

**MINUTES
BEECH MOUNTAIN TOWN COUNCIL
December 11, 2007**

I. 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 Town Hall Council Chambers. Other Council Members present were Gil Adams, Pete Chamberlin, Randy Corn and Alan Holcombe. Also present were Town Manager Michael Boaz, Town Attorney David Paletta, Public Works Director Riley Hatch, and Assistant Building Inspector Bobby Dziewulski. There were a number of interested parties in the audience.

II. Invocation – Charlie Burleson opened the meeting with a prayer.

III. Pledge of Allegiance – All present joined in the Pledge of Allegiance to the flag.

IV. Adoption of Agenda – The Agenda was accepted with the addition of **X. item e**, Management Standards, **XI. Item m**, Jim Brooks, **item n**. 911 Safety Numbers and **item o**. Tax Releases.

V. Selection of Mayor – Mr. Adams moved to reappoint Mr. Owen as Mayor. Mr. Holcombe seconded the motion and it passed unanimously.

VI. Selection of Vice Mayor – Mayor Owen moved to reappoint Mr. Adams as Vice Mayor. Mr. Holcombe seconded the motion and it passed unanimously.

VII. Approval of the Minutes of November 13, 2007 Regular Meeting – Mr. Chamberlin moved to approve the minutes of the November 13, 2007 meeting as amended. Mr. Adams seconded the motion and it passed unanimously.

VIII. Public Hearing –

a. Zoning Ordinance Amendment – Mayor Owen opened the Public Hearing regarding business signs at 6:07 p.m. Hearing no comments from the public, Mr. Corn moved to close the Public Hearing at 6:15 p.m. Mr. Chamberlin seconded the motion and it passed unanimously.

b. Annexation Request – Mayor Owen opened the Public Hearing at 6:17 p.m. on the annexation request of Steve Underwood's property located at 3363 Beech Mtn. Pkwy. Hearing no comments from the public, Mr. Corn moved to close the Public Hearing at 6:15 p.m. Mr. Holcombe seconded the motion and it passed unanimously.

IX. Public Comment –

a. Dale Waterhouse, 131 Raven Road, noted that he had read the proposed Employee Assistance Program proposal and felt that the cost would be greater than indicated in the overview and the benefits would be nebulous.

X. Old Business –

a. Annexation Request – Mr. Holcombe moved to adopt Ordinance Title XX Chapter 209, Steve Underwood/Beach 2 Beech Properties into the corporate limits of the Town of Beech Mountain. Mr. Chamberlin seconded the motion and it passed unanimously.

b. Rezoning of Sanmartino Lot – Alan Holcombe asked to be recused from the discussion of the property owned by Adolfo Sanmartino and Cynthia Lehr. Mr. Corn moved to recuse Mr. Holcombe from the discussion. Mr. Adams seconded the motion and it passed unanimously. Mayor Owen reported that the Planning Board had recommended that the Council rezone the property located at 220 Northridge Road. The rezoning would allow the property to be subdivided with the lots being less than the required 15,000 sq. ft., which is the current required footage. Mr. Corn moved to approve the proposed CUO. Mr. Chamberlin seconded the motion and it passed unanimously. Mr. Chamberlin moved to allow Mr. Holcombe to participate in the meeting. Mr. Corn seconded the motion and it passed unanimously.

c. Sign Ordinance Amendments – Mayor Owen indicated that the amendment would provide clarification to the existing sign ordinance, allowing one sign of 60 sq. ft. per building face, if there are multiple businesses in the same building. It would also allow 18 months for a sign in territory that is annexed to come into compliance with the ordinance rather than the current 12 months. Mr. Chamberlin moved to approve the amendment to the Sign Ordinance as presented. Mr. Adams seconded the motion and it passed unanimously.

d. Subdivision Ordinance Amendments – After a brief discussion, the Council agreed that some revision be made to the proposed ordinance amendment and ask that it be presented to the Council for discussion at the January 8, 2008 meeting.

e. Management Standards – Mr. Chamberlin noted that the Council had requested Mr. Boaz develop procedures for Town operations. Mr. Boaz presented these to the Council and the Council had the opportunity to provide feedback. Mr. Chamberlin moved to adopt the standards as of January 1, 2008. Mr. Corn seconded the motion and it passed unanimously.

XI. New Business –

a. Tani Hills Subdivision Presentation – Mayor Owen reported that the Tani Hills Subdivision was a proposed development by Bell Investment Group, Inc. out of Draper, Utah. The development would connect to the Town boundaries off Wild Daisy

Lane and have a total of 133 lots. The developers of the project would like to be annexed into the Town, which would require the installation of water and sewer lines, two pump stations and connecting to the roads to the Town. Mr. Boaz indicated that the developers had been given information with regards to the external development policies of the Town. Mr. Bryson Bell and Mr. Steve White with B. I. G. gave an overview of the plans for the Tani Hills Subdivision along with Mark Laces with the engineering firm of Hobbs, Upchurch and Associates. After a lengthy discussion, the Council agreed to meet with the developers on January 15, 2008 at 10:00 a.m. in the Town Hall Council Chambers for further discussion of the annexation request.

b. *Parks Ordinance Amendment* – Mr. Boaz reported that this amendment would eliminate the current parks committee and recreation center committee and create one, five member committee, members appointed by the Council. After a lengthy discussion, the Council asked that Mr. Boaz change the members to 7 and bring the amended proposal back to the Council at the January 8, 2008 meeting.

c. *Planning Board Appointments* – Mr. Boaz indicated that the terms of Paul O’Connell, Any Porter and Bill Watson would expire this month. Planning Board members serve three year terms. Mr. Holcombe indicated that Brian Barnes was interested in serving on the Board. This would make four nominees for the three positions available. After a brief discussion, the Council recommended Brian Barnes, Paul O’Connell, Andy Porter and Bill Watson and tabled the discussion until the January 8, 2008 meeting.

d. *Recreation Committee Appointments* – The Council tabled the Recreation Committee Appointments until the January 8, 2008 meeting.

e. *Board of Adjustment Appointments* – Mr. Boaz indicated that the position held by Alan Holcombe had to be filled for the remaining one year of his term. Mr. Boaz further reported that the terms of Ron Nichols and Norm Smith would also expire this month. Mr. Chamberlin moved to reappoint Norm Smith and Ron Nichols, appoint Russ Reiman from alternate to member, reappoint Mike Shaw and move him into the 1st alternate position, and appoint Paul Piquet to the 2nd alternate position. Mr. Corn seconded the motion and it passed unanimously. Mayor Owen indicated that the Council would appoint a 3rd alternate at the January 8, 2008 meeting.

f. *Tourism Development Authority Appointments* – Mr. Chamberlin moved to reappoint Calder Smoot to the Authority and to appoint Fred Barth. Mr. Holcombe seconded the motion and it carried unanimously. Mr. Adams moved to appoint Mr. Burleson as the Chairperson position. Mayor Owen seconded the motion and it passed unanimously.

g. *Water/Sewer Use Ordinance Amendment* – Mr. Boaz explained that the ordinance was a state requirement when other water sources were connected to the Town’s drinking water supply. Mr. Corn moved to adopt the Amendment to the Water and Sewer Use Ordinance as presented. Mr. Adams seconded the motion and it passed unanimously.

h. Planner – Mr. Boaz presented the Council with the full time Town Planner position. After a lengthy discussion which included job description, salary grade and qualifications, the Council agreed to continue the discussion in closed session.

i. Employee Assistance Program – Mr. Boaz reported that he felt an employee assistance program would be beneficial for the Town. The service would provide short term counseling services for employees and their families for a variety of issues. Services would be provided by Appalachian Regional healthcare, Watauga County Hospital, at a cost of \$20 per employee, per year. After a brief discussion, Mr. Corn moved to approve the EAP as presented. Mr. Chamberlin seconded the motion and it passed unanimously.

j. Budget Amendment – Upon Mr. Boaz recommendation, the Council tabled the discussion until the Closed Session.

k. CWMFT Grant Application Resolution – Mr. Chamberlin moved to approve Resolution 07-12-01. Mr. Holcombe seconded the motion and it passed unanimously.

l. Playground – Mr. Boaz reported that the Committee had reserved August 13 – 17, 2008 as the week to construct the new playground at the Buckeye Lake Recreation Center. The Town would have to commit \$1,000 to the Buckeye Lake Playground Capital Project Fund. After a brief discussion, Mr. Adams moved to proceed with the Project and approved the Budget Amendment as presented. Mr. Chamberlin seconded the motion and it passed unanimously.

m. Jim Brooks, Wild Daisy Court – Mr. Boaz reported James Brooks, Beechwood Realty, Inc. had requested that Wild Daisy Court be brought up to Town road standards, allowing the road to be accepted into the Town for services. After a lengthy discussion, the Council agreed to table the discussion until the January 8, 2008 meeting.

n. 911 Safety Numbers – Mr. Chamberlin presented the Council and audience with the information on the address number standards used by the County. The Council discussed the merits of the system and referred the proposal to the Planning Board for review.

o. Tax Releases – Mr. Boaz explained to the Council that the tax releases to be approved were due to computer errors and over billings. Mr. Chamberlin moved to approve the Releases as presented. Mr. Adams seconded the motion and it passed unanimously.

XII. Town Manager's Report – Michael Boaz – Mr. Boaz reported was accepted as submitted.

XIII. Closed Session Pursuant to NCGS 143-318.11 (c)(6) – On a motion by Mr. Holcombe, seconded by Mr. Chamberlin, the Council voted to go into closed session at 8:30 p.m. to

discuss matters related to Personnel. Mr. Chamberlin moved to come out of closed session at 9:00 p.m. Mr. Corn seconded the motion and it passed unanimously.

XIV. Other Business – Mr. Corn moved to create the position of Planning Direct at a salary grade of 16 and approved the budget amendment for the transfer of Planner Salary from inspections to the new Planning Department in the amount of \$28,270. Mr. Chamberlin seconded the motion and it passed unanimously.

XV. Adjourned – Mr. Corn moved to adjourn the meeting at 9:05 p.m. Mr. Adams seconded the motion and it passed unanimously.

Minutes approved by Town Council on _____, 2008

Mayor

ATTEST:

Town Clerk