

MINUTES
BEECH MOUNTAIN TOWN COUNCIL
February 12, 2008

I. CALL TO ORDER

Mayor Rick Owen called the regular meeting of the Beech Mountain Town Council to order at 9:00 a.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, Building Inspector Keith Cook, Interim Planning Director Bobby Dziejwski and intern Jacob Moog. There were a number of interested parties in the audience.

II. Invocation – Charlie Burluson 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 deletion of IX. **item a.** and the addition of X. **item d.** Utility reduction request.

V. Approval of the Minutes of January 8, 2008 Regular Meeting and the January 15, 2008 Special Meeting – Mr. Chamberlin moved to approve the January 8, 2008 Regular Meeting as amended and the January 15, 2008 Special Meeting as presented. Mr. Holcombe seconded the motion and it passed unanimously.

VI. Public Hearings –

1. Subdivision Ordinance Amendments – Mr. Chamberlin moved to open the Public Hearings at 9:05 a.m. Mr. Holcombe seconded the motion and it passed unanimously. Mayor Owen indicated that the first item had been removed from the agenda; however the public could still voice their opinions of the proposed change. The audience overwhelmingly opposed the proposal to change lot sizes.

2. Modular Home Ordinance – Mayor Owen reported that the amendment to the Modular Home Ordinance would require the builders of modular homes to meet with Town staff before lot clearing. Trees beyond those that would not normally be removed for a stick built house would have to be replaced at the end of construction. A number of audience members expressed their desire to see the ordinance enforced. Mr. Chamberlin moved to close the Public Hearing at 9:20 a.m. Mr. Holcombe seconded the motion and it carried unanimously.

VII. Public Comment –

Lee Whitman, 102 Rainbows End, addressed the Council with photos of what he deemed to be sloppy attention to detail by the contractors and Town employees of the roads, road sides and construction sites. Mr. Whitman asked that code enforcement be more diligent. Mr.

Whitman commented on the downed trees left by Mountain Electric when clearing power lines. Mayor Owen noted that the Public Comment period did not allow for Council response; however he would discuss the issues after the meeting.

Clif Surrency, Your Mountain Realty, asked the Council to hold a Public Hearing on signs.

Vivian Howard, 1029 Charter Hills Road, questioned the time of the Council meetings noting that it was difficult for working tax payers to attend during the day.

VIII. Audit Report Presentation – Mrs. Kathy Brown, representing the firm of Bryce Holder, CPA, PA., reported that the Town’s finances for the fiscal year ending June 30, 2007 were in order. The Council was advised to give Mr. Holder’s office a call with any questions they might have after looking over the audit.

IX. Old Business –

a. Modular Home Ordinance Amendment – Mr. Holcombe moved to adopt the proposed amendment to the Modular Home Ordinance. Mr. Chamberlin seconded the motion. Mr. Corn expressed his desire to have the Ordinance enforced. The motion passed unanimously.

b. Wild Daisy Court – Mayor Owen reported that the Council had received a plat of Wild Daisy Court; the request was to have the Town designate the private driveway a Town road. Mr. Michael Harris, 126 Wild Daisy Lane, expressed his opposition to the request. After a brief discussion, Mayor Owen and the Council expressed concern over the location of the cul-de-sac and indicated that the Council would revisit the issue if it were relocated to the end of the road.

X. New Business –

a. Personnel Policy Amendment – Mr. Boaz reported that the amendment to the Personnel Policy would require that all Town staff take an oath before beginning employment with the Town. Mr. Corn moved to approve the revision to the Personnel Policy. Mr. Holcombe seconded the motion and it passed unanimously.

b. Annual Planning Retreat – Mr. Boaz reported that the Annual Planning Retreat would require two days to cover all the materials to be discussed. After a brief discussion the Council scheduled the Retreat for March 27th and 28th. The location for the Retreat was discussed and Mr. Boaz was asked to research the cost of holding the Retreat out of Town.

c. Set Public Hearings –

1. Mr. Boaz explained that a Public Hearing was required for the proposed amendments to the sign Ordinance as well as the Water and Sewer use Ordinance amendment. Mr. Chamberlin to hold the Public Hearings starting at 2:00 p.m. on March

11, 2008 in the Town Hall Council Chambers. Mr. Holcombe seconded the motion and it passed unanimously.

d. Utility Reduction Request – Mr. Boaz reported that Bruce & Mary Jo Hariton own a unit at Snow Tree Villas #10. The Hariton's received a quarter bill for \$603.54, approximately 9 times peak season usage. Mr. Hatch indicated that the meter had been checked twice and found no evidence of a leak. After a brief discussion, Mr. Adams moved to reduce the utility bill to \$350.00. Mr. Holcombe seconded the motion and it passed unanimously.

XI. Town Manager's Report – Michael Boaz – Mr. Boaz reported; 1) Hobbs, Upchurch & Associates sent out plans for the new waterline, PSR and generator for bid. Bid opening is scheduled for March 11, 2008 at 10:00 a.m. 2) The High Country Municipals Association will hold its monthly meeting at the Sugar Mtn. Village Hall on February 21st at 6:00 p.m. Mayor Owen commented that he liked the new Planning Department report.

XII. 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 11:15 a.m. to discuss matters related to Personnel. Mr. Chamberlin moved to come out of closed session at 11:55 a.m. Mr. Holcombe seconded the motion and it passed unanimously. No action was taken.

XIII. Other Business – There was no other business to come before the Council.

XIV. Adjourned – Mr. Corn moved to adjourn the meeting at 11:55 p.m. Mr. Adams seconded the motion and it passed unanimously.

Minutes approved by Town Council on _____, 2008

Mayor

ATTEST:

Town Clerk