board, Ed Waligroski moved that the meeting be adjourned. Shiela Fletcher seconded the motion and the meeting was adjourned at 10:30 AM.

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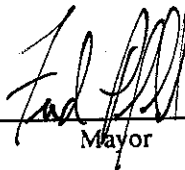
Respectfully submitted,



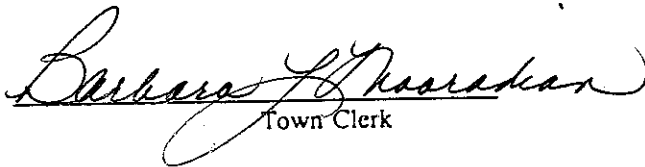
Barbara L. Mooradian  
Town Clerk

BLM/hs

Minutes approved by Town Council on MARCH 14, 1995.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

MINUTES  
BEECH MOUNTAIN TOWN COUNCIL  
March 14 and 24, 1995

CALL TO ORDER

Mayor Fred Pfohl called the regular meeting of the Beech Mountain Town Council to order at 6:00 PM. Other Council Members present were Tim Holland, Shiela Fletcher, Kakii Handley and Ed Waligroski. Also present was Town Manager Seth Lawless, Public Works Director Joe Perry, Town Engineer Ed Powell, Town Attorney David Paletta and Police Chief Jay Hefner. Present in the audience were Rick Miller, Ellen Anderson, Bill Sposato, Ed Lotz and Reub Mooradian.

1. *Adoption of Agenda.*

Seth Lawless asked that a follow-up on the Doug Matthews purchase of lots from the Town be added under "Other Business," and Mayor Pfohl indicated a discussion of the request for funds received from Avery County would also take place under "Other Business."

Tim Holland moved that the agenda be approved as amended. Ed Waligroski seconded the motion and it passed unanimously.

2. *Consent Agenda.*

Ed Waligroski asked that the penultimate paragraph on page 1 be changed to reflect that the Agricultural Extension Office will receive some \$90,000 from the State this year, rather than from Avery County. Tim Holland moved the Consent Agenda be approved with that change. Shiela Fletcher seconded the motion, and the following items were unanimously approved.

a. *Minutes of Regular Meeting of February 21, 1995.*

b. *Special Joint Meeting of March 1, 1995.*

3. *Committee Reports.*

Kakii Handley indicated she had attended the first Waste Management meeting, which was organizational in nature, and she felt that the thrust of the Committee would be mainly landfill business rather than recycling. The next meeting will be on March 20th.

Ed Waligroski stated he had made a pitch to the Avery County Commissioners for a contribution to the Tour DuPont, but that was postponed until their next meeting, which will be March 21, 1995 at 6:00 PM. Fred Pfohl indicated that since there is a conflict in Dr. Waligroski's schedule, Seth Lawless and he would attend this meeting.

4. *Old Business.*

a. *Consider Skiloft Paving Program.* Seth Lawless summarized the program to this point, and indicated the Council had certain questions which they wished answered before they further considered the program. First, Ed Powell examined the storm drainage matter and indicated that

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there are five areas where stormwater is collected, and with that many, even though the water may be moving faster after paving, Mr. Powell felt there should not be any significant drainage problems. An increase in culvert size was recommended in some locations, but the cost for that replacement is built into the \$75,000 estimate. Second, Mr. Rickert and Joe Perry had measured a few locations and it appears there would be only two houses would lose a substantial portion of their parking areas. One of those property owners is aware of that fact and still urges the Town to go ahead and proceed with the paving. The other property owner has not yet been contacted. Third, the Town scrapes that road about once a month for about 30 minutes each time.

Mr. Powell indicated that one thing which affected their estimate had been the series of extreme turns involved, as it is difficult to keep the volume of asphalt down when making those sharp turns. They used Wedling Weg as an example, which was by far the most expensive paving project the Town has done to date.

Tim Holland asked how much the engineering costs would be, and was told they comprise 10% of the estimate, or \$7,500. Ellen Anderson expressed her concern that the paving may erode the potential parking areas for lots which have not yet been built upon, and indicated that the Board of Adjustment had already been approached for variances for construction on Skiloft Road. Kakii Handley asked if the lot owners up there had some sort of unique situation whereby the ordinance did not apply to them as it does to the rest of the lots on Beech Mountain. Seth Lawless said he believed that anyone building up there in the future would have to adhere to the Zoning Ordinance. Fred Pfohl said he thought the lots were originally sold as "zero" setback lots, and Ed Powell said most of the homes had been built by the developer which did not adhere to even their own regulations.

David Paletta was asked if additional parking space would be required for the two individuals who would lose some of theirs due to the road paving, and he said it would depend upon whether or not the home had been built prior to adoption of the Zoning Ordinance. If so, then clearly the parking area was grandfathered. If built after the ordinance was adopted, but the parking area was made smaller by the road improvement, he did not know if the owner could be forced to enlarge the parking. Kakii Handley asked that he get the answer to that question prior to the next meeting. Tim Holland said he understood that even if the owner could not be forced to enlarge his parking area, he could be ticketed if he parks on the roadway and this would, in effect, either force enlargement or parking elsewhere. David Paletta said he agreed. Miss Anderson urged that anyone who would lose a portion of their parking area should be so advised.

Mayor Pfohl indicated he had part ownership in a Skiloft lot, so asked that he be excused from discussion or voting. Tim Holland moved that Council excuse Fred Pfohl from the meeting. Kakii Handley seconded the motion and it passed unanimously.

Tim Holland moved that the Town participate in the paving project to the extent of paying all engineering and inspection fees, leaving the actual paving costs to the owners, it being understood that the Town will control the contractor (get bids, hire contractor, etc.) Shiela Fletcher seconded the motion. Kakii Handley expressed her concern about setting a precedent. Mr. Holland said he felt this particular paving would help the Town, but that he could make future decisions on whether or not the Town would profit from paving.

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Mrs. Handley asked Joe Perry if he felt there would be less of a maintenance problem were the road paved, and he replied that it would. She asked if it would cost less or more to maintain it paved, and Mr. Perry said that it would be ultimately more expensive, as resurfacing is much more costly than simple maintenance. Seth Lawless pointed out that there would probably be a benefit to the Town in that the value of the lots and homes would be increased by being on a paved road, which would result in more taxes being received.

Mrs. Handley said she would like to have a policy stated, i.e., that the Town would pay the engineering costs if the paving is to the best interest of the Town or that the Town would pay this portion for everyone.

Reub Mooradian suggested the Town should add the cost of the engineering to the portion paid by the property owners. Mr. Holland asked if he meant that the Town participate in no way, and Mr. Mooradian replied, "Yes." He said that way there would be no precedent for paying a portion set. Mrs. Handley said she would like to see anyone who requests that a road be paved, when it is not on a paving schedule set by the Town, bear the entire cost.

The question was called and the motion defeated, three votes to one, with Mrs. Handley, Mrs. Fletcher and Dr. Waligroski voting nay.

Kakii Handley moved that the Town not participate in the paving of Skiloft Road financially. Ed Waligroski seconded the motion and it passed, three votes to one, with Mr. Holland dissenting.

Kakii Handley moved that Mr. Pfohl be allowed to rejoin the proceedings. Shiela Fletcher seconded the motion and it passed unanimously.

5. *New Business.*

- a. *Consider Offer to Purchase NV-16 for \$3,500.* Mr. Lawless indicated the Town had received an offer to purchase lot NV-16 for \$3,500. Tim Holland moved the offer be accepted subject to the statutory advertising being accomplished without upset bid. Shiela Fletcher seconded the motion and it passed unanimously.
- b. *Order Tax Administrator to Advertise Tax Liens.* Shiela Fletcher moved that the Tax Administrator be directed to advertise the tax liens in the Watauga Democrat and Avery Journal. Tim Holland seconded the motion and it passed unanimously.
- c. *Tour DuPont Budget Amendment.* Tim Holland moved the proposed budget amendment for the 1995 Tour DuPont be approved as submitted. Kakii Handley seconded the motion and it passed unanimously.
- d. *Consider Recycling Contract.* Mr. Lawless noted there were a few questions on the contract with GDS which needed to be worked out, and that he would hope the Council would either schedule a special meeting to consider it or add consideration of it to the agenda for the joint Town Council, Planning Board and EDC meeting on March 29th. He went over the various aspects of the upgraded recycling program. Mayor Pfohl said he would like to see the Town do away with the glass containers at the recycling center. It was decided that since ski season is over, the roll-

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off container will be placed at the recycling center for the summer, and the small glass and aluminum containers moved.

Mr. Lawless was asked about the possibility of collecting plastics, and he indicated the staff was working on that project, but the bulk required to be stored before it can be compacted is a large problem to overcome.

### 6 *Staff/Consultant Reports.*

- a. *Town Engineer's Report.* Mr. Powell reported that the Summit water tank has not yet been placed on the site, but it is expected almost momentarily. With regard to the underground storage tanks, it appears the Town may be allowed to use the existing well as a monitoring well and to spread the dirt out for detoxification. The Upper Bear Branch plans are in Raleigh for review. The plans for the ammonia system at the water plant are in Seth's hands to be reviewed and then forwarded on to the State.

Kakii Handley asked about selling the Summit tank for scrap and Mr. Lawless said the going rate is 3¢ to 4¢ per 1,000 lbs, which would net about \$250 for the tank, but we would have to deliver it to the scrap dealer. Our engineer advises, however, that it is Mike Eggers' responsibility to haul the tank off.

- b. *Public Works Director's Report.* Mr. Perry reported that they are continuing to do repairs caused by the flooding in January. Mayor Pfohl noted that they had done an excellent job of cleaning up litter, especially along the Parkway, and that the Council was very glad to see Mr. Perry back from his illness.
- c. *Town Attorney's Report.* Mr. Paletta had no report but asked for a brief Closed Session at the end of the meeting.
- d. *Chief of Police's Report.* Chief Hefner had nothing to report, except that the old car they were holding had been being hauled off and the Town would receive \$150.00.
- e. *Town Manager's Report.* Mr. Lawless reported that he will be attending a recycling workshop in Greensboro on April 3rd. He reminded the Council of their joint meeting on March 29th. He reported that he had met with John Costin and Bill Sposato relative to the dredging of Lake Coffey, and the work is anticipated to begin in June.

He reported that Carl Hicks will be retiring from the Town the end of March. A meal in his honor is planned on his last day at the Public Works Building.

Tim Holland suggested that the State Department of Hatcheries be notified of the dredging planned as they might not want to stock Lake Coffey until the work is complete.

### 7 *Other Business.*

- a. *Doug Matthews Lot Purchase.* Mr. Lawless indicated that when notified of the March 15th deadline Mr. Matthews had called reiterating his commitment to the purchase and asking if he could have a 90 day extension if he sends the Town another \$1,300 deposit. Tim Holland moved



that Mr. Matthews be given a 90 day extension to complete his purchase providing he deposits an amount with the Town which totals ten (10%) percent of the sale price, and that the additional payment will be non-refundable if he does not proceed with the purchase. Ed Waligroski seconded the motion and it passed unanimously

- b. *Request from Avery County.* Mr. Lawless referred to a letter he had received from four of our legislators requesting the Town make a donation to the Avery County Fair Board out of our occupancy tax receipts. He had written the four asking for more specificity regarding the amount requested, as well as asking that they review the wording in our enabling legislation to ensure that this type of donation would be an appropriate use of occupancy tax monies.

He had since received a specific request from the Avery County Finance Officer for 1% of the Town's occupancy tax receipts or \$12,000 annually. Mr. Lawless said he had been told the contribution would be required for three to five years. Shiela Fletcher said Banner Elk has also been asked to contribute and they simply don't have the extra funds to do so. Mayor Pfohl suggested that the Council await clarification from the four legislators before further considering the question. He suggested Mr. Lawless write Mr. Buchanan indicating that certain questions need to be answered before the Council can answer his request, and that it will be considered at the Council's next meeting on April 11th.

#### 8 *Closed Session.*

Tim Holland moved that the Council go into closed session under the provisions of N.C.G.S. 143-318.11(a)(3) to consult with the Town Attorney. Shiela Fletcher seconded the motion and it passed unanimously. The Council went into closed session at 7:50 PM. The Council came out of closed session at 8:13 PM.

#### RECESS

Tim Holland moved the meeting be recessed until 9:00 AM on Friday, March 24, 1995. Shiela Fletcher seconded the motion and it passed unanimously. The meeting was recessed at 8:15 PM.

#### RECALL TO ORDER

Mayor Fred Pfohl recalled the recessed meeting of the Beech Mountain Town Council to order at 9:00 AM on Friday, March 24, 1995. Other Council Members present were Tim Holland, Kakii Handley and Ed Waligroski. Also present were Public Works Director Joe Perry and Bill Schrum from Garbage Disposal Services, Inc.

#### 9 *Consider Contract Between Town of Beech Mountain and Garbage Disposal Services, Inc. for Recycling.*

Kakii Handley asked if newspapers in the contract also included magazines. Tim Holland asked if mixed paper included anything other than newspapers and magazines. Bill Schrum indicated that whatever the County would accept would be included, but that their market would be for newspapers.

Shiela Fletcher entered the meeting. Kakii Handley asked about the collection schedule. Mr. Schrum indicated that it would be up to the town as to when to switch from every other week collection to weekly collection. Tim Holland asked if GDS would be getting new equipment and new people and he stated that

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there was not a big difference in the price for weekly versus every other week collection. Mr. Schrum stated that there would not be new equipment and new personnel.

Mayor Pfohl asked about collection at businesses and the number of carts needed. Four carts would be needed, one for aluminum and three for colored glass. Mr. Schrum also indicated that some businesses would have a cart for newspapers. The condos would have carts for paper. Mayor Pfohl indicated that the money to buy the carts was coming out of the reserve for sale of the garbage truck and there would not be a lot of money left. The price of each cart is \$55.00.

Bill Schrum stated that GDS would be very flexible and if changes need to be made they would go back and renegotiate the contract.

There was general discussion about recycling in Blowing Rock and Boone and revenue from recycling. There was also discussion concerning plastics. Mr. Schrum indicated that plastics are expensive to collect and have very little value, but that plastics could be added to the contract.

Tim Holland asked about cleanup. Mr. Schrum indicated that GDS would be responsible for cleanup around the carts.

Tim Holland move that Council approve the agreement between the Town and GDS for recycling. Shiela Fletcher seconded the motion and it passed unanimously. Two copies of the agreement executed by GDS were given to the Town for review by Town Attorney and execution.

### 10 *Other Business.*

- a. *N. C. League of Municipalities Regional Meetings.* Mayor Pfohl indicated that there were regional meetings on April 11 in Morganton and April 12 in Elkin. No one would be able to attend the April 11 meeting because of the regular Town Council meeting. If anyone could attend the April 12 meeting they should advise the staff. If no one could attend, maybe the Town Manager could go.
- b. *Request from Roger Bullock Regarding Bears on Beech Mountain.* A letter had been received from Roger Bullock expressing concern about the dangers of bears on Beech Mountain. Mayor Pfohl indicated that the Wildlife Commission would not do anything until the bears became a problem. It was suggested that the Town Clerk continue to write articles in the Mountain Ear about the dangers of feeding the bears and leaving out garbage. It was also suggested that a brochure be made and given by the Town Staff to the summer people who come to the mountain.
- c. *Avery County Commissioners Meeting.* Mayor Pfohl reported on the Avery County Commissioners meeting which he attended with Mr. Lawless. The Commissioners gave \$2,000 for the Tour DuPont, which the Town had requested. Commissioner Sam Laws wanted Banner Elk and Beech Mountain to add 3% to their occupancy tax for the County. Mayor Pfohl asked the Commissioner to make a proposal and the Town Council would discuss it. The Commissioners stated that they were not responsible for the letter to the Town from the four legislators, but that it was initiated by the Hotel Association. The Commissioners asked about the Town's intentions as far as making a contribution for the purchase of fair grounds were concerned. Mayor Pfohl told the Commissioners that the Town was in the process of looking at the revenues collected from occupancy tax in the Avery County portion of the Town at this time,

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and that the Town would be making a decision on this matter.

- d. **Public Works Director's Report.** Joe Perry stated that the flow meter at the Pond Creek sewer treatment plant went out during the last electrical storm. It will cost \$2,900 plus installation to replace the flow meter. Mr. Perry indicated that funds were available in capital outlay because of the vehicle purchase coming in under budget, and he asked for Council approval to purchase the flow meter out of these funds. Tim Holland moved to purchase the flow meter from funds in the capital outlay line item. Ed Waligroski seconded the motion which passed unanimously.

Mr. Perry also reported that additional funds would be needed for flood damage to repair paved ditches. Bids are coming in high, the Town will need in excess of \$27,000 for the damage.

Mr. Perry reported that the fill in Charter Hills Road would have to be hydroseeded. Mayor Pfohl asked if it was still under warranty and Mr. Perry stated he would check on that and report back to council.

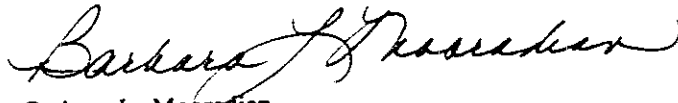
- e. **Resort Towns Association Meeting.** Mayor Pfohl stated that the Resort Towns Association would be meeting in April. Kakii Handley indicated she would represent the Town at this meeting if her schedule permitted.

- f. **Waste Management Meeting.** Kakii Handley reported that she attended the Waste Management Meeting. She indicated that there was surprise that Beech Mountain was so far along in its recycling program.

## ADJOURN

There being no further business to come before the Council, Tim Holland moved that the meeting be adjourned. Shiela Fletcher seconded the motion, and it passed unanimously. The meeting was adjourned at 9:40 AM.

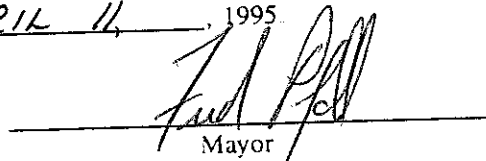
Respectfully submitted,



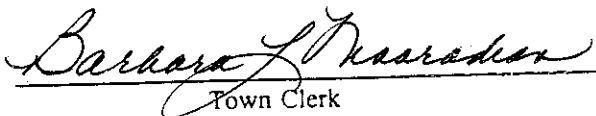
Barbara L. Mooradian  
Town Clerk

BLM/hs

Minutes approved by Town Council on APRIL 11, 1995.

  
Mayor

ATTEST:

  
Town Clerk



MINUTES  
JOINT MEETING, BEECH MOUNTAIN TOWN COUNCIL,  
PLANNING BOARD AND ECONOMIC DEVELOPMENT COMMITTEE  
March 29, 1995

CALL TO ORDER

A special joint meeting of the Beech Mountain Town Council, Planning Board and Economic Development Committee was called to order by Mayor Pfohl at 9:00 AM Wednesday, March 29, 1995 in the Council Chamber at Beech Mountain. Others present were Vice Mayor Tim Holland, Council Members Shiela Fletcher and Ed Waligroski, Planning Board Chairman Roger Bullock, Vice Chairman Joe Pavelchak, Planning Board Members Bill Watson, John Hoffman and Ed Lotz, Economic Development Committee Chairman Calder Smoot, Member Ricky Holcombe, Chamber of Commerce Director Jim Rickard and Town Manager Seth Lawless. Present in the audience were Jim Brooks and Wilson King.

1. *Consideration of Offer Made by Cliff Elder for Donation of Property.*

Mayor Pfohl indicated that all parties had received a copy of a letter from Cliff Elder offering to donate a portion of his property under certain conditions. Mr. Pfohl asked if either Mr. Bullock or Mr. Smoot had any opening comments regarding the offer.

a. *Roger Bullock.* Roger Bullock indicated he had not talked with any Planning Board members about the offer, so the comments he would make were his own thoughts. He said he saw this as an opportunity to begin an analysis from a different perspective than has been done before about what the Town of Beech Mountain ought to look like in five to ten years. For example, if the Town has a convention center then recreational facilities become important to those who would use it. It would be their expectation to have facilities available for their use. Can that need presently be met? Assuming our citizens would be willing to pay for a convention center, how would the Town meet the interests of the people who would come here.

Mr. Bullock stated he had just completed a term on the Beech Mountain Club Board, and knows they have their membership about where they want it. They could accept some increase in membership, but not much.

They have raised reinstatement fees to \$10,000, and Mr. Bullock believes that is not a cap. He said he believed they would be raised periodically so that in ten to fifteen years it could take \$15,000 to \$20,000 to be reinstated into the Beech Mountain Club. Therefore, the Club may well not be the answer to meeting the interests of numbers of people who would want to come here for recreation. Because of deed restrictions, the Club cannot turn away people who rent, but they do control access by time allocations and fees.

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DEVELOPMENT COMMITTEE MEETING

March 29, 1995

In short, Mr. Bullock said he perceives that the Club will move to control the use of its facilities for use by full time members through the means it has available.

With regard to the visitors using a convention center, if the Town could not meet their needs, would they come? One way to address this would be for the Town to begin to look seriously at municipal recreational facilities, at least in study form: A pool, perhaps covered for use in inclement weather; tennis and golf course. Town recreation facilities would have some effect on the Club, but there would still be many members who would prefer to belong to the Club rather than utilize municipal facilities. Such facilities could have a beneficial effect on property values of those lots where the membership has lapsed.

Mr. Bullock urged that no decision on Mr. Elder's proposal be made at this time, but rather that a committee be formed to develop a five to ten year plan for recreation facilities that would be important to have before we would build a convention center.

*b. Calder Smoot.* Mr. Smoot said that in talking with both the Economic Development Committee and other members of the community he had received both positive and negative reactions. Some of the comments were that this was something that would impact the whole community and should be part of a seven to ten year plan. There were questions about sources of funds to build a facility. Even more than that, where do the funds come from to maintain it. Would user fees provide enough money to actually maintain the facility? Who are the interested groups that would use such a facility? Who are those groups who want to use it and how often do they want to use it? Would the facility be tied into a visitor center or Chamber of Commerce/Visitors' Bureau?

Mr. Smoot said that even if the outcome of today's meeting was positive, he did not see, realistically, how the building could be built within the three year time frame that is required by Mr. Elder. He said he knew there were individual businesses which had opinions on this proposal and whether or not it should take place. He hoped those people would make their opinions known.

Mayor Pfohl then asked each attendee to express his or her opinion going right around the table:

*c. Ricky Holcombe.* Mrs. Holcombe said she agreed with Messrs. Smoot and Bullock. She wondered if the Town has a need for such a facility and who would pay for it. Fred Pfohl read the portion of the occupancy tax bill which indicates funds may

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be spent on convention facilities. Mrs. Holcombe said she called most of the people who collect occupancy tax, and most were violently opposed to using occupancy tax monies for any purpose other than promoting tourism. They also could not see that there was a need for a convention or civic center.

d. *Jim Rickard.* Mr. Rickard said he agreed with Mr. Bullock. He said a very key element in selecting a site for a small convention is the recreation, it is a must. Other things that would have to be considered is drawing people here. The Town has a geographic problem. Companies would not fly people in, as it is too far to the nearest airport. Perhaps we could look at a five hour drive, though that may be a little too far. Other problems exist besides lack of recreation. There is a lack of quality lodging here. The funding issue is also important, because generally when a company books lodging for a meeting the meeting facilities that go along with the meeting are gratis. There are also facilities in competition, such as the Broyhill Center in Boone, which includes extremely close-in lodging to the meeting facilities.

He felt that perhaps we were looking at the public sector to take care of something which the private sector is well equipped to do. Nobody in the Town has aggressively pursued this market. Four Seasons at Beech has adequate facilities with some improvement. Mr. Rickard felt that emotionally the center would be something we would like to see, but without the necessary recreation facilities, it would not work.

e. *Ed Lotz.* Dr. Lotz asked how acute was the need for a convention center. He said he has not years any people even discuss whether Beech Mountain should have a convention center. His first reaction to Mr. Elder's proposal was "Do we need it?" If we do need it, it needs to be right next to Town Hall. Dr. Lotz said he did not feel the voters were in need of further recreation facilities.

f. *Rick Owen.* Mr. Owen felt a good deal of research needs to be done. He expressed his concern about the watershed, and also wondered how such a facility would pay for itself.

g. *Ed Waligroski.* Dr. Waligroski his thought were tied in to Messrs. Bullock and Smoot. In order the justify a convention center, we would have to have another golf course and tennis facilities. since the Club objects to anyone using their facilities who is not a member.

h. *Shiela Fletcher.* Mrs. Fletcher said she felt an impact study was in order. Someone should go to a small community which has built a convention center and see how they financed it, what kind of business they get, and so forth.

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i. **Tim Holland.** Mr. Holland said he did not feel that we should consider Mr. Elder's proposal because of the three year limit. He felt that Roger Bullock's points were well taken in that the Club is limiting itself. He felt there should be a long term study on additional recreation facilities. As far as small conventions, he said he felt the Town already has the facilities if some upgrading was done.

j. **John Hoffman.** Mr. Hoffman said he agreed with Mr. Owen regarding the watershed question. Once such a facility was built, it would open up the remainder of Mr. Elder's property for develop, and he wondered how much we wanted built up in that area.

k. **Bill Watson.** Mr. Watson said he felt there were several more pressing things in the long term, such as more paving, expansion of the Grassy Gap wastewater treatment plant, and perhaps municipal recreation facilities. He felt a one to three year study just in terms of feasibility was in order.

l. **Joe Pavelchak.** Mr. Pavelchak said he thought people who own land here want to get away from the convention type atmosphere. He felt there would be no support were a referendum held on whether or not to finance such a project. He also felt the size of any such facility should be very limited. He agreed that recreation facilities for users is necessary.

m. **Seth Lawless.** Mr. Lawless said, with regard to research which might be done, that it should include some professional marketing analysis as part of it. Another thought would be to promote it as more of a retreat and place to get away without filling the day with recreation. There may be that sector of the population looking for a place to come and get away from the hustle and bustle, who would like hiking, fishing, rock climbing, etc.

n. **Jim Brooks.** Mr. Brooks thanked Mr. Bullock for bringing up the point that there are thousands of lots which are presently unsalable due to lack of membership in the Club. He also noted that the Town is very limited as far as commercial property is concerned, and at some time that will be difficult to get around. When the Town looks at where it would have to go for commercial property, it finds that Mr. Elder owns it all. Mr. Elder is currently looking at a bunch of ideas for his property.

Small conventions would bring in visitors in the off season, and there are some things the Town lacks which the owners would like to see, but which are presently impossible to sustain with only a 20 week season.



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*o. Wilson King.* Mr. King said he had concerns about funding. The Town should not count on having an occupancy tax over the long term. The State will be looking at the easiest way to pick up money and an occupancy tax is a good way to do it. Otherwise the counties will be the ones looking for that source, and county governments are much stronger than town governments. The occupancy tax is not, therefore, a very stable revenue source. He felt it would be unfair to pass on the maintenance of such a facility to the taxpayers. He said Ski Beech has excellent facilities, and that if we gave them some financial support they could be upgraded.

Mr. King also said he did not feel that Beech Mountain needs to be all things to all people. Beech Mountain has appealed to people that don't necessarily need "store bought" entertainment. There are communities nearby that have those things, such as Boone, Blowing Rock, etc. He did not feel the owners here wanted the crowding, traffic, noise, etc., which would be a consequence of convention business.

Roger Bullock commended the Town Council for its planning workshop last fall, as he felt it was very important to move towards a vision of the Town. He agreed that facilities exist in the village area and said he would like to see that area alive, fresh and active again. A study should be conducted as to what is available on the mountain already.

Mr. Bullock said he would like to see this approached conceptually, tied to the other related considerations that would be an integral part of an entire long range plan. If a committee is appointed, he felt it would be good to include someone from every interest up here, the Town Council, Planning Board, Chamber of Commerce, Club, Ski Beech, etc., so that there would be inputs from all of the divergent interests in Town.

There was a good deal of discussion about the formation of a committee to study the various points brought up during the meeting. Ed Lotz suggested it was a job for the Planning Board. Roger Bullock said he felt the other business the Planning Board had to conduct would be less likely to facilitate the free discussion needed, and said he preferred a separate committee approach.

Fred Pfohl suggested everyone in the meeting talk to members of the community to see what they believe will be the needs of the community in ten years or so. Roger Bullock urged that the questions not be slanted, but rather that they be asked for their needs. John Hoffman suggested a questionnaire.

It was ultimately decided to gather as much factual information as possible, such as copies of the Club questionnaire from two years ago, indications of growth, locations

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where facilities could be built, existing facilities, and so forth. Before anyone in the committee questions friends and neighbors, the exact questions should be decided upon. It was decided to meet again on May 17 at 9:00 AM, and to ask John Costin, Bill Sposato, and Club President to be present. At that meeting the committee will create the framework for the questions it will ask the citizens. Mr. Bullock volunteered to lead the meeting, for which Mayor Pfohl thanked him.

INTERMISSION

A brief intermission was called, during which everyone except Mr. Smoot, Mrs. Holcombe, Mr. Rickard and Mr. Pfohl departed.

2. *Approval of Minutes, February 22, 1995.*

Ricky Holcombe moved that the minutes of the EDC meeting of February 22nd be approved as submitted. Calder Smoot seconded the motion and it passed unanimously.

3. *Consideration of Bills to be Paid.*

Mr. Rickard presented Purchase Order #7063, which was approved for payment.

4. *Financial Report.*

Jim Rickard pointed out that there had apparently been a delinquent occupancy tax payer for January, because the actual amount collected in January was \$20,229. It was also pointed out that February collections had reached an all time high of \$28,595, despite the weather this winter.

5. *Chamber of Commerce Reports.*

Mr. Rickard passed out copies of the Advertising Plan and Budget and the Leads List. He noted that there is a \$3,000 advertising surplus due to some items being less expensive than originally thought, and wanted some guidance about where the committee might want that spent. It was decided to try and get into a golf or tennis magazine, if that is possible before the end of the fiscal year.

6. *Other Business.*

There was some discussion regarding Mr. Tischenkel, and Mr. Smoot indicated he would

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write him a letter suggesting that he does not have the time necessary to devote to the committee. The Council will be asked to name a replacement at their next meeting, so members should be thinking about suggestions.

There was a good deal of discussion on moving of the Town entrance sign, planting of barrels and the commitment we have with Grandfather Nursery for additional landscaping at the entrance to Town. It was noted that \$2,000 is budgeted for flowers, the agreement with Grandfather totals \$1,046.58 and, if \$10 per barrel is the norm, we will have expended all the flower budget.


There was some concern that the rental agencies did not want occupancy tax monies spent on flowers. Fred Pfohl suggested offering Larry Parent \$1,000 to take care of the barrels, trim and weed the plantings in front of the Town Hall, as well as two other beds for the summer. Calder Smoot summed up the discussion by stating that the barrel planting and the planting of designated perennial beds, daylillies along the fence line of Town properties, and moving and upgrading of the Town entrance beds and upkeep and maintenance would be paid for out of the current \$2,000 with an additional amount to be requested from reserves.

With regard to the request from Avery County for occupancy tax monies towards purchase of a fairground, it was decided to allow the Town Council to make that decision, but the EDC did not feel that it was a proper use of occupancy tax funds.

ADJOURN

There being no further business to come before the committee, the meeting was adjourned at 12:50 PM.

Respectfully submitted,



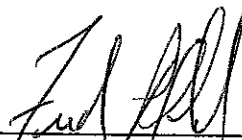
Barbara L. Mooradian  
Town Clerk

BLM/hs

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Approved by Town Council on APRIL 11, 1995.

  
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Mayor

ATTEST:

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