

**MINUTES  
BEECH MOUNTAIN TOWN COUNCIL  
PUBLIC HEARING  
2003/2004 BUDGET  
June 3, 2003**

**CALL TO ORDER**

Mayor Rick Owen called the Public Hearing to order at 2:00 p.m., June 3, 2003 at the Beech Mountain Town Hall. Council Members present were Pete Chamberlin, Ed Waligroski, Tim Holland, and Gil Adams. Also present were Town Manager, Seth Lawless; Finance Officer, Sally Rominger; Town Intern, Lisa Greene; Public Works Director, Riley Hatch; Police Chief, Jay Hefner and a number of people in the audience.

Rick Owen opened the floor for public comments on the budget.

**PUBLIC COMMENTS**

Jane Rex from the Watauga Education Foundation requested \$3,000 from the Town for fiscal year 2003/2004. The Foundation's goal of \$600,000 would support the "Our Children-Our Future" Campaign to build endowment for a program for teachers and students. This program would be for innovative, creative projects not funded through the school system.

Murray Miller spoke on behalf of the Mountain Ambulance and Heath Care Foundation. The Foundation asked for \$2,500 to \$5,000 out of the 2003/2004 town budget. The monies would fund architecture and engineering for their new building which will be constructed on land donated by Lees McRae College. He reviewed the current negotiations between Avery and Watauga Counties regarding provision of ambulance service to Beech Mountain.

Jim Brooks spoke on behalf of the Beech Mountain Volunteer Fire Department. A request of \$34,760 was made to cover the financing of a new medical responder unit, brush truck, and new substation. The Department was unsure as to whether the entire cost of the substation would be financed or one-half of the cost, with the remainder to come out of their reserve account. Randy Corn, a Beech Mountain Volunteer Fire Department member also spoke in favor of the requested increase to the Town's contribution to the Fire Department noting that the Town had not increased the amount given to the Fire Department for approximately fifteen years.


Alan Brister spoke on behalf of Genesis Animal Sanctuary. He requested the following of the Town Council: (1) consider a line item in the Town budget for animal control; (2) give space on road signs for direction to Genesis; (3) area maintenance and grass cutting at Genesis by Public Works Department; and (4) a \$1,500 contribution for 2003/2004.

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**ADJOURNMENT**

Tim Holland moved to adjourn the Public Hearing on the 2003/2004 budget. Pete Chamberlin seconded the motion, which passed unanimously. The Public Hearing adjourned at 3:10 p.m.

Respectfully Submitted,




Sally Rominger  
Finance Officer

Minutes approved by Town Council on 6/10, 2003.

  
Mayor

ATTEST:

  
Town Clerk

**MINUTES  
BEECH MOUNTAIN TOWN COUNCIL  
BUDGET WORKSHOP  
JUNE 3, 2003**

**CALL TO ORDER**

Mayor Rick Owen called to order the 2003/2004 Budget Workshop at 3:20 p m., June 3, 2003 at the Beech Mountain Town Hall. Members present were Tim Holland, Ed Waligroski, Pete Chamberlin, and Gil Adams. Also present were Seth Lawless, Town Manager; Sally Rominger, Finance Officer; Lisa Greene, Town Intern; Riley Hatch, Public Works Director; Jay Hefner, Police Chief; and Randy Corn was in the audience.

Lisa Greene, Town Intern gave a report on her findings reference the possible purchase by the Town of three lots for a memorial park. The Town had previously acquired five properties with this purpose in mind. She had talked with the owner of LG-113 and LG-114 and offered \$4,586 (the tax value and road assessment). Mr. Helow, the owner, indicated that the offer was not sufficient. He wants \$8,050 each for the lots. He also wants to be a part of the planning process for the memorial park and he was concerned about what impact the park would have on adjoining properties. She had offered \$4,104 to the owner of LG-112. He indicated that the offer was not sufficient and that he paid \$7,000 for the lot when purchased. Miss Greene was not able to reach the owner again by phone. Seth Lawless indicated that the money to purchase these three lots was not a part of the proposed budget and if Council wanted to go ahead with the purchase, money would have to come from appropriated fund balance. After some discussion, Council decided not to act on the proposal at this time. The possibility of selling lots already owned by the Town was discussed.

Seth Lawless presented the proposed budgets for the four funds: General Fund, Water and Sewer Fund, Sanitation Fund, and E-911 Fund. In the General Fund Revenue he pointed out that monies were in the budget from the State for Hold Harmless Funds but it was unsure as to whether these funds would be released; Franchise tax is included which will not be repealed; Powell Bill funds will be down because of money taken out of the Highway Trust Fund. He pointed out that a transfer from fund balance is included to balance the general fund. Pete Chamberlin asked why there was not any revenue in the budget for Sale of Fixed Assets noting the Police Department would be eliminating a vehicle. Mr. Lawless responded that it was an oversight and \$2,500 could be included.

Under General Fund Administration Department expenditures, the Council discussed the requests made during the Public Hearing as follows:

Genesis Animal Sanctuary – Council was in agreement that they do not want to be involved with domestic animal control. A discussion followed concerning the policy in place with

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2003/2004 BUDGET WORKSHOP

JUNE 3, 2003

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Riley Hatch reported that next year he might be asking for an additional full-time position in the Wastewater Department because of state mandates. He also reported that Brian Railing has left the Town and Daniel Davis would like to move to Brian's position in the Water Department; therefore, he will be looking for someone to fill the position in the Wastewater Department.

On the Sanitation Fund budget, Mr. Lawless noted that maintenance costs are up because of the old trucks. A new garbage truck will be requested next year or the year after. Mr. Lawless commented that he would like to see green, vinyl coated gates at the recycling center. Riley Hatch commented that he needs another part-time person for recycling.

On the E-911 budget, Mr. Lawless indicated that it would be mandated in the future to have the location of cell phone calls. \$21,900 is requested for software and equipment installation and to upgrade the 911 processor.


**ADJOURNMENT**

Tim Holland moved to adjourn the budget workshop at 5:50 p.m. Rick Owen seconded the motion, which passed unanimously.


Respectfully submitted,

Sally Rominger  
Finance Officer

Minutes approved by Town Council on 6/10, 2003

  
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Mayor

ATTEST:

  
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Town Clerk

MINUTES  
BEECH MOUNTAIN TOWN COUNCIL  
June 10, 2003

***CALL TO ORDER***

Mayor Rick Owen called the regular meeting of the Beech Mountain Town Council to order at 6:00 p.m. in the Council Chamber at Town Hall. Other Council Members present were Gil Adams, Pete Chamberlin, Tim Holland and Dr. Ed Waligroski. Also present were Town Manager Seth Lawless, Police Chief Jay Hefner, Public Works Director Riley Hatch, Town Attorney David Paletta, Tax Administrator Missy Norwood and Intern Lisa Greene. There were a number of interested parties in the audience.

***Invocation*** –Charlie Burleson opened the meeting with prayer.

***Pledge of Allegiance***

All present joined in the pledge of allegiance to the flag.

***1. Adoption of Agenda***

The agenda was adopted as presented.

***2. Public Hearing – Proposed Code of Ordinances Amendment for Minimum Housing***

Mayor Owen opened the public hearing at 6:03 p.m. Mr. Lawless reported that he had discussed the amendment for Minimum Housing Standards with Mr. Paletta and found that it would be best not to add it to the Zoning Ordinance. The action requested of Council was to create a stand-alone ordinance.

Mrs. Handley asked for a description of the ordinance. Mayor Owen indicated that it was designed to provide minimum safety standards for older homes. The ordinance does include an appeals process starting with the Town Manager and then to the Town Council. Mayor Owen closed the public hearing at 6:07 p.m.

***3. Wastewater Update***

Mr. Lawless reported that Friday, June 13<sup>th</sup> was the deadline for the Grassy Gap Creek collection system request for building permits. The unused allocation will be passed out on first come, first serve basis. The Town is working on a grant from the U.S.D.A and A.R.C. for money to continue improvements on the Grassy Gap Creek collection system. Mr. Lawless also noted that Hobbs, Upchurch & Associates were back in Town mapping a few missed manholes as well as preparing for the next phase of upgrade work to the Grassy Gap Creek collection system.

***4. Consent Agenda***

Mr. Chamberlin moved to accept the minutes of the May 13<sup>th</sup> Regular Meeting, May 22<sup>nd</sup> Special Meeting, May 29<sup>th</sup> Special Meeting and the June 3<sup>rd</sup> Public Hearing and

Special Meeting as submitted. Mr. Holland seconded the motion and it passed unanimously.

## **5. New Business**

### **a. Consider Code of Ordinances Amendment – Minimum Housing Standards**

Mr. Holland made a motion to adopt the Minimum Housing Standards as presented. Mr. Adams seconded the motion and it passed unanimously.

### **b. Consider 2003-04 Budget Ordinance**

Mr. Holland moved to adopt the 2003-04 Budget Ordinance. Dr. Waligroski seconded the motion and it passed unanimously.

Mr. Rick Miller and Mrs. Kakii Handley requested a copy of the 10-year summary of the Town's budget.

### **c. Review Request for Extension of Town Water – Tom Zioli**

Mr. Tom Zioli presented the Council and audience with a proposal to build 36 condominium units. Each condominium would be 2 stories, have 2 bedrooms and 2 baths and be 1100 square feet each. Mr. Zioli proposed that, as the developer, it would be more advantageous if he were allowed to be annexed into the Town and have Town water and sewer as opposed to private well and septic systems. Mr. Zioli further noted that if the Town did not accept the proposal, it would change the design of the development making it necessary to have 3 story units in order to provide space for a septic recovery system. This would move the buildings closer to Beech Mtn. Pky.

After much discussion, the Council saw no negative issues with the development. Mayor Owen requested that Mr. Lawless research the type of annexation that would be necessary for the property and whether or not the development would have to be reviewed by the Planning Board. Mayor Owen indicated that the Council would hold a special meeting, if needed to further discuss the project when the research was complete.

### **d. Proposed Change Order – Buckeye Construction**

Mr. Lawless reported that Buckeye Construction had submitted the final adjustment to the wastewater collection system improvements with their overage being \$8,000.00 above the original estimate. Mr. Chamberlin moved to accept the proposed changed order. Mr. Holland seconded the motion and it carried unanimously.

### **e. Consider Budget Amendments**

- Occupancy Tax
- Availability Fees

Mr. Lawless noted that the amendments were due to the additional income received on the Occupancy Tax and Availability Fees collected.

Mr. Chamberlin moved to accept the Occupancy Tax and Availability Fee budget amendments. Mr. Holland seconded the motion and it passed unanimously.

f. Offer to Donate WH-121

Mr. Lawless reported Mr. Stephen W. Pettit had requested that the Town accept the donation of lot WH-121. Town taxes owed on the lot are approximately \$9.00 and county taxes are about \$17.00. After a brief discussion Mr. Chamberlin made a motion to accept the donation of WH-121. Mr. Holland seconded the motion and it passed unanimously.

g. Resolution 03-06-01 Approving Avery County Solid Waste Management Plan

Mr. Chamberlin moved to accept Resolution 03-06-01 Approving Avery County Solid Waste Management Plan. Mr. Adams seconded the motion and it passed unanimously.

**6. *Staff/Consultant Reports***

a. Town Engineer's Report.

Mr. Lawless reported on Mr. Powell's behalf, that the Pond Creek plant improvements were on track and that the bridge for the hiking trail would be delivered by the 20<sup>th</sup>. He further reported that Davis, Martin & Powell were working on the plans for the Pond Creek plant improvements that have to be turned into the state by July 31<sup>st</sup>.

b. Public Works Director's Report.

Mr. Hatch reported: 1) The Town employees have used 8 tons of asphalt patching the Beech Mountain Parkway (Town maintained section) and Pine Ridge Road. The project will continue after water meters are read. 2) The hydro seeding will have to be redone in some areas along the Parkway due to cars running over the newly seeded areas. 3) Henry Potter, a Town employee, is scheduled to do the rock facing on the culvert located on Beech Mountain Parkway. They plan to use of native rock on the project. Mr. Hatch's report was accepted as submitted.

c. Town Attorney's Report.

Mr. Paletta had no report.

d. Police Report.

Chief Jay Hefner gave an overview of his report noting that one of the break-ins was related to a domestic dispute. Chief Hefner's report was accepted as submitted.

- e. Town Manager's Report.

Mr. Lawless reported the workshop in Chapel Hill was very informative covering Capital Improvement Plans and funding for water and sewer upgrades.

The Managers Report was accepted as submitted.

- g. Mayor Owen noted that the tax collection was at 99.11%. The Tax Collector's report was accepted as submitted.

- h. The Building Inspector's Report was accepted as submitted.

**7. Other Business**

There was no other business to discuss.

**8. Adjournment**

Mr. Chamberlin moved for adjournment at 7:00 p.m. Mr. Adams seconded the motion and it passed unanimously.

Respectfully submitted,


Reba G. Greene  
Town Clerk

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Minutes approved by Town Council on July 14, 2003.

ATTEST:

  
Mayor

  
Town Clerk