

**MINUTES
BEECH MOUNTAIN TOWN COUNCIL
July 10, 2007**

CALL TO ORDER

Mayor Rick Owen called the regular meeting of the Beech Mountain Town Council to order at 2:00 p.m. in the Town Hall Council Chambers. Other Council Members present were Gil Adams, Pete Chamberlin, and Paul Piquet. Council member Randy Corn was absent. Also present were Town Manager Michael Boaz, Public Works Director Riley Hatch, Building Inspector Keith Cook, and Town Attorney David Paletta. There were a number of interested parties in the audience.

Invocation – Charlie Burleson opened the meeting with a 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. Approval of the Minutes of June 12, 2007 Regular Meeting***-On a motion by Mr. Chamberlin, seconded by Mr. Piquet the Board voted 4-0 to approve the minutes as presented.
- 3. Public Comment*** – None
- 4. Public Hearing***
 - a. Rezoning of McLure Property-None
 - b. Rezoning of Detchon Property-None
 - c. Amendment to the Zoning Ordinance-None
- 5. Old Business –***
 - A. Amendment to the Personnel Ordinance-Holiday Time***-Town Manager Boaz reported to the Council that a number of employees had built up significant amounts of holiday time. In the past employees with accumulated holiday time at time of separation had been paid for this time. In an effort to decrease the amount of accumulated time, Manager Boaz had required that holiday time be used before other types of leave. The Council asked that this decision be reversed. The Council asked that language be added to the Personnel Ordinance stating that time accumulated through August 14, 2007 should be kept by employees. From that point on, the Town would not pay for any accumulated holiday time and that holiday time not used within three months of being earned is lost. Town Manager Boaz said he would make the changes and bring it back to the Council at the August meeting.

- B. Rezoning of McLure Property**-This would change the zoning of this property from R-2 to Conditional Use Overlay. The Planning Board had recommended approval of this rezoning with several conditions. The Council asked staff to add a condition that would prevent expansion of the non-conforming use and bring the issue back to the Council at the August meeting.
- C. Rezoning of Detchon Property**-This is a piece of property that was foreclosed on by the Town for non-payment of road assessments. At the time of foreclosure, it was unclear who owned the property. The owner was discovered and wanted the property back. The Council has made an offer to the former owner. The property was rezoned as Memorial Park when it was acquired by the Town and if it is returned to its former owner, the zoning needs to be R-2. Town Attorney Paletta asked that the Council table this issue until the Council's offer was accepted.
- D. Amendment to the Zoning Ordinance**-On a motion by Mr. Piquet, seconded by Mr. Chamberlin the Council voted 4-0 to approve an amendment to the zoning ordinance that would add a section clearly explaining the setback requirements.
- E. Annexation Agreement**-Manager Boaz presented the Council with a counter offer from Mr. Underwood regarding his requesting voluntary annexation from the Town. Mr. Underwood wanted to be allowed to use his well and septic tank until it failed and not have to connect to the Town's water and sewer systems until that time. Mr. Underwood also wanted to be able to keep his sign up for longer than one year. The Council did not agree to these terms.

6. New Business –

- A. Compensation Study Presentation**-Intern Cathy Wilson presented the Council with the results of a compensation study that she had conducted.
- B. Property Donation**-Manager Boaz reported to the Council that Mr. Colter had offered to donate his lot to the Town. Mr. Piquet told the Council that this lot was outside the city limits and had very little value. The Council asked staff to determine if there was any liability associated with this property and to report back at the August Council meeting.
- C. Write Off Bad Debt**-Town Manager Boaz reported to the Council that the auditors had suggested that the Council write off some debt that is uncollectible. The Council asked staff to contact several debt collectors and see if they could help collect the debt.
- CUO Rezoning Request**-Mr. Ron Fifer appeared before the Board of Adjustment requesting a conditional use permit so that he can have a town house on his property located at 103 North Pinnacle Ridge Road. The BOA denied his request and therefore he is requesting a CUO rezoning. Manager Boaz reported that the Planning Board had not heard this request but would at their August meeting and asked Council to set a public hearing in order to expedite the process for Mr. Fifer. On a motion by Mr. Piquet, seconded by Mr. Chamberlin the Council voted 4-0 to set the Public Hearing for the August 14 meeting.

7. Staff/Consultant Reports

- A. Town Manager's Report – Michael Boaz** – Mr. Boaz reported the following:
- i. The striping company has completed the road striping. They did most of the paved roads except for a section of Pinnacle Ridge/Grassy Gap Creek Road. We have had one complaint about paint on someone's tires, but we are not going to pay for new tires. The company put up signs on the road and had signs on the truck. The paint only takes 10 minutes to dry. It is also a water based paint and will come off with a reasonable amount of scrubbing.
 - ii. We will be going to bid on our new garbage truck in the next week or so. Riley has gotten the bid specs together and we will be sending it out to several bidders. I will also be talking with BB&T about the rate we can get and starting that process. We want to get this truck as quickly as possible.
 - iii. Pond Creek WWTP upgrade is progressing nicely. We should be done by the November deadline and most likely before that.
 - iv. Ed will have a report about the Lake Coffey project at the meeting.
 - v. The landscaping is completed outside of Town Hall. I think it looks a lot better and will look even better next spring. We will be contracting with Mile High to keep it maintained.
 - vi. The week of July 16 I will need to be out of the office. I have a class in Winston Salem. I told Council about this in a recent memo, but I will need approval to be out of the office that whole week.

8. **Closed Session Pursuant to NCGS 143-318.11 (6)**-On a motion by Mr. Piquet, seconded by Mr. Chamberlin the Council voted 4-0 to go into closed session to discuss matters related to Personnel. On a motion by Mr. Adams, seconded by Mr. Piquet the Council voted to come out of closed session. No action was taken in closed session.
9. **Adjourn** – Having no other business to discuss the Council adjourned upon a motion by Mr. Corn at 5:00 p.m. Mr. Piquet seconded the motion and it passed unanimously.

Minutes approved by Town Council on August 14th, 2007

Mayor

ATTEST:

Town Clerk