

**Watauga County  
Annual Retreat  
February 29 & March 1, 2024**



**Board of Commissioners**  
Larry Turnbow, Chairman  
Charlie Wallin, Vice-Chairman  
Todd Castle  
Braxton Eggers  
Ray Russell



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# WATAUGA COUNTY

OFFICE OF THE  
COUNTY MANAGER

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## MEMORANDUM

TO: Watauga County Board of Commissioners

FROM: Deron Geouque  
County Manager

SUBJECT: Annual Retreat

DATE: February 1, 2024

Fiscal Year 2024-2025 will continue to mirror previous budget years but also experience significant change with the completion of the parking deck and the construction of the County's new 911/Medic Facility. In addition, the first half of the fiscal year should see the completion of the new inbound lane at the Transfer Station scale house. Further, staff is working with NCDOT to facilitate the potential closure of Landfill Road along with upgrades and improvements to Innovation Drive. The changeover will provide for a safer experience for our citizens and visitors to the Transfer Station and new 911 facility. Interior renovations of the Human Services Facility will commence together with the replacement of roofs on all County facilities.

Employment remains challenging with the pool of applicants continuing to be sparse. The County will be completing a Pay Plan Study commissioned by the Board to review and address issues related to hiring and retention of our existing workforce. The plan will hopefully mitigate some of these issues pertaining to hiring and retention. Preliminary analysis confirmed the County to be lagging behind the Town of Boone in several positions of employment. Additionally, other employers are matching County salaries. All of this continues to impact the County in retaining and hiring new employees with no foreseeable change until adjustments are made by the County.

Along the same lines of employee retention, workforce housing has seen a renewed effort as potentially one of the tools to attract and retain employees. The County is currently working with the Development Finance Initiative from the UNC School of Government to explore the possibilities of workforce housing at the Brookshire site. The County has engaged Modulus, PLLC for the geo-tech work and Tise-Kiester Architects for conceptual plans on housing types suitable for the property. The School System is also exploring housing to assist in teacher recruitment.

FY 2024-2025 will see the completion of many projects and beginning construction of other projects. In conclusion, staff will rely on the direction received from the Board at the retreat to prepare the upcoming budget. Commissioner feedback will be crucial in developing a budget that reflects the Board's goals and vision for the County. Information and reports on the County's current financial status will be provided. The County is financially healthy due in part to the planning and leadership from the Board and execution by County staff.

**TENTATIVE RETREAT AGENDA**  
**WATAUGA COUNTY BOARD OF COMMISSIONERS**  
**COMMUNITY ROOM**  
**WATAUGA COUNTY COMMUNITY RECREATION CENTER, BOONE, NC**  
**FEBRUARY 29 & MARCH 1, 2024**

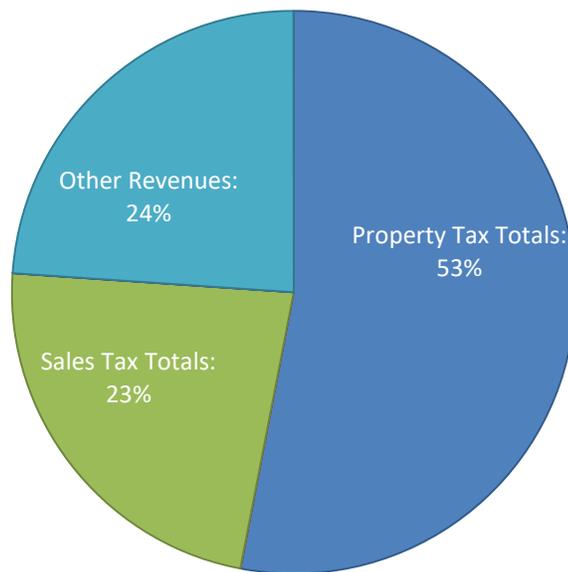
<b>TIME</b>	<b>TOPIC</b>	<b>PRESENTER</b>	<b>PAGE</b>
<b>THURSDAY, FEBRUARY 29, 2024</b>			
12:00 PM	<b>OPENING REMARKS AND LUNCH</b>	MR. DERON GEOUQUE	
1:30 PM	<b>FY 2024 REVIEW AND DISCUSSION OF FY 2025 BUDGET</b>	MS. MISTY WATSON	1
	A. Revenues		1
	B. Expenditures		2
	C. Debt Service Report		6
	D. Budget Calendar		8
	E. Special Appropriations		9
1:45 PM	<b>REVIEW OF CURRENT CAPITAL IMPROVEMENT PLAN (CIP)</b>	MR. DERON GEOUQUE & MR. ROBERT MARSH	10
	A. Current CIP Status Report		
	B. Valle Crucis Elementary School		
	C. County Facilities Assessment Update		11
	D. Courthouse Parking Deck	MR. BILL DIXON	13
	E. Roof Repairs Update		17
	1. Human Services		
	a. Human Services Renovations		
	2. Law Enforcement		
	F. ARPA Projects/Funding		20
	1. Broadband	\$7,750,000	20
	2. Kill/Chill Water/Sewer	\$500,000	22
	G. 911/Medic/Emergency Services Facility	DR. JIM HAMILTON	25
	H. Brookshire Work Force Housing		34
	I. Library		
	J. School Facilities		50
3:15 PM	<b>BREAK</b>		
3:30 PM	<b>SANITATION MATTERS</b>	MR. REX BUCK	56
	A. Facility Upgrades		
	B. Recycling		
4:15 PM	<b>TAX MATTERS – 2027 REVALUATION</b>	MR. LARRY WARREN	57
4:30 PM	<b>APPALACHIAN DISTRICT HEALTH</b>		58
	A. District Matters	MS. JENNIFER GREENE	58
	B. Opioid Plan	MS. LINDSEY SULLIVAN	65
5:00 PM	<b>WATAUGA COUNTY COMPREHENSIVE PLAN</b>	MR. JASON WALKER	70
5:15 PM	<b>WATAUGA MEDICS</b>	MR. CRAIG SULLIVAN	170
	A. Annual Report		
	B. Future Needs		
5:30 PM	<b>COUNTY MANAGER’S SUMMARY</b>	MR. DERON GEOUQUE	
6:00 PM	<b>RECESS UNTIL FRIDAY, MARCH 1, 2024 AT 9:00 AM</b>		

FRIDAY, MARCH 1, 2024			
8:30 AM	<b>BREAKFAST</b>		
9:00 AM	<b>MIDDLE FORK GREENWAY UPDATE</b>	MS. WENDY PATOPRSTY	187
9:15 AM	<b>WATAUGA TDA</b>	MR. MATT VINCENT MR. WRIGHT TILLEY	188
9:30 AM	<b>CALDWELL COMMUNITY COLLEGE &amp; TECHNICAL INSTITUTE</b>	DR. MARK POARCH	193
10:00 AM	<b>ECONOMIC DEVELOPMENT MATTERS</b>		197
	A. Workforce Housing	MR. JOE FURMAN	197
	B. Economic Development Commission (EDC) Update	MR. JOE FURMAN	198
	C. Early Childhood Education & Development Fund	MR. DAVID JACKSON	209
10:30 AM	<b>SCHOOL BOARD FUNDING ISSUES</b>	DR. LESLIE ALEXANDER & SCHOOL BOARD MEMBERS	216
	A. FY 2025 Funding Needs		
	B. Schools' Capital Improvement Plan		
11:30 AM	<b>PUBLIC SAFETY AND EMERGENCY COMMUNICATIONS MATTERS</b>	MR. WILL HOLT	221
	A. EMS Updates		
	B. Communications Updates		
11:45 AM	<b>MISCELLANEOUS &amp; COMMISSIONER MATTERS</b>	MR. DERON GEOUQUE	
	A. State Issues		
	B. Commissioner Matters		
11:55 AM	<b>WRAP UP, GOALS &amp; OBJECTIVES, BOARD DIRECTIVES</b>		
12:00 PM	<b>ADJOURN</b>		

## Primary County Revenues

	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
<b>Property Tax Totals:</b>	\$ 32,786,204	\$ 37,373,588	\$ 38,677,716	\$ 39,147,623	\$ 44,989,124
<b>Sales Tax Totals:</b>	12,809,697	14,117,340	17,179,832	19,606,458	20,149,869
<b>Other Revenues:</b>	13,477,383	15,319,380	15,646,870	22,123,226	20,449,939
<b>Total Revenues:</b>	<u>\$ 59,073,284</u>	<u>\$ 66,810,308</u>	<u>\$ 71,504,418</u>	<u>\$ 80,877,307</u>	<u>\$ 85,588,932</u>

## Average Revenue Breakdown

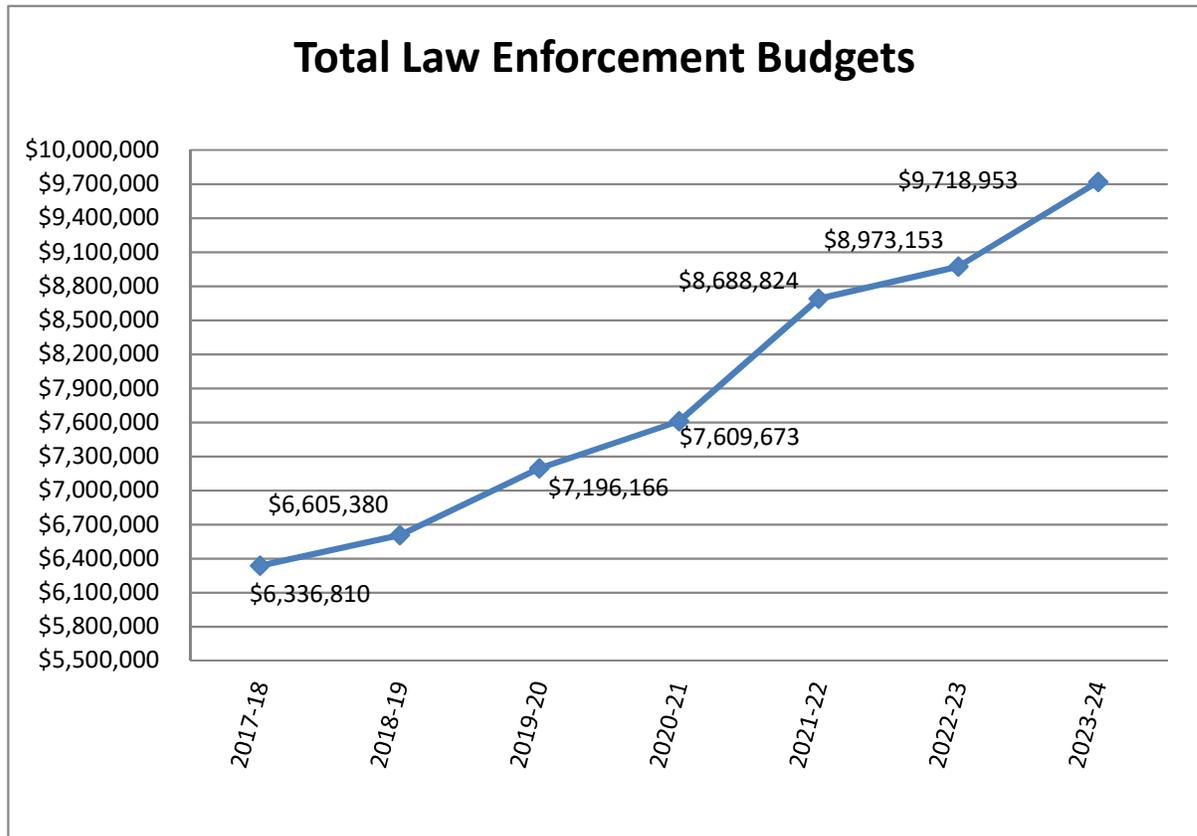


**Budget Summary Report**

2024 Annual Pre-Budget Retreat

	Actuals Thru 6-30 of Each Year			FY 2023-24		
General Fund	FY 20-21	FY 21-22	FY 22-23	Annual Budget	Actual at 12/31/2023	Percent to Date
<b>Revenues</b>						
Property Taxes	\$ 38,677,716	\$ 39,147,623	\$ 44,989,124	\$ 43,566,817	\$ 35,956,818	82.5%
Sales Taxes	17,179,832	19,606,458	20,149,869	17,050,553	5,655,297	33.2%
Other Taxes	1,474,845	1,731,196	1,388,052	1,004,000	652,986	65.0%
Intergovernmental	7,932,293	8,105,837	7,581,294	7,023,725	1,853,169	26.4%
Permits and Fees	1,094,582	1,050,677	979,468	769,297	453,056	58.9%
Sales and Services	936,988	2,546,392	3,474,521	2,251,516	1,174,973	52.2%
Miscellaneous	783,215	1,465,034	3,605,651	1,527,125	3,471,849	227.3%
Transfer from Other Funds	1,617,000	7,154,183	9,203,557	20,980,150	-	0.0%
Fund Balance	-	-	-	8,540,580	-	0.0%
<b>Revenue Subtotal:</b>	<b>\$ 69,696,471</b>	<b>\$ 80,807,400</b>	<b>\$ 91,371,536</b>	<b>\$ 102,713,763</b>	<b>\$ 49,218,148</b>	<b>47.9%</b>
<b>Expenditures</b>						
General Administration	\$ 1,320,449	\$ 1,679,033	\$ 1,355,434	\$ 2,991,626	\$ 1,183,333	39.6%
Finance	389,249	417,220	427,446	492,229	179,922	36.6%
Tax	1,452,001	1,895,352	1,626,917	1,857,495	840,220	45.2%
Legal	60,087	72,887	74,451	116,000	27,011	23.3%
Court Facilities	-	900	395	2,000	900	45.0%
Elections	620,405	391,425	391,466	525,488	220,121	41.9%
Register of Deeds	552,290	563,274	624,066	675,802	343,629	50.8%
Information Technology	969,777	1,106,167	1,131,336	1,249,930	638,177	51.1%
Maintenance/Buildings	3,949,518	5,348,096	5,631,958	11,433,939	2,907,328	25.4%
Sheriff/Jail	7,054,662	7,940,452	8,022,040	9,986,869	4,341,467	43.5%
Emergency Services	4,045,291	3,197,716	3,568,593	8,255,725	1,836,495	22.2%
Planning & Inspections	640,544	739,722	760,480	902,605	384,755	42.6%
Ambulance & Rescue	1,659,404	1,950,921	2,448,967	2,764,741	1,271,074	46.0%
Animal Control	141,292	154,187	208,287	232,287	101,901	43.9%
Transportation	87,956	235,062	272,107	77,495	148,253	191.3%
Economic Development	96,550	101,649	157,002	124,000	101,228	81.6%
Cooperative Extension	278,469	287,185	302,783	347,393	138,577	39.9%
Soil Conservation	95,122	238,610	164,922	174,257	133,417	76.6%
Public Health	813,129	879,342	945,555	1,000,000	500,000	50.0%
Mental Health	171,194	171,194	171,194	171,194	85,597	50.0%
Project on Aging	1,253,052	1,448,505	1,449,812	1,722,161	691,961	40.2%
Veteran's Service	127,756	136,863	147,388	157,719	73,291	46.5%
Special Appropriations	531,443	598,649	595,813	605,955	346,735	57.2%
WCS, Board of Education	15,718,662	15,443,216	16,153,825	16,530,597	7,865,011	47.6%
CCC&TI, Watauga Campus	1,000,279	1,000,279	1,047,793	1,097,913	548,956	50.0%
Library	652,360	699,960	741,660	776,045	388,023	50.0%
Parks & Recreation	879,092	1,442,723	1,790,072	2,197,836	852,572	38.8%
Transfers to Other Funds	6,174,808	18,511,290	17,472,571	\$ 36,244,462	-	0.0%
<b>Expenditures Subtotal:</b>	<b>\$ 50,734,841</b>	<b>\$ 66,651,879</b>	<b>\$ 67,684,333</b>	<b>\$ 102,713,763</b>	<b>\$ 26,149,954</b>	<b>25.5%</b>
<b>Social Services Fund</b>						
<b>Revenues</b>						
Federal/State Programs	\$ 3,324,415	\$ 4,054,797	\$ 3,325,960	\$ 3,592,738	\$ 1,460,989	40.7%
Miscellaneous	100,532	44,114	106,061	45,189	9,744	21.6%
Transfer from General Fund	2,110,851	2,524,622	2,524,622	2,141,293	2,141,293	100.0%
Fund Balance	-	-	-	956,193	-	0.0%
<b>Revenues Subtotal:</b>	<b>\$ 5,535,798</b>	<b>\$ 6,623,533</b>	<b>\$ 5,956,643</b>	<b>\$ 6,735,413</b>	<b>\$ 3,612,026</b>	<b>53.6%</b>
<b>Expenditures</b>						
Administration	\$ 3,324,449	\$ 3,711,995	\$ 3,882,657	\$ 4,746,547	\$ 1,806,660	38.1%
Child Support Enforcement Programs	208,868	173,458	171,465	200,437	84,884	42.3%
	1,715,544	1,830,438	1,375,046	1,788,429	804,215	45.0%
<b>Expenditures Subtotal:</b>	<b>\$ 5,248,861</b>	<b>\$ 5,715,891</b>	<b>\$ 5,429,168</b>	<b>\$ 6,735,413</b>	<b>\$ 2,695,759</b>	<b>40.0%</b>
<b>Solid Waste Fund</b>						
<b>Revenues</b>						
Intergovernmental	\$ 148,684	\$ 163,047	\$ 164,725	\$ 153,800	\$ 42,942	27.9%
Charges for Services	5,689,417	5,377,303	5,820,254	6,469,882	5,011,535	77.5%
Miscellaneous	323,797	624,364	398,519	147,975	64,072	43.3%
Fund Balance Appropriated	-	-	-	2,270,254	-	0.0%
<b>Revenues Subtotal:</b>	<b>\$ 6,161,898</b>	<b>\$ 6,164,714</b>	<b>\$ 6,383,498</b>	<b>\$ 9,041,911</b>	<b>\$ 5,118,549</b>	<b>56.6%</b>
<b>Expenditures</b>						
Solid Waste Operations	\$ 4,828,565	\$ 6,051,385	\$ 6,298,148	\$ 8,902,116	\$ 3,444,100	38.7%
Recycling Operations	116,259	105,523	125,437	139,795	65,217	46.7%
<b>Expenditures Subtotal:</b>	<b>\$ 4,944,824</b>	<b>\$ 6,156,908</b>	<b>\$ 6,423,585</b>	<b>\$ 9,041,911</b>	<b>\$ 3,509,317</b>	<b>38.8%</b>

## Law Enforcement Budget History



Fiscal Years	Sheriff	Jail	Total for Law Enforcement	Percent of Change	Percent of County Budget
2023-24	\$ 6,653,788	\$ 3,065,165	\$ 9,718,953	8.31%	9.46%
2022-23	\$ 5,892,466	\$ 3,080,687	\$ 8,973,153	3.27%	10.29%
2021-22	\$ 5,771,307	\$ 2,917,517	\$ 8,688,824	14.18%	10.54%
2020-21	\$ 5,156,992	\$ 2,452,681	\$ 7,609,673	5.75%	11.24%
2019-20	\$ 4,839,670	\$ 2,356,496	\$ 7,196,166	8.94%	8.33%
2018-19	\$ 4,314,320	\$ 2,291,060	\$ 6,605,380	4.24%	11.04%
2017-18	\$ 4,106,758	\$ 2,230,052	\$ 6,336,810	6.19%	10.27%

## Capital Funding Plan

<b>Watauga County School System</b>
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	Current Capital	Capital Project Set Aside	General Assembly Public School Renovation Fund	Total Annual County Funding	Lottery Funds	Long-Term Needs	Total Capital Funding
<b>2024-25</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000
<b>2025-26</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000
<b>2026-27</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000
<b>2027-28</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000
<b>2028-29</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000
<b>2029-30</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000
<b>2030-31</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000
<b>2031-32</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000
<b>2032-33</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000
<b>2033-34</b>	450,000	500,000	-	950,000	300,000	5,500,000	6,750,000

**Lottery Funds:** Unallocated balance is \$188,914 as of February 22, 2024 with additional revenues expected in FY 23-24 of approximately \$165,247. (Utilized the unallocated balance as the 2023-24 lottery distribution has not been released.) Unallocated repair and renovation lottery fund balance is \$871,106.

**ADM Funds:** Balance is \$6,406.

**Ten Year Funding Summary for Watauga County Schools**

Budgeted

**Current Expense**

Fiscal Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Current Operating	12,195,409	12,198,409	12,558,345	12,942,400	13,157,455	13,557,455	13,864,674	13,864,674	14,280,597	14,780,597	15,280,597
<b>Annual Inc/(Dec)</b>	<b>(80,905)</b>	<b>3,000</b>	<b>359,936</b>	<b>384,055</b>	<b>215,055</b>	<b>400,000</b>	<b>307,219</b>	<b>-</b>	<b>415,923</b>	<b>500,000</b>	<b>500,000</b>
	-0.73%	0.02%	2.95%	3.06%	1.66%	3.04%	2.27%	0.00%	3.00%	3.50%	3.38%
<b>WCS Unassigned Fund Balance</b>	<b>4,077,715</b>	<b>3,333,909</b>	<b>3,235,107</b>	<b>3,256,372</b>	<b>3,256,238</b>	<b>3,662,377</b>	<b>3,775,921</b>	<b>3,989,656</b>	<b>4,102,627</b>	<b>3,568,659</b>	
<b>Fund Bal Inc/(Dec)</b>	<b>(60,819)</b>	<b>(743,806)</b>	<b>(98,802)</b>	<b>21,265</b>	<b>(134)</b>	<b>406,139</b>	<b>113,544</b>	<b>213,735</b>	<b>112,971</b>	<b>(533,968)</b>	

**Capital Expense**

Fiscal Year	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Capital Projects Fund	640,400	300,000	375,000	400,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Long Term Capital Needs	-	-	-	-	1,500,000	1,500,000	4,200,000	4,200,000	4,200,000	8,200,000	5,017,050
Lottery/ADM Projects	216,249	820,740	210,132	566,931	167,500	456,200	295,711	300,000	237,564	278,203	800,000
Current Capital	-	175,000	275,000	300,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
<b>Subtotal of Capital:</b>	<b>856,649</b>	<b>1,295,740</b>	<b>860,132</b>	<b>1,266,931</b>	<b>2,617,500</b>	<b>2,906,200</b>	<b>5,445,711</b>	<b>5,450,000</b>	<b>5,387,564</b>	<b>9,428,203</b>	<b>6,767,050</b>
<b>Annual Inc/(Dec)</b>	<b>179,375</b>	<b>439,091</b>	<b>(435,608)</b>	<b>406,799</b>	<b>1,350,569</b>	<b>288,700</b>	<b>2,539,511</b>	<b>4,289</b>	<b>(62,436)</b>	<b>4,040,639</b>	<b>(2,661,153)</b>
<b>Debt Service</b>	<b>7,020,392</b>	<b>6,452,109</b>	<b>5,458,896</b>	<b>5,348,988</b>	<b>5,202,104</b>	<b>5,060,420</b>	<b>4,863,331</b>	<b>4,562,231</b>	<b>4,423,998</b>	<b>6,207,730</b>	<b>7,334,207</b>
<b>WCS Fund Balance</b>	<b>39,504</b>	<b>315,497</b>	<b>303,378</b>	<b>325,991</b>	<b>405,963</b>	<b>334,564</b>	<b>283,871</b>	<b>333,219</b>	<b>592,358</b>	<b>314,812</b>	
<b>Capital Bal Inc/(Dec)</b>	<b>60,276</b>	<b>275,993</b>	<b>(12,119)</b>	<b>22,613</b>	<b>79,972</b>	<b>(71,399)</b>	<b>(50,693)</b>	<b>49,348</b>	<b>259,139</b>	<b>(277,546)</b>	

<b>Total County Funding Excluding Debt Service and Lottery Projects</b>	<b>12,835,809</b>	<b>12,673,409</b>	<b>13,208,345</b>	<b>13,642,400</b>	<b>14,107,455</b>	<b>14,507,455</b>	<b>14,814,674</b>	<b>19,014,674</b>	<b>19,430,597</b>	<b>23,930,597</b>	<b>21,247,647</b>
<b>Annual Inc/(Dec)</b>	<b>2,663,723</b>	<b>(162,400)</b>	<b>534,936</b>	<b>434,055</b>	<b>465,055</b>	<b>400,000</b>	<b>307,219</b>	<b>4,200,000</b>	<b>415,923</b>	<b>4,500,000</b>	<b>(2,682,950)</b>

<b>Total Funding</b>	<b>20,072,450</b>	<b>19,946,258</b>	<b>18,877,373</b>	<b>19,558,319</b>	<b>20,977,059</b>	<b>21,524,075</b>	<b>24,173,716</b>	<b>23,876,905</b>	<b>24,092,159</b>	<b>30,416,530</b>	<b>29,381,854</b>
<b>Annual Inc/(Dec)</b>	<b>5,364,900</b>	<b>(126,192)</b>	<b>(1,068,885)</b>	<b>680,946</b>	<b>1,418,740</b>	<b>547,016</b>	<b>2,649,641</b>	<b>(296,811)</b>	<b>215,254</b>	<b>6,324,371</b>	<b>(1,034,676)</b>

Change in Operating Fund Balance, last year versus 9 years ago: \$ (509,056) decrease

Change in Capital Fund Balance, last year versus 9 years ago: \$ 275,308 increase

**Lottery Funds:** Unallocated balance is \$188,914 as of February 22, 2024 with additional revenues expected in FY 23-24 of approximately \$165,247. (Utilized the unallocated balance as the 2023-24 lottery distribution has not been released.) Unallocated repair and renovation lottery fund balance is \$871,106.

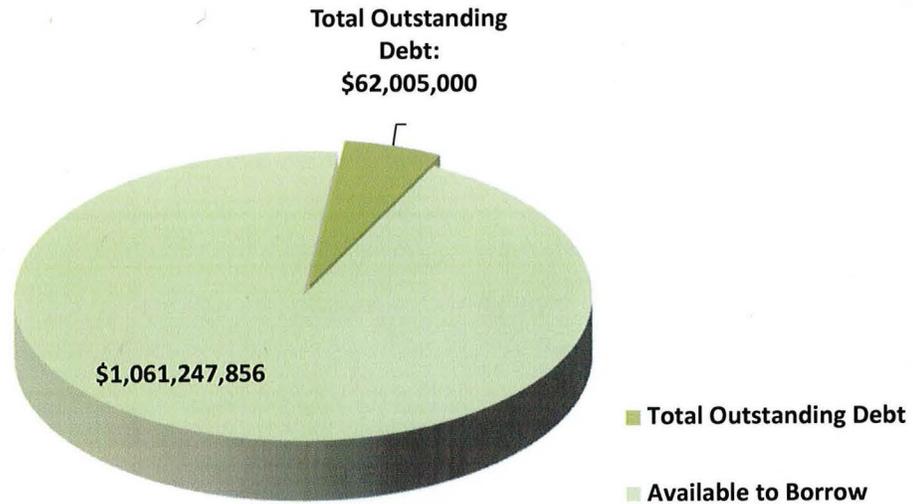
## Debt Service Summary

2024 Annual Pre-Budget Retreat

Fiscal Year	2012 High School Debt (Refunded and Unrefunded)	VC SCHOOL	2018 Recreation Center	Total General Fund Debt Service
	LOBs	LOBs	LOBs	
2023-24 (P)	3,670,000	1,625,000	1,320,000	6,615,000
(I)	481,257	1,557,950	596,400	2,635,607
<b>Total</b>	<b>4,151,257</b>	<b>3,182,950</b>	<b>1,916,400</b>	<b>9,250,607</b>
2024-25 (P)	3,620,000	1,625,000	1,325,000	6,570,000
(I)	395,012	1,476,700	530,400	2,402,112
<b>Total</b>	<b>4,015,012</b>	<b>3,101,700</b>	<b>1,855,400</b>	<b>8,972,112</b>
2025-26 (P)	3,600,000	1,625,000	1,320,000	6,545,000
(I)	278,415	1,395,450	464,150	2,138,015
<b>Total</b>	<b>3,878,415</b>	<b>3,020,450</b>	<b>1,784,150</b>	<b>8,683,015</b>
2026-27 (P)	3,555,000	1,625,000	1,320,000	6,500,000
(I)	187,335	1,314,200	398,150	1,899,685
<b>Total</b>	<b>3,742,335</b>	<b>2,939,200</b>	<b>1,718,150</b>	<b>8,399,685</b>
2027-28 (P)	3,515,000	1,625,000	1,325,000	6,465,000
(I)	94,905	1,232,950	332,150	1,660,005
<b>Total</b>	<b>3,609,905</b>	<b>2,857,950</b>	<b>1,657,150</b>	<b>8,125,005</b>
2028-29 (P)		1,620,000	1,320,000	2,940,000
(I)		1,151,700	292,400	1,444,100
<b>Total</b>		<b>2,771,700</b>	<b>1,612,400</b>	<b>4,384,100</b>
2029-30 (P)		1,625,000	1,320,000	2,945,000
(I)		1,070,700	226,400	1,297,100
<b>Total</b>		<b>2,695,700</b>	<b>1,546,400</b>	<b>4,242,100</b>
2030-31 (P)		1,620,000	1,320,000	2,940,000
(I)		989,450	160,400	1,149,850
<b>Total</b>		<b>2,609,450</b>	<b>1,480,400</b>	<b>4,089,850</b>
2031-32 (P)		1,620,000	1,320,000	2,940,000
(I)		908,450	94,400	1,002,850
<b>Total</b>		<b>2,528,450</b>	<b>1,414,400</b>	<b>3,942,850</b>
2032-33 (P)		1,620,000	1,320,000	2,940,000
(I)		827,450	48,200	875,650
<b>Total</b>		<b>2,447,450</b>	<b>1,368,200</b>	<b>3,815,650</b>
2033-34 (P)		1,625,000		1,625,000
(I)		746,450		746,450
<b>Total</b>		<b>2,371,450</b>		<b>2,371,450</b>
2034-35 (P)		1,625,000		1,625,000
(I)		665,200		665,200
<b>Total</b>		<b>2,290,200</b>		<b>2,290,200</b>
2035-36 (P)		1,625,000		1,625,000
(I)		583,950		583,950
<b>Total</b>		<b>2,208,950</b>		<b>2,208,950</b>
2036-37 (P)		1,625,000		1,625,000
(I)		502,700		502,700
<b>Total</b>		<b>2,127,700</b>		<b>2,127,700</b>
2037-38 (P)		1,625,000		1,625,000
(I)		421,450		421,450
<b>Total</b>		<b>2,046,450</b>		<b>2,046,450</b>
2038-39 (P)		1,620,000		1,620,000
(I)		340,200		340,200
<b>Total</b>		<b>1,960,200</b>		<b>1,960,200</b>
2039-40 (P)		1,620,000		1,620,000
(I)		255,150		255,150
<b>Total</b>		<b>1,875,150</b>		<b>1,875,150</b>
2040-41 (P)		1,620,000		1,620,000
(I)		170,100		170,100
<b>Total</b>		<b>1,790,100</b>		<b>1,790,100</b>
2041-42 (P)		1,620,000		1,620,000
(I)		85,050		85,050
<b>Total</b>		<b>1,705,050</b>		<b>1,705,050</b>
<b>Principal</b>	<b>\$17,960,000</b>	<b>\$30,835,000</b>	<b>\$13,210,000</b>	<b>\$62,005,000</b>
<b>Interest</b>	<b>\$1,436,924</b>	<b>\$15,695,250</b>	<b>\$3,143,050</b>	<b>\$20,275,224</b>

# Debt Service Summary

## Outstanding Debt at June 30



	<u>Total</u>	<u>Decrease</u>
2023-24	62,005,000	(6,005,000)
2024-25	55,390,000	(6,615,000)
2025-26	48,820,000	(6,570,000)
2026-27	42,275,000	(6,545,000)
2027-28	35,775,000	(6,500,000)
2028-29	29,310,000	(6,465,000)
2029-30	26,370,000	(2,940,000)
2030-31	23,425,000	(2,945,000)
2031-32	20,485,000	(2,940,000)
2032-33	17,545,000	(2,940,000)
2033-34	14,605,000	(2,940,000)
2034-35	12,980,000	(1,625,000)
2035-36	11,355,000	(1,625,000)
2036-37	9,730,000	(1,625,000)
2037-38	8,105,000	(1,625,000)
2038-39	6,480,000	(1,625,000)
2039-40	4,860,000	(1,620,000)
2040-41	3,240,000	(1,620,000)
2041-42	1,620,000	(1,620,000)
	-	(1,620,000)

**Legal Debt Margin:**  
**Total Outstanding Debt**

**\$1,061,247,856**  
**\$62,005,000**

## **Fiscal Year 2024-25 BUDGET SCHEDULE**

### **January 2024**

Capital Improvement Plan packets to departments.

### **February 12, 2024**

Capital Improvement Program requests due back.

### **March 1, 2024**

Requests for funding sent to outside agencies.



### **February 29 (12-7 PM) and March 1, 2024 (9AM-1PM)**

Board of Commissioners Retreat with staff. There are typically two sessions with some presentations.

### **March 4, 2024**

Department head staff meeting - budget information packets emailed out. Worksheets and all supporting documents are due by email to Misty by March 22. Early submission is encouraged.

### **April 2024**

Individual agency and department meetings will be during April with budget staff.

### **May 7, 2024**

Staff submits recommended budget to Board of Commissioners for review prior to work sessions.

### **May 13 (12-8 PM) and 14 (9AM-1PM), 2024**

Budget work sessions held with staff and Board of Commissioners. There are two sessions planned.

### **May 21, 2024**

Public hearing held on County Manager's proposed budget.

### **June 4, 2024**

Budget adoption.

**SPECIAL APPROPRIATIONS**

	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
<b>APPALACHIAN THEATER OF THE HC</b>	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>BLOWING ROCK PARKS &amp; REC</b>	12,000	12,000	12,000	12,000	12,000	12,000
<b>BLUE RIDGE MEDIATION/DRUG COURT</b>	23,000	24,000	23,000	26,115	26,389	30,000
<b>CHILDREN'S COUNCIL</b>	25,000	50,000	50,000	50,000	50,000	50,000
<b>CHILDREN'S PLAYHOUSE</b>	2,500	2,500	2,500	6,131	7,000	7,000
<b>COMMUNITY CARE CLINIC</b>	25,000	25,000	25,000	25,000	25,000	25,000
<b>FOSCOE GRANDFATHER COMM. CENTER</b>	5,000	5,000	5,000	5,000	5,000	5,000
<b>GREEN VALLEY COMMUNITY PARK</b>	8,000	8,000	8,000	8,000	8,000	8,000
<b>HOSPITALITY HOUSE - WECAN</b>	2,500	2,500	2,500	3,000	3,000	3,000
<b>HOSPITALITY HOUSE</b>	10,000	10,000	10,000	10,000	10,000	10,000
<b>HUNGER COALITION</b>	9,315	9,315	9,315	10,000	10,000	10,000
<b>MOUNTAIN ALLIANCE</b>	10,000	10,000	10,000	10,000	10,000	10,000
<b>OASIS</b>	10,000	10,000	10,000	10,000	10,000	10,000
<b>SOUTHERN APPALACHIAN HISTORICAL ASSN</b>	22,000	22,000	22,000	22,000	22,000	22,000
<b>VALLE CRUCIS COMMUNITY PARK</b>	15,000	15,000	15,000	15,000	15,000	15,000
<b>WAMY</b>	2,500	2,500	2,500	5,000	5,000	5,000
<b>WAMY SPECIAL ALLOCATION - RENTAL HOUSING PROGRAM</b>						86,250
<b>WATAUGA COUNTY ARTS COUNCIL</b>	8,800	8,800	8,800	10,000	10,000	10,000
<b>WATAUGA HUMANE SOCIETY</b>	83,865	85,036	86,822	88,124	94,645	101,176
<b>WATAUGA OPPORTUNITIES</b>	33,000	33,000	33,000	33,000	33,000	33,000
<b>HOSPICE CARE</b>	-	-	-	-	50,000	50,000
<b>TOTALS: \$</b>	<b>317,480</b>	<b>344,651</b>	<b>345,437</b>	<b>358,370</b>	<b>416,034</b>	<b>512,426</b>

<b>CAPITAL PROJECTS SUMMARY</b>
---------------------------------

Project Description	6/30/2023 Balance	2023-24 Budget	Budget Amendments		6/30/2024 Balance
			In	Out	
Caldwell Community College	\$ 207,458	\$ 50,000	\$ -	\$ -	\$ 257,458
Information Technology Needs	464,536	-	-	-	464,536
East Annex Renovations	347,873	-	-	-	347,873
Eastern Community Center	55,753	-	-	-	55,753
Emergency Communications	3,506,274	1,300,000	-	(3,000,000)	1,806,274
Facilities Maintenance	407,055	500,000	-	(558,753)	348,302
Future County Parking Deck	3,011,809	-	-	-	3,011,809
Future County Buildings	5,819,415	1,200,000	8,340,715	-	15,360,130
EDC	359,043	50,000	-	-	409,043
LEC Future Expansion	100,000	100,000	-	-	200,000
Future Processing Plant	500,000	-	-	-	500,000
Potential Flood Mitigation	22,500	22,500	-	-	45,000
Library Expansion	-	50,000	-	-	50,000
Workforce Housing	-	50,000	-	(50,000)	-
Recreation-Facilities/Maintenance	2,157,408	50,000	-	(500,000)	1,707,408
Watauga Co. Schools-Long Term Needs	5,232,374	5,017,050	-	-	10,249,424
Future Valle Crucis School	1,686,964	-	-	(1,686,964)	-
Watauga Co. Schools-CIP	154,237	500,000	-	-	654,237
<b>Totals:</b>	<b>\$ 24,032,699</b>	<b>\$ 8,889,550</b>	<b>\$ 8,340,715</b>	<b>\$ (5,795,717)</b>	<b>\$ 35,467,247</b>

Project Description	Actual Additions				
	FY 2017-18	FY 2018-19	FY 2019-20	FY 2021-22	FY 2022-23
Caldwell Community College	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
EDC	-	50,000	83,463	50,000	50,000
Processing Plant	-	-	-	500,000	-
East Annex Renovations	-	-	200,000	-	-
Emergency Communications	250,000	250,000	500,000	550,000	1,800,071
Facilities Maintenance	146,400	208,990	1,123,817	785,783	500,000
LEC Future Expansion	-	-	-	-	100,000
Future County Buildings	-	-	-	2,424,583	3,700,000
Potential Flood Mitigation	-	-	-	-	22,500
Future County Parking Deck	-	-	-	5,400,000	2,500,000
Recreation-Facilities/Maintenance	2,477,075	1,881,140	274,655	750,000	50,000
Watauga Co. Schools-Long Term Needs	1,500,000	1,500,000	1,500,000	3,000,000	5,500,000
Future Valle Crucis School	-	-	2,700,000	7,545,000	2,700,000
Watauga Co. Schools-CIP	714,205	767,133	704,165	580,507	500,000
<b>Totals:</b>	<b>\$5,137,680</b>	<b>\$4,707,263</b>	<b>\$7,136,100</b>	<b>\$ 21,635,873</b>	<b>\$ 17,472,571</b>



# Memorandum

**CLARK NEXSEN**  
 301 College Street, Suite 300  
 Asheville, NC 28801  
 P: 828.232.0608  
 F: 828.232.1606

**Project:** Watauga County Projects

**Date:** 2-21-2024

**Comm #:**

**Purpose:** Commissioner update

**To:** Deron Geouque

**Subject:** Project updates

## Watauga EMS

Please see attached documents and images of the new facility.

## Watauga Courthouse/Administrative evaluation

- Existing buildings have been evaluated.
- Program spaces have been previously confirmed.
- Proposed alternatives are being evaluated that include interior renovation and/or addition to the north or southeast. Coordination with existing circulation and sally port will be investigated.
- Anticipated schedule is to be complete with evaluation and recommendations for next steps by June 1, 2024

## Watauga County Schools HVAC improvements

- Existing schools were evaluated to develop a master plan in 2018, recommendations made to replace Valle Crucis (currently under construction) and Hardin Park.
- Temporary cooling solutions utilizing outdoor air to help reduce the internal temperatures were investigated in 2019. These solutions indicated only moderate improvements in the existing facilities with a substantial cost.
- An additional option investigated during 2023 to include installation of modular heating and cooling units within individual classroom spaces. These units have the option to be installed in the classroom and generally are the size of a large refrigerator. The secondary solution would be wall mounted unit that is exposed on the exterior of the buildings. The benefit of these units is they can be phased over time and provide a reasonable economical solution to providing enhanced conditioning for the classroom spaces. During earlier evaluations, adding forced air systems to the facilities would require significant phasing and temporary classrooms to accommodate the modifications. The extent of a force air system cannot be installed over summer breaks or holidays. The negative aspect of these units is they occupy space in the classrooms and can be a challenge to install the units in areas where architectural standards exist for exterior building elevations. Given the type of unit, they would not be conducive to larger spaces such as media center, gyms, or cafeteria spaces.



## Memorandum

Next steps for improvements:

1. Perform an evaluation on the existing buildings to determine the extent of electrical modifications to the existing building. Given the age and lack of forced air systems, it is very likely that the existing Main Distribution Panels will have to be modified or changed to accommodate the additional loads required by the units.
2. Perform a cost estimate for the electrical modifications.
3. Determine the number and types of modular HVAC units that will be required per school.
4. Develop a cost analysis for each school.
5. Create a schedule for funding and implementation of the plan.

See attached flyer from Bard Manufacturing for the types of classroom units that could be utilized.



APPALACHIAN ARCHITECTURE, P.A.

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## **Watauga County Parking Deck**

*Prepared for Watauga County Commissioners Retreat*

## **Architect's Update**

*February 9<sup>th</sup> & 10<sup>th</sup>, 2023*

Appalachian Architecture & Municipal Engineering continue to work on Construction drawings and specifications to release for public bidding in March 2023.

Status of the bid documents as of January 27<sup>th</sup>, 2023:

Civil & all site related information	60 % complete
Site Lighting	75% complete
Structural	60% complete
Architectural	60% complete
Plumbing (Service line for sprinkler system)	25% complete
Mechanical exhaust (Lower Level)	85% complete
Electrical (lighting-Lower Level)	85% complete
Fire Protection (Lower Level)	25% complete
Specifications/Bidding Instructions	33% complete

ALL BID DOCUMENTS SHOULD BE 100% COMPLETE & READY FOR BID ADVERTISING BY MARCH 31<sup>st</sup>, 2023



1 WATER ST. / QUEEN ST. VIEW  
N.T.S.



2 WATER ST. VIEW  
N.T.S.



3 QUEEN ST. VIEW  
N.T.S.

**APPALACHIAN ARCHITECTURE, P.A.**  
 APPALACHIAN ARCHITECTURE, P.A.  
 703 W. KING STREET, SUITE #201  
 BOONE, NC 28607  
 P.O. BOX 179  
 BOONE, NC 28607  
 WWW.APPALACHIANARCHITECTURE.COM

ADATE: 5/25/22

EXTERIOR ELEVATIONS  
 WATAUGA COUNTY PARKING GARAGE  
 BOONE  
 NORTH CAROLINA

DRAWN BY: JLB  
 CHECKED BY:  
 SHEET TITLE

A=1  
 0' 0"



**Watauga County Parking Deck**  
 View from intersection of King & Water Streets

August 22, 2022

Appalachian Architecture, P.A.  
 703 W. King Street, Suite #201  
 Post Office Box 179  
 Boone, NC 28607





# APPALACHIAN ARCHITECTURE, P.A.

WILLIAM (BILL) DIXON, JR., AIA, NCARB  
 703 W. KING STREET, SUITE 201 -- POST OFFICE BOX 179 - BOONE, NC 28607  
 PHONE: (828) 265-2405 - FAX: (828) 265-2406

**WATAUGA COUNTY PARKING DECK**October 18<sup>th</sup>, 2022**Revised Cost Estimate**

Provided by Architect

**August 21<sup>st</sup>, 2021**

Original preliminary Building Cost estimate –	\$ 4,576,000.
10% Professional fees	\$ 457,600.
	<u>\$ 5,033,600.</u>

Original building cost estimate –	\$ 4,576,000.
8% Architectural and Engineering fees	\$ 366,080. ( <b>\$91,520.</b> )

**Historic Preservation Commission COA approval****Exterior Materials**

6,000sf additional brick @ \$50.psf =	\$ 300,000.
Storefront openings	\$ 15,000.
Precast Concrete- Headers, sills, parapet	\$ 35,000.
Stairs-Design, materials & roofing	\$ 35,000.

**PC/TC Conditional Zoning approval****Building Code-**

Lower Level - Mechanical Ventilation	\$ 30,000.
Automatic Fire sprinkler system	<u>\$ 100,000.</u>

Subtotal	\$ 5, 457,080.
10% construction industry Cost Increase	<u>\$ 545,708.</u>

<b>TOTAL REVISED COST ESTIMATE</b>	<b>\$ 6,002, 788.</b>
October 18 <sup>th</sup> , 2022	



## WATAUGA COUNTY MAINTENANCE DEPARTMENT

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274 Winklers Creek Road, Suite B, Boone, NC 28607 - Phone (828) 264-1430  
Fax (828) 264-1473

TO: Deron Geouque, County Manager

FROM: Robert Marsh, Maintenance Director 

DATE: February 21, 2024

RE: Capital & Major Projects

Please review the attached chart which summarizes the current status of capital and major projects currently underway, planned or completed during FY 23-24 and carry over work from FY 22-23.

<b>DESIGN BUILD CAPITAL PROJECTS</b>						
Building	Project	Contractor	Budget	Cost to Date	% Complete	Completion Date
Courthouse	Roof	Muter Const.	\$2,391,229	\$2,284,037 Retainage \$116,217	99%	April '24
Human Services	Roof HVAC	" "	In Above	In above	99%	April '24
LEC	Roof HVAC	" "	In above	In Above	99%	April '24
<b>OTHER PROJECTS</b>						
Courthouse	Upgrade Courtroom CRAVE A/V and WAVE System	NCAOC Wat Co Maint	\$15,000	\$555	100%	July '24
LEC	HVAC Controls Replacement	Alpha Energy Solutions	\$47,978	\$47,978	100%	Feb '24
Library	HVAC Replacement of DX Cooling	Alpha Energy Solutions	\$153,782	\$ 0	0%	May '24
Library	Repair Rear section Boiler	Nor-Well	\$2,870	\$2,870	100%	Jan '23
Courthouse	HVAC Upgrades	Hickory Sheet Metal	\$175,299	0	0%	June '24
		Design Wally Overton	\$25,800	\$17,125	65%	
		Chiller Carrier Corp.	\$58,900	\$58,900	100%	
		Commissioning System WorCx	\$4,500	\$ 0	0%	
Courthouse	Water Damage Repair due to frozen pipe	Wat Co PSI NW Drywall WJ Office City FRC Painting	\$90,455	\$90,455	100%	April '23
Admin	FAS Panel Replacement	Creekside	\$16,360	\$16,360	100%	May '23
West Annex	FAS Panel Replacement	Creekside	\$11,244	\$11,244	100%	Feb '23
WWCC	Replace Carpet	Bonitz	\$30,501	\$30,501	100%	April '23

Recreation Center	Water Damage due to frozen sprinkler valve	Fire Sprinkler Systems	TBD	\$1,184	100%	Feb '23
Hannah Building	Reroof	TRIAD Roofing	\$363,925 Change Order \$30,380	\$394,305	100%	Sept '23
Hannah Bldg	Roof Design Const Admin	SKA Engineers	\$33,900	\$33,900	100%	Sept '23
Hannah Bldg	AppalCart Turnaround	Tri County Paving	\$202,433	\$ 0	0%	Fall '24
	Design	MESCO	\$10,000	\$10,842	90%	
Hannah Bldg	Parking Lot Repaving	TBD	TBD Bids Due 2/22/24	TBD	0%	Fall '24
Health Dept	Replace 2 Boilers	TBD	\$65,000	TBD	0%	Fall '24
H. Serv	Int Paint & Wallpaper	Custom Coatings	\$214,650	\$ 0	0%	July '24
H. Serv	Ceiling Tile Replacement	Bonitz	\$121,250	\$ 0	0%	July '24
H. Serv	Floor Coverings	Bonitz	\$180,500	\$ 0	0%	July '24
H. Serv	Kitchen Equipment	TBD	TBD	\$ 0	0%	Oct '24
LEC	Carpet	TBD	\$49,000	\$ 0	0%	Nov '24
LEC	Painting Admin Offices	TBD	\$29,000	\$ 0	0%	Nov '24
LEC	Detention C. Tile Showers	Euro Tile	\$65,000	\$29,900	46%	June '24
Old C. Creek Gym	Reroof Flat EPDM	TRIAD Roofing	\$37,587 Change Order \$3,540	\$41,127	100%	June '23
Parking Deck	New Structure	VPC Builders	\$4,992,202	\$2,656,340	53%	Dec '24
	Design	App. Arch.	\$366,080	\$76,241	21%	
<b>PROJECTS UNDER DESIGN</b>						
K&C			TBD			
EMS			TBD			




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**Grantee Name:** Blue Ridge Electric Membership Corporation/Watauga Broadband Deployment Grant

**Contact Information:** Jason Smith

**Title:** SVP/CCO

**Primary Telephone:** 828-759-8971

**Email –** [jsmith@blueridgeenergy.com](mailto:jsmith@blueridgeenergy.com)

**Reporting Period:** Jan 01, 2024, to Feb 20, 2024

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### **Design/Engineering:**

As of January 01, 2024, the design and engineering phase of the four-phased broadband initiative in Watauga County, North Carolina has been successfully concluded. All required easements and rights of way have been submitted and approved by the relevant authorities, except for two Blue Ridge Parkway easements required for fiber optic crossings impacting the areas of Blackberry/Sampson and Holloway Mountain. The paperwork is in the Department of Interior's hands for final approval signatures. Additionally, all telecommunication huts and service locations have been established.

### **Materials/Supplies:**

Fiber optic cable and the related hardware/electronics have been ordered. All materials are on hand.

### **Staffing/Contractors:**

Blue Ridge Energy  
 SkyBest Communications  
 CVO Communications

### **Construction Update:**

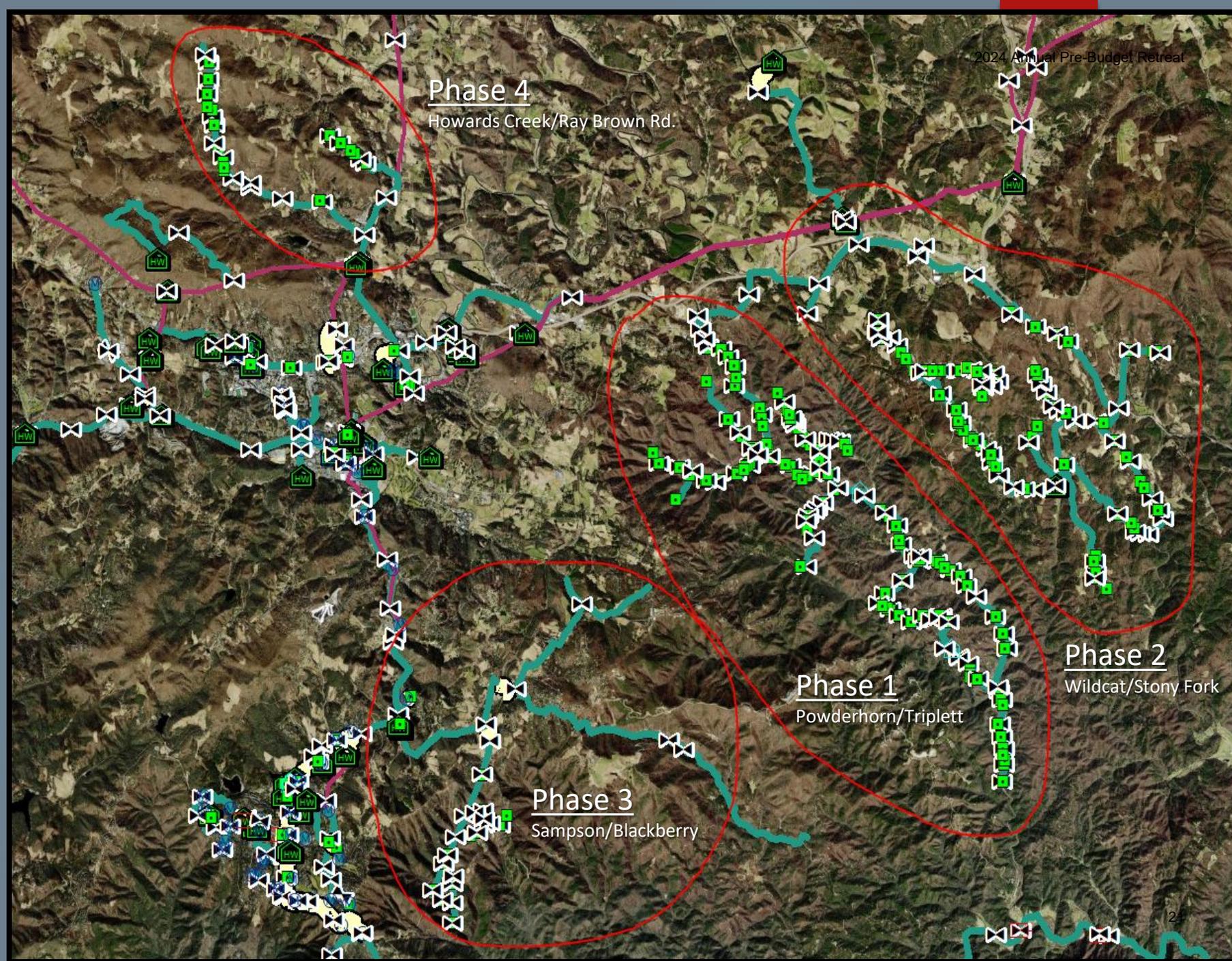
As of February 20<sup>th</sup>, 2024, the following milestones of construction have been completed. A combined 170+ miles of fiber optic cable construction have been completed for the county facilities, Castle Ford, Phase 1, 2, 3, 4 and other additional areas not included in the original proposal. We are currently in the fiber allocation, splicing and testing phase for phases 1 and 3. County members have been served in Castle Ford, Howards Creek, Ray Brown Road, and Skyline is currently serving those in the Wildcat/Stony Fork area. The Powderhorn/ Triplett, Blackberry/Sampson, and Holloway Mountain areas will follow.

# Watauga Grant Update

Map of Progress and Interconnection (Splicing) with Skyline/Skybest

Serving Ph2 Members early 2024

160+ Members Served & This Will Grow Rapidly Over the Next Few Months



<b>Funding Source</b>	<b>Construction</b>	<b>Infrastructure</b>	<b>Equipment</b>	<b>Engineering/planning</b>	<b>Contingency</b>	<b>totals</b>
<b>Golden Leaf</b>	674700	154000	13500	77800	80000	1000000
<b>Tobacco Trust</b>	20963	0	162959	20000	16314	220236
<b>ADTF</b>	195040	0	245360	29250	4800	474450
<b>ARC Equip</b>	0	0	100000	0	0	100000
<b>ARP/Watauga</b>	0	500000	0	0	0	500000
<b>EDA Infrastructure</b>	0	817000	0	0	0	817000
<b>ARC Construction*</b>	500000	0	0	0	0	500000
<b>State Award</b>	1000000	0	0	0	0	1000000
<b>Totals</b>	<b>2390703</b>	<b>1471000</b>	<b>521819</b>	<b>127050</b>	<b>101114</b>	<b>4611686</b>

\* to be officially 'awarded' after 1st 100k of equipment funding is expended

Phase 1		
Item	Description	Cost
Engineering (Estimate)	Stamp plans, Pole Barn, IMP liner, Steel work	\$75,000.00
Civil Work (Estimate)	Estimate	\$100,000.00
Buidling Phase 1 3461 Square Ft	Slaughter and office / Cooler 25 head	\$519,000.00
Interior Wall Panels	4 inch IMP	\$70,000.00
Interior Ceiling Panels	4 inch IMP	\$35,000.00
Electrical	Estimate	\$550,000.00
Refrigeration	Estimate	\$350,000.00
Waste Water	Rotor Screen for removal heavy Solids 150 gallons per head - just slaughter	\$125,000.00
Correls and Chute	Powder River Equipment	\$65,000.00
Knock Box	Purchase plus Hydraulics / pump	\$75,000.00
Shackles	10 shackles / \$340	\$3,400.00
Trolleys	100 trolleys - 35 per trolley	\$3,500.00
Shackle Hoist	Drive, V-Cone, Positioner, landing device, chain and Starter	\$52,000.00
Shackle Drop	Lowers shackle after first leg	\$9,000.00
Leg Hoist	Raises trollys to rail	\$9,000.00
Rails and hangers	rails and hangers for attaching to beams	\$8,000.00
Corner rail	bent for corners	\$1,300.00
Rail Beams	8 inch x 6 inch rail beam	\$25,000.00
Support Beams	8x8 support Beams 600 foot x \$75	\$45,000.00
Cross Beams	12x8 beams for cross supports	\$25,000.00
Additional Hangers for bleed rail	Spacing for carcass hanging 25 extra hangers	\$550.00
Rail Switches	Cooler and slaughter floor rails	\$500.00
Working Stands for legging	3 -4 workers for first legging, cut off, hanging, second legging, cut off, hanging, udder removal, bung marking and tail marking, high flanking.	\$15,000.00
Low Flanking Stand	1 -2 workers remove hide from brisket / mark front legs	\$4,500.00
Rumping stand / bunging Stand	skin round and high back, bunger 2 people	\$6,000.00
Brisket Saw Stand	1 worker	\$4,000.00
Brisket Saw and Hydraulic Pump	Brisket Saw, pump and balancer and pipe and Eelectical connection	\$25,000.00
Air Knives	4 Air knives	\$12,000.00
Hide Puller	Cable Puller, Hoist, Chains, Stands	\$30,000.00
Head drop stand	Cart for holding 5-10 heads for USDA	\$3,500.00
Gut Table	Stationary Gut Table for USDA	\$10,000.00
Evisceration Drop Track	Used to lower cattle to the gut table	\$16,000.00
Head boning table	used to take meat off head and tongues to box	\$3,500.00
Split Saw	Jarvis split saw / balancer / Electrical Connection	\$17,500.00
Trim Stands	3 trim stands / Air cylinders / used for Usda and two plant personnel	\$25,000.00
Misc Equipment	Tubs, totes, carts	\$10,000.00
Scale	Carcass Scale (hand write tags)	\$4,500.00
Spray cabinet	Hand spray carcasses / and intervention spray	\$25,000.00
Hot Water Equipment	Hot Shot Equipment for hot water	\$150,000.00

Cold Water set up / Piping	Piping through out floor and nozzels, hoses, small tank, attachments, elbows etc.	\$25,000.00
Air Compressor	Air compressors for air cylinders and equipment	\$75,000.00
Air Lines	Air Lines to feed knock box to final area	\$25,000.00
Maintenance Shop	Set up for shop	\$5,000.00
Locker Rooms	Employee Lockers, sinks, toilets, Bathroom set	\$10,000.00
Labor Estimate	Install of all Beams, steel and equipment listed	\$350,000.00
Semi Tractor and Trailer	Older Truck and Refer	\$45,000.00
Carcass Hoist	Loading Hoist	\$2,500.00
Rib Saw	Break Carcass quarters	\$13,000.00
Cooler Dock Door	Door to load carcasses out of	\$10,000.00
<b>Total Phase 1</b>		<b>\$2,883,250.00</b>
Phase 2		
Building 10x33- 330 Squ Ft	Building for additional Carcass Cooler, Civil, Engineering	\$82,500.00
Wall Panels		\$12,125.00
Ceiling Panels		\$3,500.00
Refrigeration	Freon Units and Compressors	\$350,000.00
Electrical		\$75,000.00
Carcass Rails and hangers		\$4,000.00
Beams and Steel	8 inch beams, 12 inch beams and 8x8 Steel tube	\$25,000.00
Switches	Switches	\$350.00
Labor		\$60,000.00
<b>Total Phase 2</b>		<b>\$612,475.00</b>
Phase 3		
Building 1128 Square Feet	Boning Room, Box Cooler and Shipping Dock Engineering, Civil	\$282,000.00
Insulated Wall Panels		\$25,000.00
Insulate Ceiling Panels		\$10,000.00
Insulated Roll Up Doors	Doors between fab, box Cooler and Doc	\$45,000.00
Dock Doors	2 Dock Doors and Plates	\$20,000.00
Refrigeration	For Boning Room, Box Cooler and Dock	\$750,000.00
Electrical	For All plant services	\$850,000.00
Cooler Ribbing Saw		\$13,000.00
Brisket Break Saw		\$25,000.00
Boning Room Front Saw		\$30,000.00
Front Stand to Match Saw		\$10,000.00
Table Conveyor	Live belt, product conveyor	\$80,000.00
Product Conveyor	Product to packaging machine	\$15,000.00
Combo Conveyor	Combo fill conveyor	\$20,000.00
Carts and Misc. Equipment	Carts and buggies to move product around	\$5,000.00
Rib Saw	Table Saw	\$22,000.00
Combo Scale	Weigh Combos of Meat	\$15,000.00
Box Scale	Weigh product cases and produce label	\$7,500.00
Vacuum Machine	Package all primal product	\$150,000.00
Pallet Racking	32 Pallet Spaces	\$4,500.00
<b>Total Phase 3</b>		<b>\$2,379,000.00</b>



# Watauga County EMS FACILITY





**FEATURES:**

- EMS DISPATCH STATION
- EMERGENCY OPERATIONS CENTER
- STATE-OF-THE-ART EMERGENCY COMMUNICATION CENTER
- WATAUGA COUNTY EMERGENCY SERVICES OFFICES
- RECORDS & EQUIPMENT STORAGE











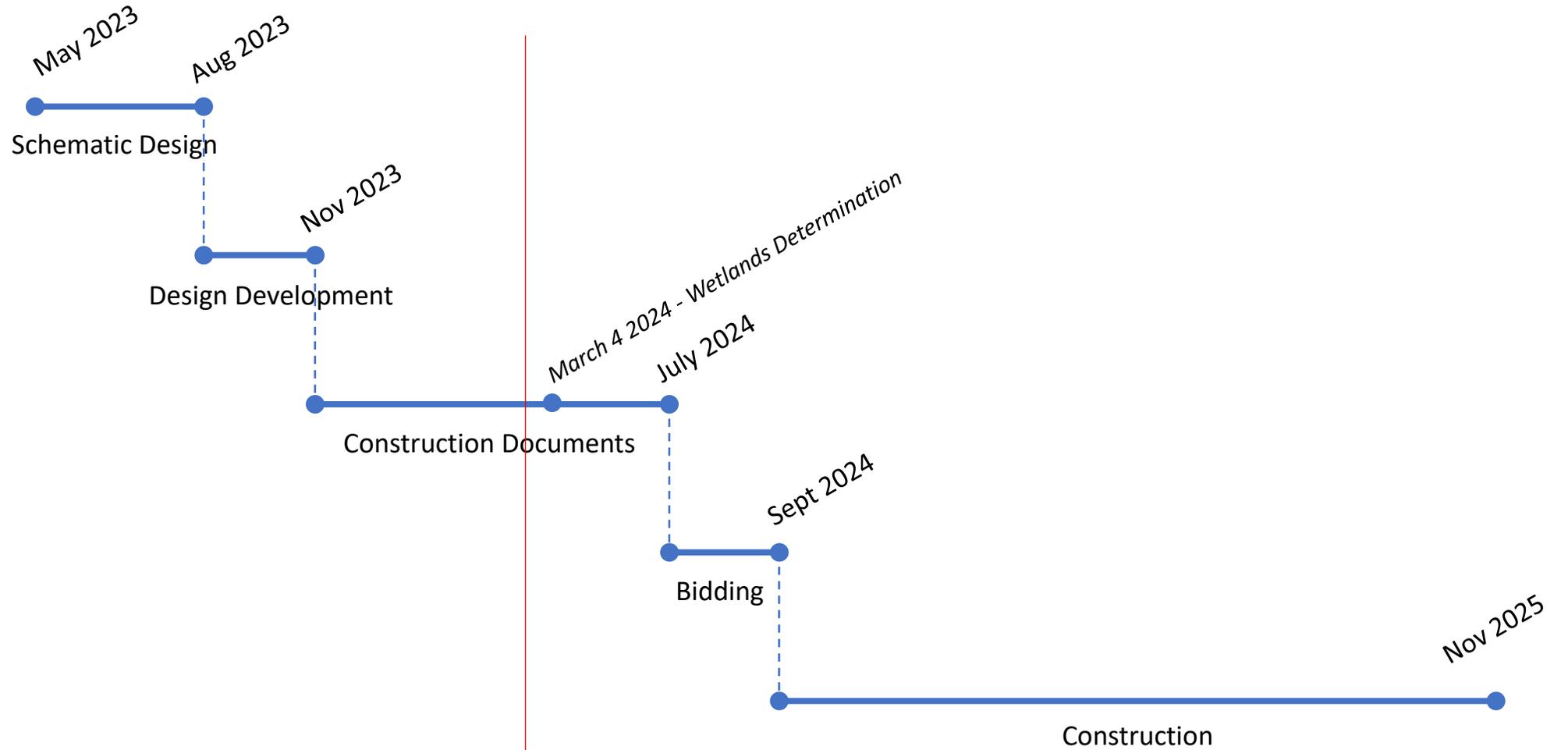




EOC ROOM



# Project Schedule



# Modulus, PLLC

Engineering · Due Diligence · Design

216 Graham Road, Graham, NC 27253 · (919) 800-9093 · NC License No. P-1176

December 1, 2023

Sarah Odio  
 Assistant Director (Housing and Revitalization)  
 Development Finance Initiative | UNC School of Government  
 Knapp-Sanders Building  
 Campus Box 3330  
 UNC Chapel Hill  
 Chapel Hill, NC 27599-3330

RE: Proposal for Preliminary Geotechnical Evaluation  
 16.3-Acre Brookshire Site  
 Boone, Watauga County, North Carolina  
 Modulus Proposal No. P885r1

Dear Sarah:

Modulus, PLLC (Modulus) is pleased to provide you with this proposal to provide a Preliminary Geotechnical Evaluation for the above-referenced property. This proposal contains a summary of relevant information as Modulus understands it, a project schedule and the estimated costs for completion of the proposed work.

## PROJECT UNDERSTANDING

The project consists of the preliminary geotechnical evaluation on approximately 16.3-acres. The subject property consists of a 14.6-acre portion of PIN 2911925136000 and the 1.7-acre PIN 2911927366000, both owned by Watauga County.

It is our understanding that the site is being evaluated for use as a residential development. Based on our preliminary review of historical aerial photos, the property has historically been a mix of agricultural and undeveloped wooded property. In 2008, the northern portion of the site was utilized as a borrow pit for construction of the soccer complex to the east. The parcel is currently primarily undeveloped woodland. Based on our preliminary review of the site's slopes we have identified two areas of the site that have steep slopes. These areas total approximately 1.3-acres and are shown in the attached figures.

## SCOPE OF SERVICES

The purpose of this exploration is to explore the site subsurface conditions and provide preliminary geotechnical recommendations for soil characteristics, site grading procedures, and foundation systems for construction of the proposed development. To accomplish this, Modulus proposes to explore the site with soil test borings as described below.

### Field Exploration and Laboratory Services

We propose to drill a total of 8 soil test borings to depths of 20 feet below existing site grades or auger refusal, whichever occurs first. Boring location plans are attached. This proposal assumes up to 160 feet of drilling. Standard Penetration Test (SPT) sampling will be performed in general accordance with ASTM D1586 at regular depth intervals in each soil test boring.

The boreholes will be checked for groundwater upon completion of drilling, and then backfilled by shoveling the soil cuttings into the holes. Upon completion of the field exploration, the soil samples will be returned to the laboratory and visually classified in general accordance with the Unified Soil Classification System. Selected samples will be tested for moisture content, and index testing.

16.3-Acre Brookshire Site Preliminary Geotechnical Evaluation  
 Modulus Proposal No. P885r1  
 December 1, ,2023

**Engineering Report**

The conditions encountered by the borings and the results of the laboratory testing will be evaluated by a geotechnical engineer and preliminary recommendations will be developed. The engineering report will include the following items, as appropriate for this site:

- Project description;
- Site conditions, including geologic, and special site features;
- Field exploration and the laboratory testing procedures;
- Subsurface conditions
- Foundation recommendations and allowable bearing pressures;
- Estimated settlement (total and differential);
- Suitability of soils for use as fill material and compaction recommendations
- Discussion of groundwater impact and techniques to control shallow groundwater;
- Discussion of difficult excavation;
- Site Seismic classification
- Site vicinity map and boring location plan, and;
- Soil test boring logs with laboratory test results.

**FEE ESTIMATE**

Modulus proposes to perform the scope of services outlined above for the following fees:

**Geotechnical Evaluation**

Mobilization, Lump Sum.....	\$900.00
Clearing, 1 Day x \$2,500/Day .....	\$2,500.00
Drilling & Sampling, 160 ft x \$21.50/ft.....	\$3,440.00
Field Engineer, 8 hrs. x \$100.00/hr.....	\$800.00
Laboratory Services, Lump Sum.....	\$600.00
Report Preparation, Lump Sum .....	<u>\$1,600.00</u>
	<b>Geotechnical Total: \$9,840.00</b>

If unanticipated subsurface conditions are encountered that would require modification to the proposed scope of services, you will be contacted, as mentioned previously, for both your review and authorization. The above fees and our schedule assume we have full access to the site and are not required to encounter standby time or wait on others to gain access to our boring locations.

**SCHEDULE OF WORK**

We will begin the above Scope of Services immediately after receiving your written authorization to proceed. Our work starts with our contacting the public utility locator service, but we cannot begin work on-site until they have completed their location work, usually within 72 hours, excluding weekends and holidays.

Based on current availability and weather permitting, we anticipate that the fieldwork will begin within two weeks after receiving written authorization to proceed. We anticipate that the fieldwork will take about 2 business days to complete, and the reports will be provided in approximately 7 to 10 business days after completion of all field work. In order to maintain this schedule, it is critical that we receive your written authorization, special instructions and distribution list in a timely manner.

16.3-Acre Brookshire Site Preliminary Geotechnical Evaluation  
Modulus Proposal No. P885r1  
December 1, 2023

### **AUTHORIZATION**

If the above scope of work is acceptable to you, please sign the Proposal Acceptance Form and return one copy of the proposal acceptance form to us. Please note that the attached Standard Terms of Service are incorporated herein by reference and are an integral part of this agreement between us. By signing the Proposal Acceptance Form or referencing this proposal, you are also accepting the General Conditions of Service and this proposal in its entirety. Alternatively, you could issue a letter of acceptance or purchase order; but we would ask that you reference and include our proposal by reference showing proposal number and date. This proposal is valid for a period of sixty days beyond that date it may be necessary to revise our schedule or fee.

Using the Proposal Acceptance Form will provide formal authorization for us to perform the above work, enter the site, and provide proper invoicing instructions and distribution lists for reports and correspondence. Please provide any specific instructions or details not covered in this proposal on the attached Proposal Acceptance Form. In today's times with improved technology, and to provide you with the fastest response, we provide the reports by e-mail. If this is acceptable, then list those to whom the reports should be sent and provide their e-mail addresses, if appropriate, on the Proposal Acceptance Form.

### **CLOSING**

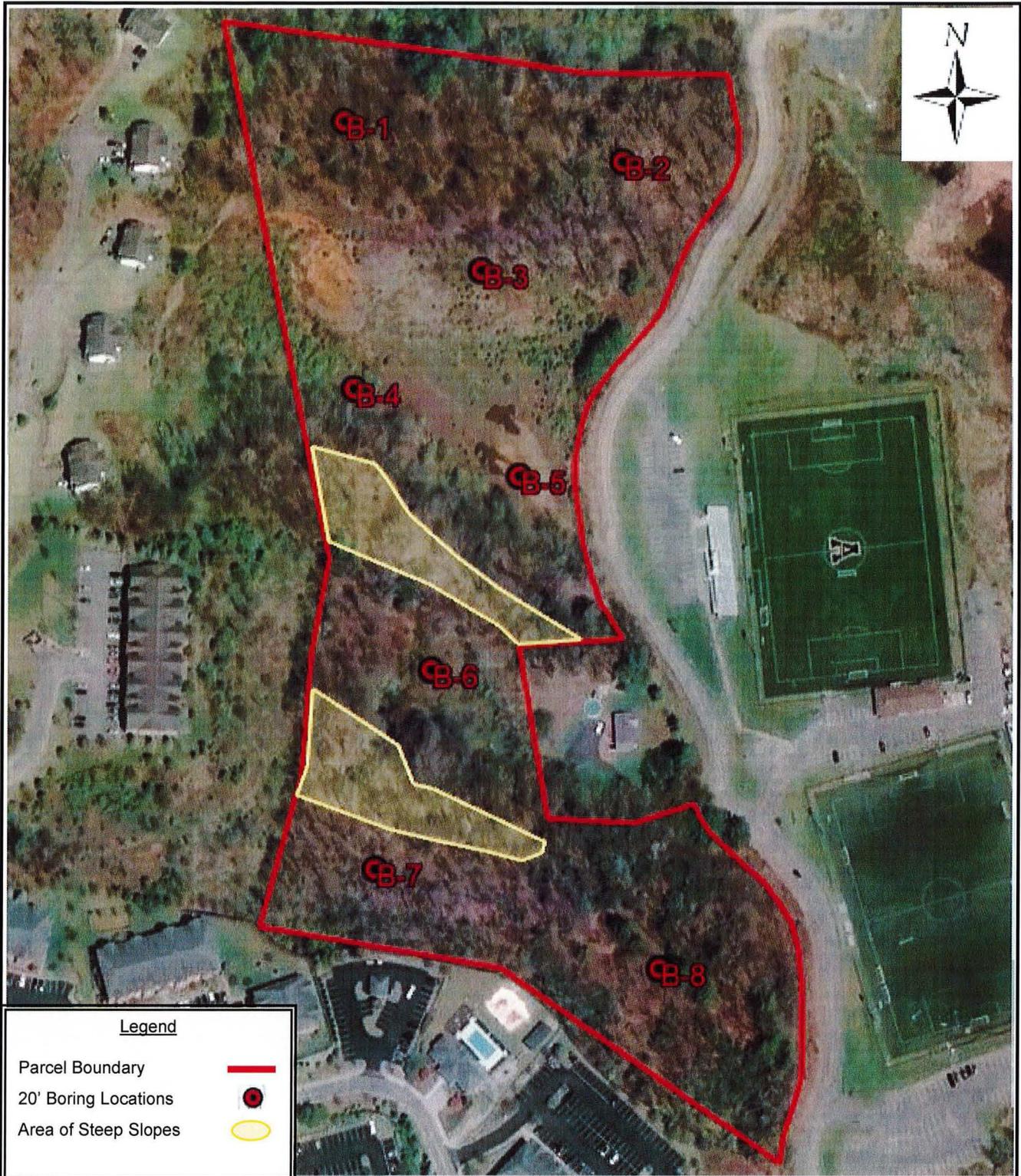
Thank you for the opportunity to submit this proposal to provide services and serve as your consultant. We look forward to the opportunity to work with you on this project and to hopefully serve as your consultant in the future. If you have any questions, or if we can be of any additional service, please contact us.

Sincerely,  
**Modulus, PLLC**



Aric V. Geda, P.E.  
Principal Engineer

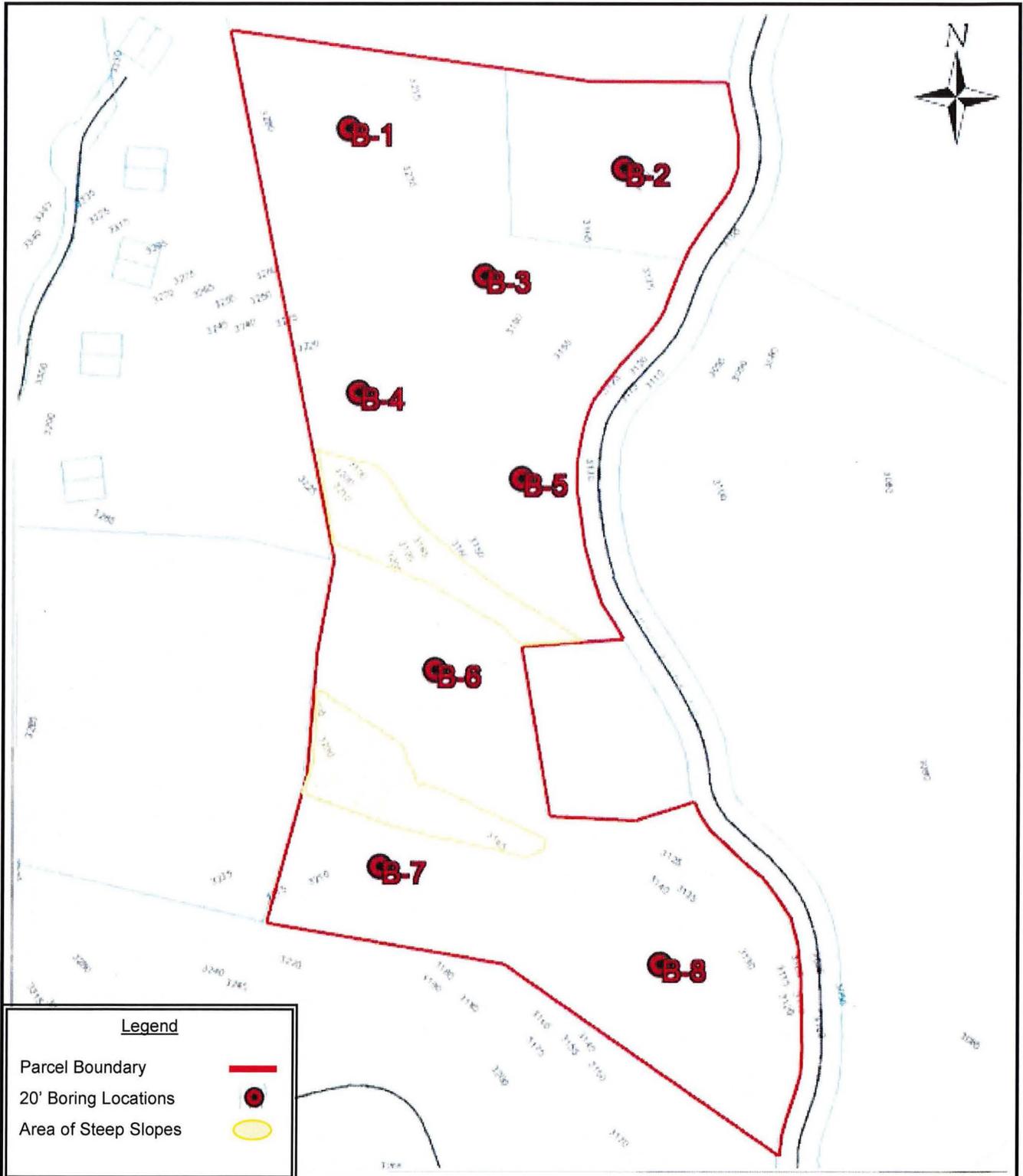
Attachments: Boring Location Figures  
Proposal Acceptance Sheet  
Fee Schedule  
Terms and Conditions of Service



Legend	
Parcel Boundary	
20' Boring Locations	
Area of Steep Slopes	

### BORING LOCATIONS ON AERIAL PHOTO

<p><b>Proposed Residential Development</b> 16.3-Acre Brookshire Site Boone, NC</p>	<p><b>Modulus, PLLC.</b> Engineering · Due Diligence · Design PO Box 935 Oak Ridge, North Carolina 27310 (919) 800-9093</p>	<p>Project No: P885</p>
		<p>Map Not to Scale October 2023</p>



**BORING LOCATIONS ON TOPOGRAPHIC MAP**

**Proposed Residential Development**  
 16.3-Acre Brookshire Site  
 Boone, NC

**Modulus, PLLC.**  
 Engineering · Due Diligence · Design  
 PO Box 935  
 Oak Ridge, North Carolina 27310  
 (919) 800-9093

Project No: P885

Map Not to Scale  
 October 2023

16.3-Acre Brookshire Site Preliminary Geotechnical Evaluation  
Modulus Proposal No. P885r1  
December 1, 2023

**Modulus, PLLC  
Proposal Acceptance Sheet**

Modulus Proposal No.: P885r1

Project: 16.3-Acre Brookshire Site Preliminary Geotechnical Evaluation

Location: Boone, North Carolina

Client Signature Deron Geougue County Manager Date 1-18-2024

Please sign above and complete the information requested below to indicate acceptance of this proposal and to authorize Modulus, PLLC to proceed with the above referenced project. By signing above Client indicates that he/she agrees to be bound by the scope of services of this proposal and the accompanying Terms and Conditions of Service.

**Invoicing Information**

Name of Client: Deron Geougue

Client Title: County Manager

Company Name: Watauga County

Mailing Address: 814 West King Street  
Suite 205

Boone NC 28607

Telephone No: 828-265-8000

Email Address: Deron.Geougue@watgov.org

Party Responsible for Payment: Watauga County

Responsible Party Title: Deron Geougue, County Manager

Company Name: Watauga County

Mailing Address: 814 West King Street  
Suite 205

Boone NC 28607

Telephone No: 828-265-8000

Email Address: Deron.Geougue@watgov.org

This instrument has be preaudited in the manner required by the local Government Budget and Fiscal Control Act.

1-18-2024  
Date

Deron Geougue  
Deputy Finance Director

16.3-Acre Brookshire Site Preliminary Geotechnical Evaluation  
 Modulus Proposal No. P885r1  
 December 1, 2023

**Modulus, PLLC  
 2023 Fee Schedule**

Principal Engineer / Scientist / Designer .....	\$165.00/hour
Project Engineer .....	\$125.00/hour
Field Engineer .....	\$100.00/hour
Engineering Technician .....	\$80.00/hour
Draftsman .....	\$65.00/hour
Secretary .....	\$35.00/hour
Mileage, Portal to Portal, .....	\$0.60/mile
Laboratory Testing, Rental Equipment, Supplies, and Expenditures .....	Cost + 15%

Charges for personnel include time associated with field visits, travel to and from site, engineering analysis, design, and report preparation. Personnel provided beyond normal business operating hours (8:00 AM to 5:00 PM) or weekends will be invoiced as overtime at the above standard rates X 1.50. Personnel provided on holidays will be invoiced at the above standard rates X 2. Charges for personnel during deposition and/or testimony will be invoiced at the above standard rates X 2.

## Modulus, PLLC TERMS AND CONDITIONS OF SERVICE

These Terms and Conditions of Service, including any supplements that may be agreed to in a writing signed by both parties, the Proposal Acceptance Form, and Modulus, PLLC's Fee Schedule constitute the entire agreement ["AGREEMENT"] under which services are to be provided by Modulus, PLLC (including its employees, officers, successors and assigns) for "CLIENT".

### INDEPENDENT CONSULTANT STATUS

Except as may be otherwise noted herein, Modulus, PLLC shall serve as an independent professional consultant or contractor to CLIENT and shall have control over, and responsibility for, the means and methods for providing the services identified in this Agreement's Scope of Services ["Services"], including the retention of subcontractors and subconsultants. Unless expressly stated in Modulus, PLLC's Scope of Services, Modulus, PLLC shall not serve as CLIENT'S agent or representative.

### STANDARD OF CARE

Modulus, PLLC shall perform the Services in a manner consistent with that level of skill and care ordinarily exercised by competent members of the same profession providing similar services in the same region, under similar conditions during the same time period. Except for representations, warranties, and guarantees expressly made in this Agreement, no other representation, expressed or implied, and no warranty or guarantee is included or intended in this AGREEMENT, or in any Modulus, PLLC report, opinion, plan or other Document of Service (as defined below), in connection with Modulus, PLLC's Services.

CLIENT understands and agrees that Modulus, PLLC's professional judgment must rely on facts learned during the performance of Services. CLIENT acknowledges that such data collection is limited to the immediate area that is sampled, tested and/or observed. Consequently, CLIENT agrees that it shall not bring a claim, based upon facts subsequently learned, regarding conditions between sampling/testing points, in areas not evaluated by Modulus, PLLC, or which were not part of the immediate area(s) evaluated by Modulus, PLLC, so long as Modulus, PLLC complied with the standard of care provided for in this Agreement.

Modulus, PLLC's professional Services shall be provided in a manner consistent with sound engineering and professional practices. If a situation arises that causes Modulus, PLLC to reasonably believe compliance with CLIENT'S wishes could result in Modulus, PLLC violating applicable laws or regulations ["Laws or Regulations"], or will expose Modulus, PLLC to claims or other charges, Modulus, PLLC shall so advise CLIENT. If CLIENT'S actions or inaction result in a violation of applicable Laws or Regulations, Modulus, PLLC shall have the right to terminate its Services in accordance with the TERMINATION provisions of this AGREEMENT.

If CLIENT decides to disregard Modulus, PLLC's recommendations with respect to complying with applicable Laws or Regulations, Modulus, PLLC shall determine if Modulus, PLLC is required to notify the appropriate public officials. CLIENT agrees that such determinations are Modulus, PLLC's sole right to make. CLIENT also agrees that Modulus, PLLC shall not bear liability for failing to report conditions to regulatory authorities that are CLIENT'S responsibility to report.

### CLIENT DISCLOSURES

As requested by Modulus, PLLC, CLIENT shall furnish and/or shall direct CLIENT'S consultant(s) or agent(s) to furnish Modulus, PLLC information identifying the type and location of utility lines and other man-made objects known, suspected, or assumed beneath the Site's (as defined below) surface, where the Scope of Services requires Modulus, PLLC to penetrate the Site surface.

CLIENT shall notify Modulus, PLLC of any known, assumed, or suspected Hazardous Materials that may exist at the Site prior to Modulus, PLLC mobilizing to the Site. Hazardous materials shall be defined as any substance, waste or material that is defined or regulated as hazardous or toxic or as a pollutant or contaminant under any federal or state law.

### INFORMATION PROVIDED BY OTHERS

CLIENT waives any claim of liability against Modulus, PLLC regarding any claim for injury or loss allegedly arising from errors, omissions, or inaccuracies in documents and other information in any form provided to Modulus, PLLC, including such information that becomes incorporated into Modulus, PLLC

Documents of Service, unless the errors, omissions, or inaccuracies were caused by Modulus, PLLC.

### CONCEALED RISKS

CLIENT acknowledges that special risks are associated with the identification of concealed conditions [i.e., subsurface conditions, conditions behind a wall, etc., that are hidden from view, are not readily apparent, or cannot be accessed for sampling/testing].

Conditions that Modulus, PLLC infers to exist between sampling/testing points may differ significantly from the conditions that exist at the sampling points. Since some conditions can change substantially over time, the CLIENT recognizes that, because of natural occurrences or human intervention at or near the Site, actual conditions discovered through sampling/testing may be subject to rapid or gradual change.

Modulus, PLLC will make reasonable efforts to anticipate and identify potential concealed conditions for exploration, sampling, or testing, however, CLIENT understands that such risks cannot be eliminated and agrees that the Scope of Services is that which CLIENT agrees suits CLIENT'S own risk tolerances. CLIENT may request Modulus, PLLC to evaluate the risks and provide a higher level of exploration to reduce such risks, if desired or appropriate.

### RIGHT OF ENTRY/DAMAGE RESULTING FROM SERVICES

CLIENT warrants that it possesses the authority to provide right of entry permission to the Site for the performance of Modulus, PLLC's Services. CLIENT hereby grants Modulus, PLLC and its subcontractors and/or agents, the right to enter from time to time onto the property owned by CLIENT in order for Modulus, PLLC to perform the Scope of Services.

Except where Modulus, PLLC's Scope of Services explicitly includes obtaining permits, licenses, and/or utility clearances for the performance of Modulus, PLLC's Services, CLIENT warrants that it possesses all necessary permits, licenses, and/or utility clearances for the Services to be provided by Modulus, PLLC.

Modulus, PLLC will take reasonable precautions to limit damage to the site where the Services are provided ["Site"] along with all improvements at the Site ["Improvements"] during the performance of Modulus, PLLC's Services. CLIENT understands that use of exploration, sampling, or testing equipment may cause some normal and customary damage, the correction and restoration of which is not part of this AGREEMENT, unless explicitly stated in Modulus, PLLC's Scope of Services, and reflected in the Professional Fees.

CLIENT agrees that it will not bring any claims for liability or for injury or loss allegedly arising from the discovery of Hazardous Materials, or suspected Hazardous Materials, or Modulus, PLLC's findings, conclusions, opinions, recommendations, plans, and/or specifications related to discovery of Hazardous Materials.

### UNDERGROUND UTILITIES

In addition to CLIENT-furnished information regarding underground utilities, Modulus, PLLC shall take reasonable and locally customary precautions, possibly including contacting local public and/or private utility locating services, and/or conducting research of publically available information, to identify underground utilities, as deemed appropriate in Modulus, PLLC's professional opinion.

CLIENT recognizes that despite due care, Modulus, PLLC may be unable to identify the locations of all subsurface utility lines and man-made features, and that information obtained by Modulus, PLLC and/or Modulus, PLLC's subcontractor(s) or provide to Modulus, PLLC from any entity may contain errors or be incomplete.

CLIENT agrees that Modulus, PLLC shall not be liable for damage or injury, consequential economic damages, and/or penalties resulting from damage to subterranean structures (pipes, tanks, cables, or other utilities, etc.) which are not called to Modulus, PLLC's attention in writing and correctly shown on the diagram(s) furnished by CLIENT or CLIENT'S consultants, or for underground features not marked, or improperly located by governmental or quasi-governmental locators, utility owners, or private utility locating services.

**SAMPLES**

Soil, rock, water, building materials and/or other samples and sampling by-products obtained from the Site are the property of CLIENT. Modulus, PLLC will store samples not consumed in laboratory testing for up to sixty (60) calendar days after the issuance of any document containing data obtained from those samples, unless other arrangements are mutually agreed upon in writing. Samples consumed by laboratory testing procedures will not be stored as outlined above.

Unless CLIENT directs otherwise, CLIENT authorizes Modulus, PLLC to dispose of CLIENT'S nonhazardous samples and sampling or testing process byproducts in accordance with applicable Laws and Regulations.

**ENVIRONMENTAL RISKS**

All substances on, in, or under CLIENT'S Site, or obtained from CLIENT'S Site as samples or as byproducts of the sampling process, are and will remain CLIENT'S property.

When Hazardous Materials are known, assumed, or suspected to exist at the Site, Modulus, PLLC shall take appropriate precautions deemed prudent in Modulus, PLLC's sole and professional opinion to comply with applicable laws and Regulations, and to reduce the risks to Modulus, PLLC's employees, public health, safety, and welfare, and to the environment. CLIENT agrees to compensate Modulus, PLLC for such reasonable precautions, but to obtain that compensation Modulus, PLLC must notify CLIENT and obtain CLIENT'S approval of those precautions before expense is incurred.

When Hazardous Materials are known, assumed, or suspected to exist at the Site, Modulus, PLLC will handle such materials as Hazardous Materials. Modulus, PLLC or Modulus, PLLC's subcontractors will containerize and label such Materials in accordance with applicable Laws and Regulations, and will leave the containers on Site. CLIENT is responsible for the retrieval and lawful removal, transport and disposal of such contaminated samples, and sampling process byproducts.

Unless explicitly state in Modulus, PLLC's Scope of Services, Modulus, PLLC shall not subcontract nor arrange for the transport, disposal, or treatment of Hazardous Materials. At CLIENT'S request, Modulus, PLLC may assist CLIENT in identifying appropriate alternatives for transport, off-site treatment, storage, or disposal of such substances, but CLIENT, not Modulus, PLLC, shall make final selection of methods and firms to provide such services. CLIENT shall sign all manifests for the disposal of substances affected by Hazardous Materials contaminants and shall otherwise exercise prudence in arranging for lawful disposal.

In those instances where Modulus, PLLC is expressly retained by CLIENT to assist CLIENT in the disposal of Hazardous Materials, samples, or wastes, Modulus, PLLC shall do so only as CLIENT'S agent (notwithstanding any other provision of this AGREEMENT to the contrary) so that Modulus, PLLC shall not assume the role of, nor be considered a generator, storer, transporter, or disposer of Hazardous Materials.

Subsurface sampling may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or excavation/boring device moves through a contaminated zone and links it to an aquifer, underground stream, or other hydrous body not previously contaminated, or connects an uncontaminated zone with a contaminated zone. Because sampling is an essential element of Modulus, PLLC's services indicated herein, CLIENT agrees this risk cannot be eliminated. CLIENT will not hold Modulus, PLLC liable for such cross-contamination if Modulus, PLLC provides its Services in accordance with applicable industry standards and the Laws and Regulations.

CLIENT understands that a Phase I Environmental Site Assessment (ESA) is conducted solely to permit Modulus, PLLC to render a professional opinion about the likelihood of the site having Hazardous Materials on, in, beneath, or near the Site at the time the Services are conducted. No matter how thorough a Phase I ESA study may be, findings derived from its conduct are highly limited and Modulus, PLLC cannot know or state for an absolute fact that the Site is unaffected by Hazardous Materials. Given the foregoing, CLIENT'S acceptance of this AGREEMENT shall signify that CLIENT understands the limitations associated with Phase I ESAs.

**OWNERSHIP OF DOCUMENTS**

With the exception of the copies of the documents provided by Modulus, PLLC to the CLIENT ["Documents of Service"], all documents, technical reports, letters, photos, boring logs, field data, field notes, laboratory test data, calculations, designs, plans, specification, reports, or similar documents and estimates of any kind furnished by Modulus, PLLC maintained in any form deemed appropriate by Modulus, PLLC, are and remain, the property of Modulus, PLLC.

Any exploration, reconnaissance, data review, observations, testing, surveys or similar Services, analyses and recommendations associated with the Services shall be provided by Modulus, PLLC (including subcontracted Services) for the CLIENT'S sole use. CLIENT understands and agrees that any use of the Documents of Service by anyone other than the CLIENT or CLIENT'S contractors on this particular project is not permitted.

CLIENT agrees to not use Modulus, PLLC's Documents of Service for any other projects. Any reuse without Modulus, PLLC's written consent shall be at CLIENT'S sole risk and without liability to Modulus, PLLC or to Modulus, PLLC's subcontractor(s).

CLIENT agrees that Modulus, PLLC Documents of Service may not under any circumstances be altered by any party except Modulus, PLLC. CLIENT warrants that Modulus, PLLC's Documents of Service shall be used only without alteration.

Except for daily field reports and concrete test reports sent electronically by Modulus, PLLC to CLIENT and CLIENT'S designees, the following shall apply to all electronic files: Files in electronic media format of text, data, graphics, or other types that are furnished by Modulus, PLLC, for which Modulus, PLLC also furnishes hard copies, are furnished only for convenience, not reliance by the receiving party. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk to the extent that those electronic files contain errors that cause them to differ from the hard copies of the same documents. If there is a discrepancy between the electronic files and the hard copies, the hard copies shall govern.

**SAFETY**

CLIENT agrees that Modulus, PLLC is responsible solely for the basic safety of Modulus, PLLC's employees on the site. These responsibilities shall not be inferred by any party to mean that Modulus, PLLC has responsibility for any portion of site safety for any reason. Unless otherwise expressly agreed to in writing, Modulus, PLLC's Scope of Services excludes responsibility for any aspect of site safety other than for Modulus, PLLC's own employees, and nothing herein shall be construed to relieve CLIENT and/or its other contractors, consultants, or other parties from their responsibility for the safety of their own employees. For active construction sites, CLIENT also agrees that the General Contractor is solely responsible for site safety, and that Modulus, PLLC personnel rely on the safety measures provided by the General contractor.

In the event Modulus, PLLC expressly assumes health and safety responsibilities for toxic and other concerns specified, the acceptance of such responsibility does not and shall not be deemed and acceptance of responsibility for any other health and safety requirements, such as those related to excavating, trenching, shoring, drilling, backfilling, blasting, or other construction activities.

**CONSTRUCTION TESTING AND REMEDIATION SERVICES**

CLIENT understands that construction testing and observation Services are conducted to reduce, not eliminate, the risk of problems arising during or after construction or remediation.

Monitoring and/or testing Services provided by Modulus, PLLC shall not in any way relieve the CLIENT'S contractor(s) from their responsibilities and obligations for the quality or completeness of construction, nor for complying with applicable Laws and Regulations.

The professional activities of Modulus, PLLC, or the presence of Modulus, PLLC employees and subcontractors, shall not be construed to imply that Modulus, PLLC has any responsibility for the means, methods, techniques, sequencing of construction, or procedures of construction selected, for safety precautions and programs incidental to the Contractor's Work. Furthermore, Modulus, PLLC does not and shall not have or accept authority to supervise, direct, control, or stop Contractor's Work.

**CERTIFICATIONS**

CLIENT may request, or governing jurisdictions may require, Modulus, PLLC to provide a "certification" regarding Service provided by Modulus, PLLC. Any "certification" required of Modulus, PLLC by the CLIENT, or jurisdiction(s) having authority over some or all aspects of the Project, shall consist of Modulus, PLLC's inferences and professional opinions based on limited sampling, observations, tests, and/or analyses performed by Modulus, PLLC at discrete locations and times. Modulus, PLLC's "certification" shall consist of Modulus, PLLC's professional opinion of a condition's existence, but Modulus, PLLC does not guarantee that such condition exists, nor does it relieve other parties of responsibilities or obligations such parties have. CLIENT agrees to not make resolution of any dispute with Modulus, PLLC or payment of any amount due to Modulus, PLLC in any way contingent upon Modulus, PLLC signing any such "certification" documents.

**BILLINGS AND PAYMENTS**

Billings will be based on the unit rates, travel costs, and other reimbursable expenses state in the proposal.

CLIENT recognizes that time is of the essence with respect of payment of Modulus, PLLC invoices, and that timely payment is a material part of the consideration of this AGREEMENT. Payment shall be in U.S. funds drawn upon U.S. banks and in accordance with the rates and charges set forth in the Professional Fees. Invoices shall be due and payable upon receipt.

If CLIENT disputes all or part of an invoice, CLIENT shall provide Modulus, PLLC with written notice stating in detail the facts of the dispute within twenty-one (21) calendar days of the date that CLIENT receives the invoice and agrees to pay the undisputed amount of such invoice promptly.

Modulus, PLLC reserves the right to charge CLIENT an additional charge of one-and-one-half (1.5) percent (or the maximum percentage allowed by Law, whichever is lower) of the invoiced amount per month for any payment received by Modulus, PLLC more than thirty (30) calendar days from the date of the invoice, excepting any portion of the invoiced amount in dispute and resolved in favor of CLIENT. Payment will first be applied to accrued interest and then to the unpaid principal amount. Payment of invoices shall not be subject to unilateral discounting or set-offs by CLIENT.

CLIENT agrees that its obligation to pay for the Services is not contingent upon CLIENT'S ability to obtain financing, zoning, approval of governmental or regulatory agencies, permits, final adjudication of a lawsuit in which Modulus, PLLC is not involved, upon CLIENT'S successful completion of the Project, settlement of a real estate transaction, receipt of payment from CLIENT'S client, or any other event. Retainage shall not be withheld from any payment, nor shall any deduction be made from any invoice on account of penalty, liquidated damages, or other sums incurred by CLIENT.

**DEFECTS IN SERVICE**

CLIENT and CLIENT'S personnel and contractors shall promptly inform Modulus, PLLC of any actual or suspected defects in Modulus, PLLC'S Services, to help Modulus, PLLC take those prompt, effective measures that will help reduce or eliminate the consequences of any such defect. Corrections of defects attributable to Modulus, PLLC'S Services shall be provided at no cost to CLIENT, except in the case that the deficiency is directly attributable to CLIENT-furnished information that contained material errors. CLIENTS shall compensate Modulus, PLLC for the costs of correcting such defects.

Modifications to reports, documents and plans required by CLIENT shall not be considered to be defects in Services.

**INSURANCE**

Modulus, PLLC represents that it and its subcontractors and subconsultants are protected by Workers Compensation insurance as required by applicable law and that Modulus, PLLC at all times shall carry general liability, automobile liability, and other liability insurance covering the Services provided by Modulus, PLLC with limits as shown on the Certificate of Liability Insurance, which is incorporated by reference.

Modulus, PLLC shall furnish certificates of insurance upon request. The CLIENT is responsible for requesting specific inclusions or limits of coverage that are not present in Modulus, PLLC insurance, the cost of such inclusions or coverage increases, if available, will be at the expense of the CLIENT.

**INDEMNITY; INSURANCE**

Contractor shall, at Contractor's expense, maintain in full force and effect comprehensive general liability insurance with limits of \$500,000.00 per person and \$1,000,000.00 per accident, and property damage limits of \$1,000,000.00, which insurance shall contain a special endorsement recognizing and insuring any liability accruing to County and naming County as additional insured. Contractor shall provide evidence of such insurance to County prior to the commencement of services. Contractor further agrees to and hereby does indemnify and save County harmless against all claims for damages to persons or property by reason negligence of Contractor, and all expenses incurred by County related thereto, including attorney's fees and court costs. A copy of Modulus's insurance is attached to this proposal and has been approved by the County.

**CONSEQUENTIAL DAMAGES**

CLIENT shall not be liable to Modulus, PLLC and Modulus, PLLC shall not be liable to CLIENT for any consequential damages incurred by either due to the fault of the other, regardless of the nature of the fault, or wherever committed by the CLIENT or Modulus, PLLC, their employees, consultants, agents, contractors or subcontractors, or whether such liability arises in breach of contract or warranty, tort (including negligence), Statute, or any other cause of action. Consequential damages include, but are not limited to, loss of use and loss of profit.

Modulus, PLLC shall not be liable to CLIENT, or any entity engaged directly or indirectly by CLIENT, for any liquidated damages due to any fault, or failure to act, in part or in total by Modulus, PLLC, its employees, agents, or subcontractors.

**THIRD PARTY CLAIMS EXCLUSION**

This AGREEMENT shall not create any rights or benefits to parties other than CLIENT and Modulus, PLLC. No third-party shall have the right to rely on Modulus, PLLC's opinions rendered in connection with Modulus, PLLC Services without both CLIENTS'S and Modulus, PLLC's written consent and the third-party's agreement to be bound to the same terms and conditions contained in this AGREEMENT as CLIENT, and third-party's agreement that Modulus, PLLC's Scope of Services performed is adequate.

**DISPUTE RESOLUTION**

All claims, disputes or controversies ["Disputes"] arising out of, or in relation to the interpretation, application or enforcement of this AGREEMENT shall be decided as follows:

CLIENT and Modulus, PLLC agree to attend a dispute resolution meeting within fourteen (14) days of identification of a Dispute by either party. CLIENT and Modulus, PLLC agree to negotiate in good faith to resolve the Dispute.

Should negotiation fail to resolve the dispute, CLIENT and Modulus, PLLC agree to mediate their dispute via a mediator selected by either party, and acceptable to both parties.

Should mediation fail to result in resolution of the Dispute, CLIENT AND Modulus, PLLC agree that litigation may be brought by either party.

This AGREEMENT including all matters related to performance and remediation shall be interpreted according to the substantive Laws of the state of North Carolina (but not including its choice of law rules).

**CURING A BREACH**

A party that believes the other has materially breached this AGREEMENT may issue a written termination notice to the other, identifying the cause for termination within five (5) business days of identifying such cause. Both parties shall then bargain promptly and in good faith to cure such cause. If an acceptable cure can be achieved with fourteen (14) calendar days from the date of the termination notice, the parties shall commit their understandings to writing and termination shall not occur.

Either party may waive any right provided by this AGREEMENT in curing an actual or alleged breach; however, such waiver shall not affect future application of such provision or any other provision.

**TERMINATION**

CLIENT or Modulus, PLLC may terminate this AGREEMENT for breach of this AGREEMENT, or for any other reasons which may arise. In the event of termination, the party effecting termination shall so notify the other party in writing, and termination shall become effective fourteen (14) calendar days after receipt of the termination notice.

Irrespective of which party shall effect termination, or the cause therefore, Modulus, PLLC shall promptly render to CLIENT a final invoice and CLIENT shall compensate Modulus, PLLC for Services rendered before termination in accordance with this AGREEMENT.

**TIME TO BAR LEGAL ACTION**

Unless prohibited by Law, and notwithstanding any Statute that may provide additional protection, CLIENT AND Modulus, PLLC agree that claims by either party arising out of this AGREEMENT or the Services provided hereunder shall not be initiated more than two (2) years from the time the party knew, or should have known, of the condition giving rise to its claim, and shall under no circumstances be initiated more than three (3) years from the date of substantial completion of Modulus, PLLC's Services.

**ASSIGNMENT**

Except for Services normally or customarily subcontracted by Modulus, PLLC in the performance of its Services including, but not limited to surveyors, specialized consultants, drilling and excavating subcontractors, and testing laboratories, neither the CLIENT nor Modulus, PLLC may delegate, assign, sublet or transfer its duties, responsibilities or interests in this AGREEMENT without the written consent of the other party.

**SEVERABILITY**

Any provision of this AGREEMENT later held to violate a Law or Regulation, shall be deemed void, and all remaining provisions shall continue in full force and effect. CLIENT and Modulus, PLLC shall endeavor to quickly replace a voided provision with a valid substitute that expresses the intent of, or at least addresses, the issues covered by the original provision.

**TITLES**

The titles used in this AGREEMENT are for general reference only and are not part of the AGREEMENT.

**SURVIVAL**

All obligations arising prior to the termination of this AGREEMENT and all provision of this AGREEMENT allocating responsibility or liability between the CLIENT and Modulus, PLLC shall survive the substantial completion of Services and the termination of this AGREEMENT.

**ENTIRE AGREEMENT**

This AGREEMENT shall constitute the entire AGREEMENT between CLIENT and Modulus, PLLC concerning the subject matter. CLIENT acknowledges that all prior understandings and negotiations concerning the subject matter are superseded by this AGREEMENT. CLIENT acknowledges acceptance of these terms by submitting a CLIENT work authorization to Modulus, PLLC.

CLIENT and Modulus, PLLC agree that subsequent modification to this AGREEMENT shall not be binding unless made in writing and signed by authorized representatives of both parties.

All preprinted Terms and Conditions on CLIENT'S purchase order or Work Authorization, or other service acknowledgement forms, are inapplicable and superseded by this AGREEMENT.

END OF TERMS AND CONDITIONS OF SERVICE.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/16/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

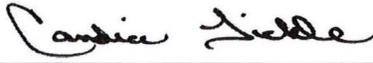
PRODUCER I.S.C.A. 310 Hasty School Rd  Thomasville NC 27360	CONTACT NAME: Tracy Davis	FAX (A/C, No): (336) 472-9160
	PHONE (A/C, No, Ext): (336) 475-9762	E-MAIL ADDRESS: Tracy@iscofa.com
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A : TWIN CITY FIRE INS CO (THE HARTFORD)		29459
INSURER B : HARTFORD ACCIDENT AND INDEMNITY CO		22357
INSURER C : CONTINENTAL CASUALTY COMPANY (CNA)		20443
INSURER D :		
INSURER E :		
INSURER F :		

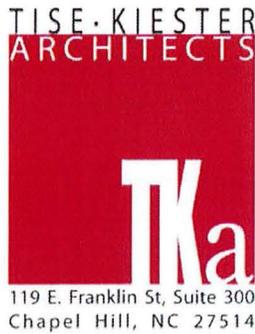
**COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		X	22SBAAD0839	04/30/2023	04/30/2024	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			22SBAAD0839	04/30/2023	04/30/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	22WBCAD2NS2	04/30/2023	04/30/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liability			AEH591856002	04/30/2023	04/30/2024	Per Claim \$2,000,000 Aggrgate \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 



## Proposal for Design Services

November 11, 2023

**To:** Watauga County  
**Attn:** Sarah Odio  
DFI Senior Project Manager

**Deron.Geouque** [Deron.Geouque@watgov.org](mailto:Deron.Geouque@watgov.org)  
County Manager

### Project: Housing Development – Watauga County, NC

Mr. Geouque:

Tise-Kiester Architects (TKa) appreciates the opportunity to provide a proposal for the above referenced study. We look forward to working with you and your partners to develop quality housing in western NC. Please find below our proposal for Design Services.

### PROJECT DESCRIPTION

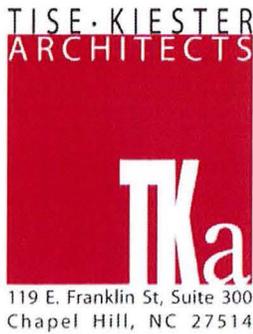
The western portion of the site is roughly 16 acres located across from 574 Brookshire Road located in Boone, NC.

This proposal includes the following items:

- Initial visioning meeting with DFI and Watauga County representatives.
- Meet bi-weekly (or weekly as needed) virtually with DFI and County staff.
- Examine available physical information and site parameters and communicate constraints to DFI and County.
  - Initial site visit
- Determine site constraints and context including NCHFA's LIHTC requirements.
- Work with Town on the following items:
  - View shed issues
  - UDO and approval process
  - Water and sewer extension options
- Generate a 3D massing model for the site including adjacent context to represent volumes, major building, road, and site elements.
- Develop several residential concepts for the site:
  - Indicating residential program mix (by unit type), communal, core and circulation, surface parking, and stormwater (estimated locations)
  - Providing plan, section, and elevation diagrams as well as block and stack layouts to explain the overall massing concepts.
- Provide *preliminary* hardscape and landscape layouts (with consideration for LIHTC requirements)
- Support DFI in presentations to County staff, Board of Commissioners, as needed.
  - In person presentation

TKa will endeavor to find the most reliable base of information available. But these conceptual studies can be completed with just GIS and Deed information.

telephone 919-967-0158  
fax/data 919-967-0159  
www.tisekiester.com



# Proposal for Design Services

November 11, 2023

## SCOPE of WORK

Basic Services to be provided by TKa:

- Architectural design & documentation
- The deliverable will be PDF color rendered images of the site layouts
- We can provide images of similar past projects in order to give the client an idea of the potential finished product.
- Conceptual cost estimates are included in the hourly Not to Exceed

Services to be provided by the Owner:

- Site survey
- Provide existing topographic information, as possible
- Geo-technical borings
- Environmental survey
- Civil Engineering and Landscape documents

Additional Services:

- Civil services associated with off-site improvements
- Civil services associated with re-zoning
- Marketing materials

## COMPENSATION – Hourly Not to Exceed

**Brookshire Road - Western Site**

**\$16,400**

### Standard Hourly Rates

The fee for Basic Services includes all fees associated with the project, as outlined under "Scope of Work". If required, representation by Tise-Kiester Architects, in addition to the outlined services, will be billed at the following rates:

<i>Principal</i>	<i>\$255 per hour</i>
<i>Senior Architect</i>	<i>\$195 per hour</i>
<i>Staff Architect</i>	<i>\$155 per hour</i>
<i>Intern / Draftsman</i>	<i>\$95 per hour</i>
<i>Administrative</i>	<i>\$65 per hour</i>

### Reimbursable Expenses

Reimbursable expenses will be billed at the standard reimbursable rate of cost-plus ten percent. Mileage will be billed at standard IRS rates.

telephone 919-967-0158  
 fax/data 919-967-0159  
 www.tisekiester.com

TISE·KIESTER  
ARCHITECTS



119 E. Franklin St, Suite 300  
Chapel Hill, NC 27514

# Proposal for Design Services

November 11, 2023

**BILLING**

Billing will be monthly according to estimated percentage of completion.

**CONTRACT**

Upon signature below, this Letter Agreement will serve as the contract for design services for the initial studies.

**CLOSING**

Tise-Kiester has appreciated our relationship with you and your organizations and we look forward to working with you and Watauga County on this project. Please advise if we may provide any additional information or service.

**PROPOSAL BY:**

Tise-Kiester Architects, PA

By: Donald O. Tise, Jr., AIA

Date: 2023-11-10

**ACCEPTED BY:**

Owner:

*Deron Gougeon, County Manager for  
Watauga County*

By: *Deron Gougeon*

Date: 1-18-2024

telephone 919-967-0158  
fax/data 919-967-0159  
www.tisekiester.com

This instrument has be preaudited in the manner  
required by the local Government Budget and Fiscal  
Control Act.

1-18-2024  
Date

*Deron Gougeon*  
Deputy Finance Director

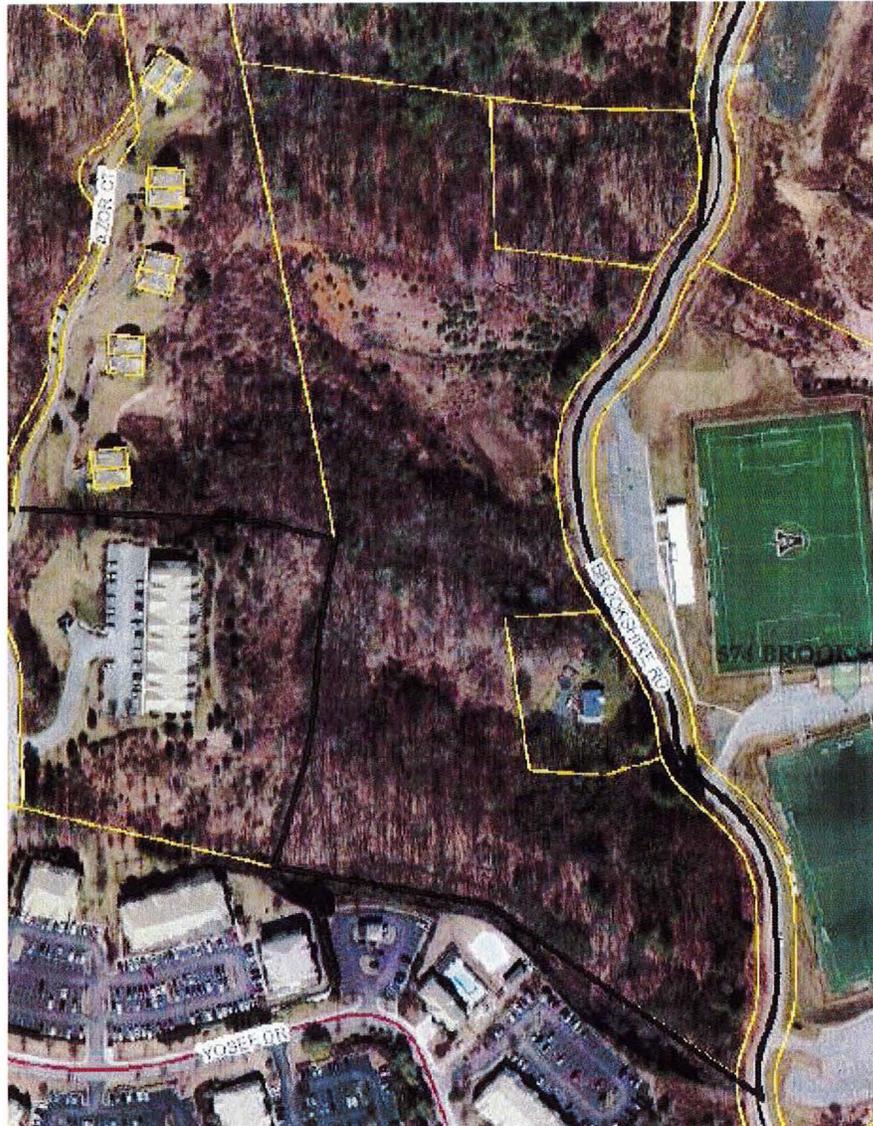
TISE·KIESTER  
ARCHITECTS



119 E. Franklin St, Suite 300  
Chapel Hill, NC 27514

# Proposal for Design Services

November 11, 2023



574 Brookshire Road

telephone 919-967-0158  
fax/data 919-967-0159  
www.tisekiester.com

# Health Is in the Air

Strategies for reduction in  
the spread of infectious aerosols



# Solutions for Healthy Classrooms

## Every classroom is its own ecosystem

Whether the requirements are heating and cooling capacity for a space or substantial fresh air ventilation with filtration, there are advantages to maintaining optimal conditions for each classroom.

With each classroom being its own ecosystem, utilizing a single packaged vertical unit (SPVU) offers numerous advantages versus traditional heating and cooling technologies.

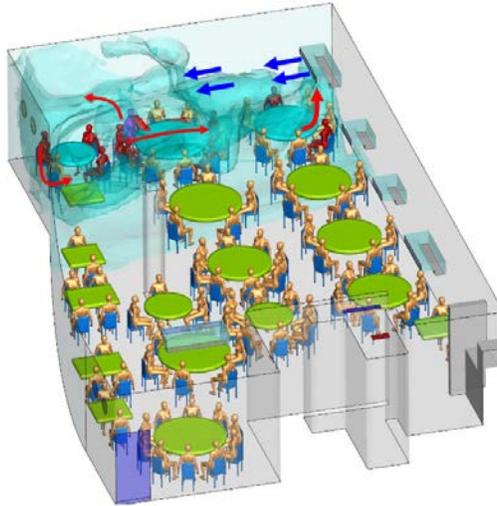
Bard's individualized comfort systems whether exterior or interior mounted, provide each classroom with precise humidity and ventilation control, quiet operation and energy savings.

## HVAC systems role in reducing the spread of the spread of infectious particles

HVAC systems play a vital role by providing regulated fresh air during classes as well as outside air during unoccupied times. This is beneficial to insure the classroom can be purified before and after class.

## How does a virus spread?

Studies indicate individuals infected with a virus expel heavy droplets of aerosols that fall and land on surrounding surfaces or persons.



Infectious particles also break up into smaller airborne particles that can drift for hours in confined spaces. Because of the density of some classrooms during occupied times, it is imperative to take the necessary steps to reduce the concentration of infectious particles.

## Effective means to offer cleaner air in classrooms

**Ventilation** helps by exhausting stale classroom air and bringing in fresh outdoor air in a controlled sequence.

**Filtration** helps by capturing contaminants, including virus-sized particles. High filtration products such as MERV13 are recommended.

**Humidity Control** helps by keeping humidity in the space within recommended ranges. Controlled humidity shortens the life of infectious aerosols.

**Supply Air Path** helps by directing high velocity HVAC supply air away from the breathing zone, reducing the spread of airborne particles around the room.

**UVC-LED** technology produces light at optimal disinfection wavelengths to deactivate microorganisms.



# Filtration

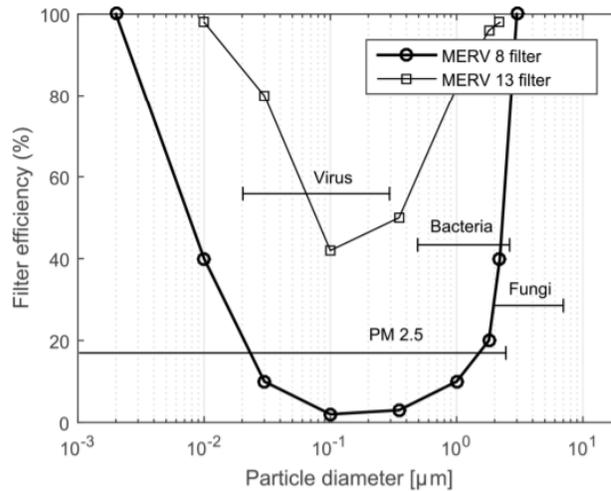
## Filtration Benefits

Filtration provided by heating, ventilating, and air-conditioning systems can reduce the airborne concentration of SARS-COV-2 and thus the risk of transmission through the air particles. (Source: Harvard School of Public Health)

Upgrading to MERV-13 (or higher) filters is recommended if it does not adversely impact HVAC operation. Some single unit per classroom HVAC systems are not designed to push air through restrictive high MERV filters. If this is the case, portable HEPA air cleaners may be considered for occupied spaces. (Source: ASHRAE)

## How Does Bard Solve This?

- 1 Bard systems are designed with large filters and low pressure drop.
- 2 Indoor blower systems are also designed to automatically adjust airflow for proper system operation, even with high MERV filters.
- 3 Filters are easy to reach and change both with inside mount units or outside mount units.
- 4 Indoor blowers are designed with ultra quiet continuous fan operation for constant filtration of classroom air.
- 5 MERV 13 and higher is preferred based on the recommendations from AHRI.



## MERV rating for filters

MERV ratings indicate the percentage of particles and size of particles filters can capture when passing through the filter. The chart above shows standard MERV 8 filters are less effective in capturing small virus size particles. MERV 13 filters are more effective filtering out very small particles that might otherwise recirculate throughout the classroom.

Before upgrading to higher efficiency filters a qualified HVAC technician should check the blower system to confirm it will operate with higher MERV filters, especially after the filters are in operation for some period of time. Owners should inspect higher MERV filters more often. These filters load faster than low efficiency filters.

A typical Bard 3.5 ton system installed in a 950 sq. ft. classroom can filter the entire volume of classroom air, four times each hour if continuous fan mode is energized.

Develop standards for frequency of filter replacement and type of filters to be utilized. Select filtration levels (MERV ratings) that are maximized for equipment capabilities. Use MERV 13 if equipment allows, while assuring the pressure drop is less than the fan's capability.

The chart below illustrates the low initial resistance of large face area filters installed in Bard equipment. The blower systems are also designed to overcome resistance through high MERV filters and/or duct work.

Any HVAC system with supply/return duct should be checked by local HVAC experts to measure the air resistance through the duct, before upgrading filters.

Model	Blower motor	Max ESP	Filters	rated airflow	fpm/filter	initial filter resistance
I30H	EC Constant Airflow (2)	0.5	24x30x2	900	90	0.08
I36H	EC Constant Airflow (2)	0.5	24x30x2	1150	115	0.08
I42H	EC Constant Airflow (2)	0.5	24x30x2	1300	130	0.08
I48H	EC Constant Airflow (2)	0.5	24x30x2	1500	150	0.09
I60H	EC Constant Airflow (2)	0.5	24x30x2	1700	120	0.09
W30HB	EC Constant Torque (1)	0.5	16x30	1020	306	0.20
W36HB	EC Constant Torque (1)	0.5	16x30	1125	337.5	0.21
W42HC	EC Constant Torque (1)	0.5	20x20	1350	408	0.29
W48HC	EC Constant Torque (1)	0.5	20x20	1600	480	0.37
W60HC	EC Constant Torque (1)	0.5	20x20	1800	540	0.37

# Ventilation

## Ventilation Benefits

A fresh supply of outside air can dilute contaminants in the classroom. Bard systems are designed to bring in specific amounts of fresh outside air as determined by the design requirements and local regulations. The amount of fresh air can be increased to assist in diluting contaminants including virus particles.

The effect of additional outside air must be measured to assure existing systems can maintain comfort conditions and energy usage is not overly impacted. Bard systems are able to flush the air in each classroom prior to occupants arriving or after they have departed. Each system can flush air throughout the night if desired.

Ventilation should be adjusted to meet the needs of each classroom, possibly with less or more students. Each ventilation system can easily be changed and verified.

Bard systems accomplish all this while keeping all classroom and outside air contained in each space. Minimal air is recirculated throughout the building.

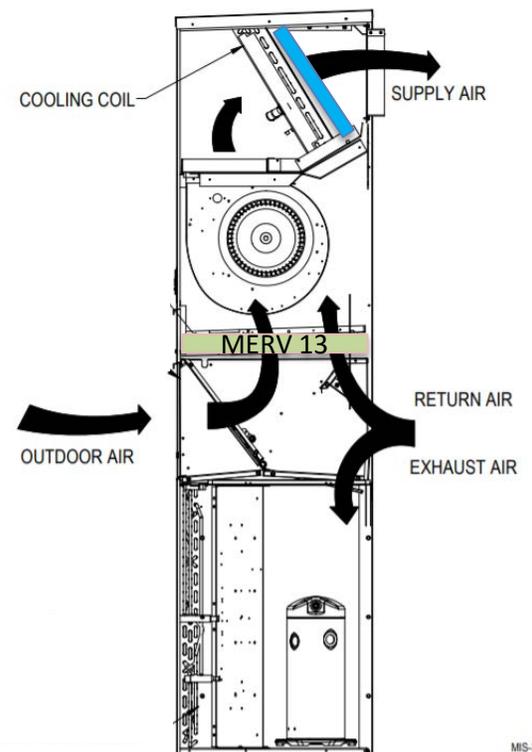
## How Does Bard Solve This?

- 1 Each Bard classroom system manufactured with a ventilation package is designed to deliver specific amounts of outside air and also exhaust stale classroom air without mixing with air from any other space.
- 2 Each system is designed to heat or cool the classroom and neutralize the hot, cold or humid outside air maintaining comfort conditions during all seasons: summer, fall, winter and spring.
- 3 Most existing Bard systems without a ventilation package can be retrofitted to add ventilation with a slide-in ERV option. ERV stands for Energy Recovery Ventilator. This means it pretreats outside air, removing most of the heat and moisture in cooling season and injecting heat in heating seasons. You must consult with your local Bard System specialist to determine if a field-installed ERV package is available and what the proper settings are.

Increasing outside air during classroom hours must be carefully researched by HVAC professionals. Your local Bard expert can help with this also.

The side-view illustrates a Bard system that can include high and low capacity heating and cooling for peak and off peak conditions.

Automatic humidity control can also be factory installed for maintaining comfortable and healthy humidity levels in the space.



MIS-386

*“Devices that simply recirculate the same indoor air without filtering it or replacing it with fresh air are not helpful in reducing any airborne virus present in the room.”*

*Source: Harvard School of Public Health*

# Humidity Control

## Humidity Benefits

ASHRAE recommends maintaining 30-60 % RH in occupied spaces. Keeping humidity at acceptable levels in classrooms is critical for comfort and also for decreasing the possibility of unhealthy pathogens developing in the space. High humidity levels encourage growth of mold and mildew and keep airborne virus alive longer. Low humidity levels also assist virus particles to survive longer.

## How Does Bard Solve This?

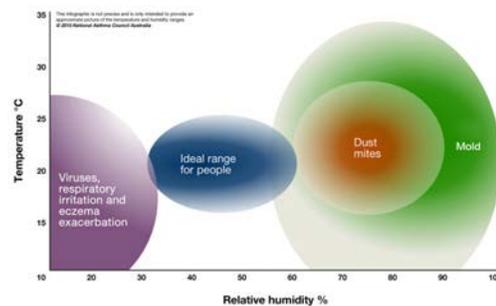
Bard systems can actively reduce high humidity with factory-installed humidity controls as well as energy recovery ventilators, ultimately reducing the amount of moisture in the outside air before it enters the conditioned space.

Equipment with humidity control requires an additional humidity sensor that energizes the unit in dehumidify mode, when humidity

levels exceed set point.

Equipment with humidity controls must be installed at the time of manufacture.

Equipment with a ventilation package should include humidity control if possible. During warm or moderate weather, fresh air holds enough moisture to raise humidity in the space above acceptable levels.



# Conclusion

Bard classroom systems are designed to meet all recommendations by industry and health experts to reduce the spread of infectious aerosols floating in the space.

Whether it's ventilation, filtration, or sterilization, Bard offers solutions to meet the needs of the classroom. Bard systems optimize energy efficiency while operating each classroom independently.

Bard Manufacturing has built a reputation of quality, durability, reliability and innovation over its 107 year history.

## Resource Information

- [www.ahrinet.org](http://www.ahrinet.org)
- Harvard School of Public Health
- [www.bardhvac.com](http://www.bardhvac.com)
- National Asthma Council Australia
- Ashrae.org

## Additional Info

Contact your Bard representative for more information on how Classroom Preferred™ can make the grade for your school.

# Supply Air Path

## Supply Air Path Benefits

Per ASHRAE recommendations, supply air should be routed in a path above the breathing zone if possible.

## What does this mean?

Health experts recommend airflow from HVAC registers and grills; do not push high velocity air across the breathing zone of occupants. This cause's greater dispersion of virus or germs exhaled by students.

Bard Systems can be adjusted to deliver air at ceiling height and disperse throughout the space with a lower velocity.



## More info

There's a reason why we call our school systems Classroom Preferred™. It's because districts across the country have realized all the advantages of Bard's unique solution and are now choosing us over other options. In fact, we're the world's largest manufacturer of wall-mounted heating and cooling equipment. Please check out our additional information regarding school products:

- Classroom Preferred™ Brochure
- *The Ideal Solution For Climate Control In Schools* Video
- [www.bardschools.com](http://www.bardschools.com)

[BardHVAC.com](http://BardHVAC.com)



## Disclaimer

Bard HVAC is not a medical expert. The content is not intended to be a substitute for professional medical advice, diagnosis or treatment. Always seek the advice of your physician or other qualified health provider with any questions you may have regarding a medical condition. These recommendations were made with the guidance of AHRAE information regarding the reduction in spread of infectious aerosols at the time of writing this publication. Bard is not responsible for the claims of external websites and education companies.



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419-636-1194

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[sales@bardhvac.com](mailto:sales@bardhvac.com)



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# WATAUGA COUNTY

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336 Landfill Road – Boone, NC 28607 – (828) 264-5305

## MEMO

## SANITATION

February 20, 2024

To: Deron Geouque, County Manager

From: Rex Buck, Operations Services Director

Subject: Sanitation Projects Update

### **Projects Currently under Construction:**

- Scale Improvements: New inbound scale installed September 2023. Phase 1 demolition and utilities relocation completed March 2023. Phase 1 electrical, grading, and scale house construction to be completed by July 1, 2024.

### **Proposed projects pending approval or in design:**

- Convenience Center Improvements: Staff proposes to begin conceptual design not later than June 2024.

### **Projects Completed:**

- Trailer Storage Area: Phase 1 and 2 completed August 2023 paving and minor site restoration completed. Final walk-through inspection completed.
- Phase 2 Transfer Station Improvements: Required modifications based on DEQ facility assessment completed December 2023. Final walk-through inspection completed.
- Landfill Waste Limits: Edges of waste identified and marked with high visibility pylons in-accordance-with DEQ guidelines.



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# WATAUGA COUNTY TAX ADMINISTRATION

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*Courthouse, Suite 21 – 842 West King Street – Boone, NC 28607  
(828) 265-8021 – FAX (828) 264-3230*

## MEMORANDUM

TO: Deron Geouque, County Manager  
FROM: Larry Warren, Tax Administrator  
SUBJECT: Update on 2027 Revaluation and Appraisal Assistance  
DATE: 02/20/2024

For the upcoming budget retreat on February 29, 2024, I'd like to give an update to the County Commissioners regarding our 2027 Revaluation and the appraisal assistance provided by Vincent Valuations.

Key points include:

Where we stand on data entry for new construction and miscellaneous permits.

How we are addressing access to properties that are posted, "No Trespassing".

2024 Property Valuation appeals.

How we are responding to taxpayers that call and ask about appraisers on their property.

Thank you.



# Watauga County Budget Retreat Updates

# Organizational highlights

- Reaccredited with honors in 2023
- Workforce development initiatives
- Substantial equivalency to OSHR
- Strategic planning efforts underway



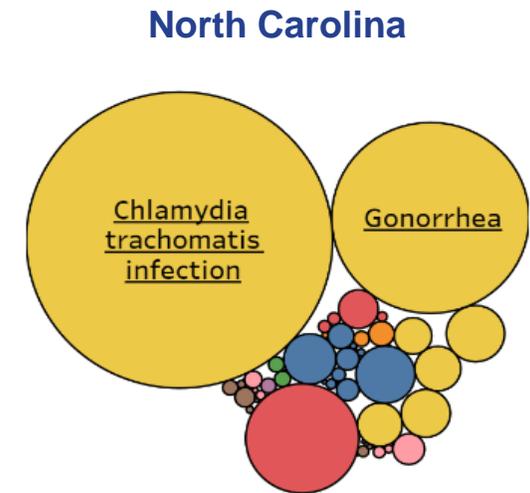
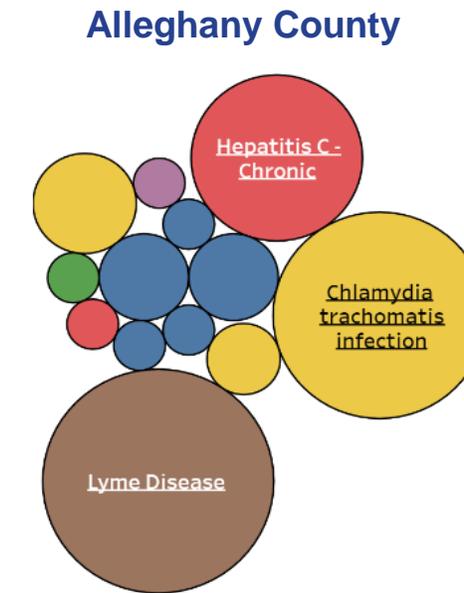
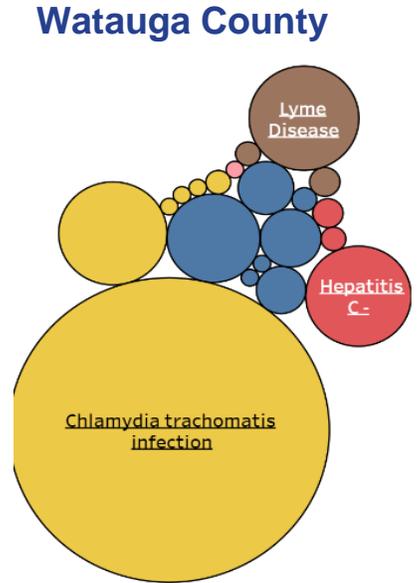
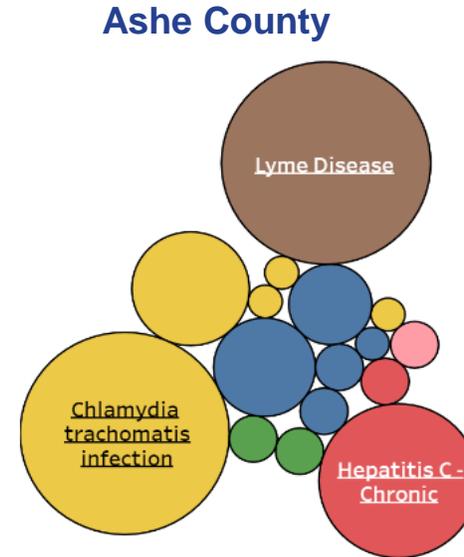
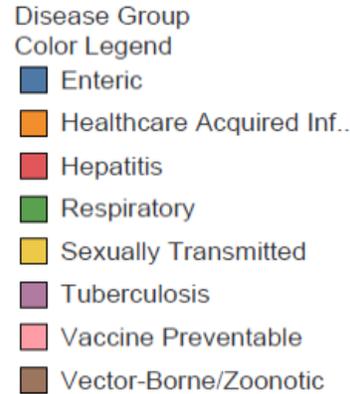
# Environmental Health

- Environmental health is FULLY STAFFED
- Turnaround time for permits: 2-3 weeks
- Stakeholder group
- Educational videos & website revamp underway
- Ground penetrating radar
- GPS

# Communicable Disease

## Proportional Disease Burden by County, 2022

- Ashe, Alleghany, and Watauga exhibit high incidence and risk of Lyme disease. Residents of our counties had the following levels of risk of getting Lyme disease as compared to the rest of the state in 2022:
  - Alleghany residents: **68.5 times** the risk of the rest of North Carolina
  - Ashe residents: **57.3 times** the risk of the rest of North Carolina
  - Watauga residents had **29.8 times** the risk of the rest of North Carolina
- Levels of enteric disease (campylobacter, cryptosporidiosis, salmonella, shiga toxin producing E. coli, and cyclosporiasis) are significantly higher in the high country than they are in the broader state. Collaborative efforts with the state are underway to investigate and mitigate the commonalities among high country counties and higher incidence of enteric diseases.
- Chlamydia is a large portion of the communicable disease cases we see in Watauga, and concentrated among individuals ages 20-24. Among Watauga County residents in 2022, individuals ages 20-24 had around 7 times the risk (95% CI 5.61, 8.65) of getting chlamydia than the rest of the Watauga population



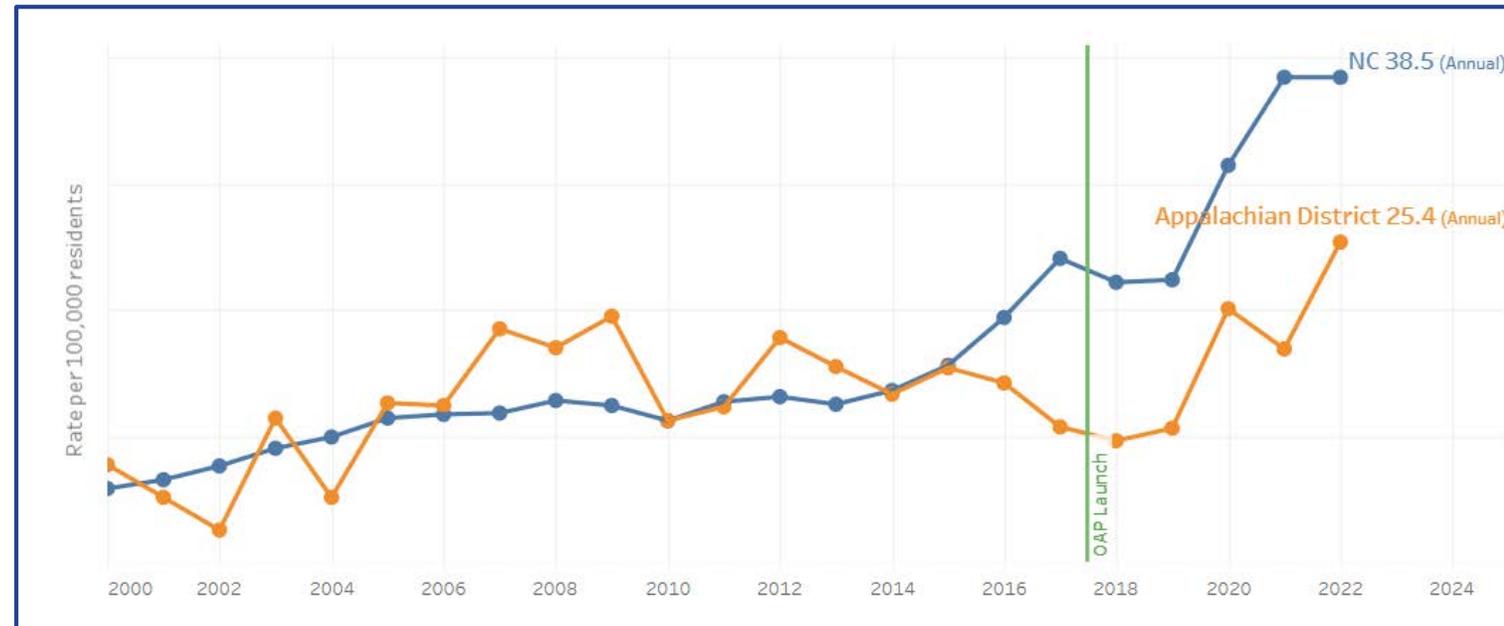
# Substance Use

## Opioid Overdose Trend Data

- In Alleghany County, drug overdose rates have increased from 18 deaths per 100,000 residents in 2021, to 44.9 deaths per 100,000 residents in 2022, which surpassed the state average of 38.5 deaths per 100,000 residents in both 2021 and 2022.
- While overdose death rates in Ashe County remain lower than the state incident rates, the county experiences a 57% increase in deaths from 2020 to 2022, as compared to the state's 14.6% increase within the same time frame.
- Between 2021 and 2022 in Watauga County, the county experienced a 25.2% increase in overdose deaths per 100,000 residents, while the state's rate decreased by 4.2% deaths per 100,000 residents within the same timeframe.
- The presence of overdose deaths from “sedative, hypnotic, or anxiolytic related” use or disorders in local emergency departments and vital record data in Alleghany and Watauga counties indicates the need for adapted response to address growing risks resulting from Xylazine and other emerging threats.

### Deaths in Appalachian District

The rate of overdose deaths among residents of Appalachian District (Ashe, Alleghany and Watauga Counties) was 25.4 deaths per 100,000 residents



# Clinical services updates

FY 22-23

Unduplicated patients served: 3,800

Medical clinic visits: 6,730

- Added Advanced Practice Provider to meet patient demands
- Offering mental health services for our patients & Medication Assisted Treatment within our primary care clinic
- Seeking additional resources from HRSA for Watauga County to be added to health center scope

# FY 24-25 Budget Considerations

- Current year projections
- Grant funding
- Environmental health fees
- State advocacy



# Opioid Funding Update

# Community Opioid Strategic Planning

- Community identified gaps & opportunities
  - February 21 meeting
  - April 30 meeting: Boone UMC
    - Review of currently funded projects
    - Develop recommendations for next funding cycle
      - Some currently funded projects may have unspent funds to carry forward

# Community Opioid Strategic Planning

Prevention

Intervention &  
Treatment

Harm Reduction

Recovery Support

# Community Opioid Strategic Planning

## NC Opioid Settlement Payments to-date

- FY 22-23: \$392,147 & FY 23-24: \$770,780
  - Total awarded this FY: \$372,294
- Recommendations

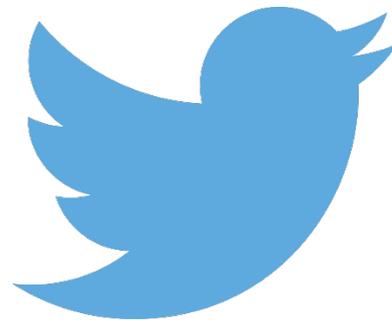


# AppHealthCare

Caring for our Community

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[www.AppHealthCare.com](http://www.AppHealthCare.com)



# Citizens' Plan for Watauga



Summary of Recommendations

*The "Citizens' Plan for Watauga" is an expression of the vision of Watauga citizens and leaders of the County's goals and objectives for managing change in the community. The plan's purpose is to provide a balance between managing change, preserving community traditions, protecting the natural environment and enhancing "quality of life."*

### *Plan Oversight Group*



*POG members from left to right: Buck Robbins, Fred Badders, Shelton Wilder, Charlie Wallin, Winston Kinsey and Steve Loflin. Absent from photo is Bill Sherwood.*

# CITIZENS' PLAN FOR WATAUGA - Summary of Recommendations

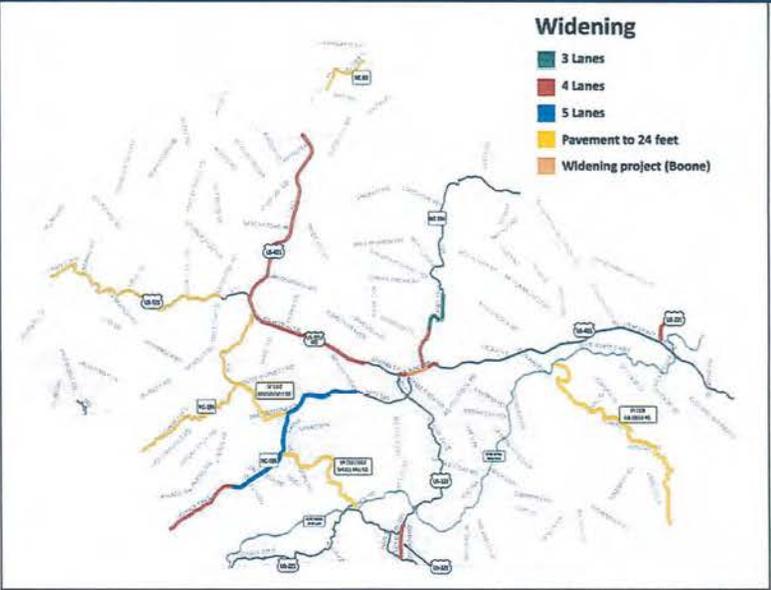
## TRANSPORTATION

### Highways

- Update the 2002 Thoroughfare Plan for Watauga County.
- Town of Boone, Watauga County, High Country Council of Governments (RPO), NCDOT, Appalachian State University (ASU) and citizen groups should work together to resolve the issue of routing for a Boone Bypass, which is considered to be the top transportation priority.
- Priority should be given to the following projects:
  - Hwy. 194 to four-lane from U.S. 421 to Howard's Creek Road, and multi-lane from Howard's Creek Road to Jack Hayes Road.
  - U.S. 421 N to multi-lane from Boone to the intersection of U.S. 421/U.S. 321 in Vilas.
  - N.C. Hwy 105 S to multi-lane from the Boone municipal limits to Avery County.
  - Multi-lane U.S. 421 S (King Street) from Hardin Street to N.C. Hwy 194.
  - Multi-lane Old U.S. 421 from U.S. 421 S to the high school.
- NCDOT should schedule paving of all public gravel roads to NCDOT standards as feasible.

### Multimodal

- Strong emphasis should be placed on creating roadways that are safe for all modes of transportation, including bicycles and pedestrians.
- Expand AppalCART rural routes and decrease the service intervals between existing stops so more people have the opportunity to ride and waiting times are shorter.
- Expanded corridors for AppalCART should include U.S. 421 in both directions in the County, U.S. 321 toward Blowing Rock, and N.C. Hwy 194 to Green Valley School.
- Assess the most heavily populated areas of the County and provide service as practical to those areas.
- Expand AppalCART service to affordable housing projects as feasible.
- Create Park-n-Ride lots outside of Boone and provide AppalCART service to these lots.
- Boone and ASU should work together to:
  - Promote and provide more environmentally friendly, greener, safer and sustainable transportation modes, especially pedestrian and bicycles.
  - Provide more parking areas for bicycles at ASU and in business areas.
  - Encourage ASU to consider further limiting the number of students who can bring their vehicles to the University campus.



Thoroughfare Plan for Watauga County



Boone Bypass Alternative

## ECONOMIC DEVELOPMENT

The concern for preserving and improving "quality of life" is a theme that permeates all aspects of Watauga County's future. All efforts to promote economic development should focus on "better rather than bigger" and enhancing "quality of life."

Economic development related organizations are charged with various aspects of economic promotion and support in Watauga County. While each is important, there is a growing need to achieve a higher degree of cooperation to ensure that the array of activities collectively promote established core objectives.

### Strengthening Organization

- Strengthen the focus of economic development by making the County the core agency for economic planning, policy interpretation and coordination. Adding resources to this ongoing program would enable the County to assume a more assertive role in economic development.
- Invest in the creation of a dynamic and comprehensive economic development strategy to better explore and capitalize on potential economic opportunities.
- Encourage and facilitate the provision of essential infrastructure, such as transportation, water, sewer and natural gas, to provide an attractive business climate for potential economic development.
- Work with and coordinate the wide range of economic development resources available to the County, including Advantage West, Appalachian Regional Commission, ASU Center for Entrepreneurship, Committee of 100, Future Forward, High Country Business Network, Service Corps of Retired Executives, Tourism Development Authority, Watauga County Economic Development Commission, and others, to explore innovative and fresh concepts.
- Organize annual or semi-annual workshops with these entities to create a spirit of cooperation and focus resources.
- Where appropriate, promote regional economic development strategies beyond Watauga County that provide employment opportunities for Watauga County residents.
- Increase promotion of the Watauga Green Business Plan and the concepts it embraces.
- Promote the development of renewable energy concepts and participation in renewable energy initiatives.





### Tourism and Recreation

- Capitalize on existing tourism by encouraging the Tourism Development Authorities to enhance and increase strategic marketing of Watauga County.
- Fully develop and promote the greenways concept such as the new greenway connector near the new high school, trails, parks and other eco-tourism assets.
- Promote eco-tourism, defined as "environmentally responsible travel and visitation to natural areas."

### Industry and Business

- Develop a commerce/business park site in Watauga County and explore opportunities for a joint venture with Appalachian State University, Caldwell Community College & Technical Institute, and the medical cluster.
- Plan for a flex or shell building in a commerce/business park to meet the demands of potential new businesses.
- Expand and strengthen support between the community and existing businesses and industry to reassure businesses that their presence is appreciated and their needs are considered.



Photocourtesy/Blowing Rock, TN

### Agriculture

- Promote the production of agricultural products, especially those produced organically, to capitalize on the growing demand for local food products.
- Conduct relevant market research to support a marketing strategy for such products.
- Find effective ways to facilitate the local farmers markets, and related efforts of the Watauga County Cooperative Extension.
- Promote a grower's cooperative.
- Promote and explore opportunities in niche markets of food production, such as herbs and spices, grapes (vineyards), strawberries, blueberries, raspberries, and local vegetables, and promote as local foods.
- Work with local agricultural interests to create an interest group committee to promote agri-tourism and sponsor demonstration projects, such as organic gardening with a living historic farm.



## WATER AND SEWER

The most appropriate alternative role for Watauga County is the role of planner and facilitator of water and sewer services.

- The County should promote sound water and sewer intergovernmental cooperation, facilitating needed and feasible development of infrastructure and services in areas not currently served, and assume a leadership role by participating in planning, policy making and strategic capital investments.
- The County should plan and implement measures that would improve existing public and private services.
- County officials should assign leadership roles at policy and staff levels that would be consistent with the County's assumed role as facilitator.
- County officials should assume a leadership role in identifying and protecting water sources.
- Watauga County should expect and plan for future strategic investments in the planning and the development of water and sewer infrastructure and services for areas of the County not presently served, where feasibility can be demonstrated.
- Watauga County should reevaluate and update the recommendations made by Draper Aden in 2001.
- Watauga County should work with municipalities to help guide water and sewer to areas targeted for economic development and affordable housing.
- Watauga County should provide for the proper disposal of chemicals and substances likely to end up in the water supply by making disposal of such items easier and more convenient, and by increasing the frequency with which toxic substances can be disposed.
- Watauga County should encourage the use of indigenous vegetation for landscaping.
- Watauga County should seek grants and other funding resources to help with the expansion of municipal service to unserved areas.
- Watauga County should work with and support the High Country Council of Governments in reference to a study of ground water resources.
- Watauga County should lead in an intergovernmental endeavor to develop a 10-year Capital Improvement Plan for water and sewer projects in the interest of economic development and public health.

## KEY COMMUNITY SERVICES

### Schools

- Provide air conditioning in all schools.
- Update the media retrieval system in all schools.
- Construct a new four classroom building for Valle Crucis School and demolish the existing building prone to flooding.
- Add office space and parking area at the Central Office.
- Resurface parking areas at several schools.
- Provide new roofing at most schools.
- Evaluate the prevailing dropout rate and implement a plan to address retention of students.

### Community Centers

- Assess the need and financial viability for a community center in eastern Watauga County.
- Encourage greater cooperation between schools and communities for use of County school facilities.
- Facilitate community centers that are attractive, functional, visible, safe and accessible to their communities.



### Law Enforcement

- Periodic evaluations should take place to monitor the resources of the Sheriff's Department to insure these resources are adequate to meet the law enforcement needs and demands of Watauga County.
- New policies should be made regarding transport of detainees and mental health patients.
- A Capital Improvement Plan should be prepared to address law enforcement capital needs.
- The Detention Center should be expanded in the near-term to accommodate anticipated needs.

### Emergency Services

- Perform periodic evaluations to assess the ratio of population to emergency services personnel, taking into consideration the rural character of Watauga County and the number of miles that must be traveled from emergency service centers to all areas of the County.
- Develop strategies to improve cooperation and coordination between the County and each of the fire departments.
- Create an Emergency Services Master Plan for the County to address:
  - The need for paid personnel in fire stations.
  - The need for central dispatch of emergency services personnel.
  - Alternative approaches to communications to enhance efficiency and effectiveness.
  - Methods to improve cooperation between the County and fire departments.
  - Additional water points for retrieving water to fight rural fires.

### Other Human Services

- Although beyond the scope of the Plan, maintaining the "quality of life" in Watauga County must consider other human social needs, such as care for children and the elderly, health care and other fundamental human needs.
- An in-depth assessment of such needs and a plan for addressing the most pressing humanistic issues should be undertaken in the future.

## **AFFORDABLE (WORKFORCE) HOUSING**

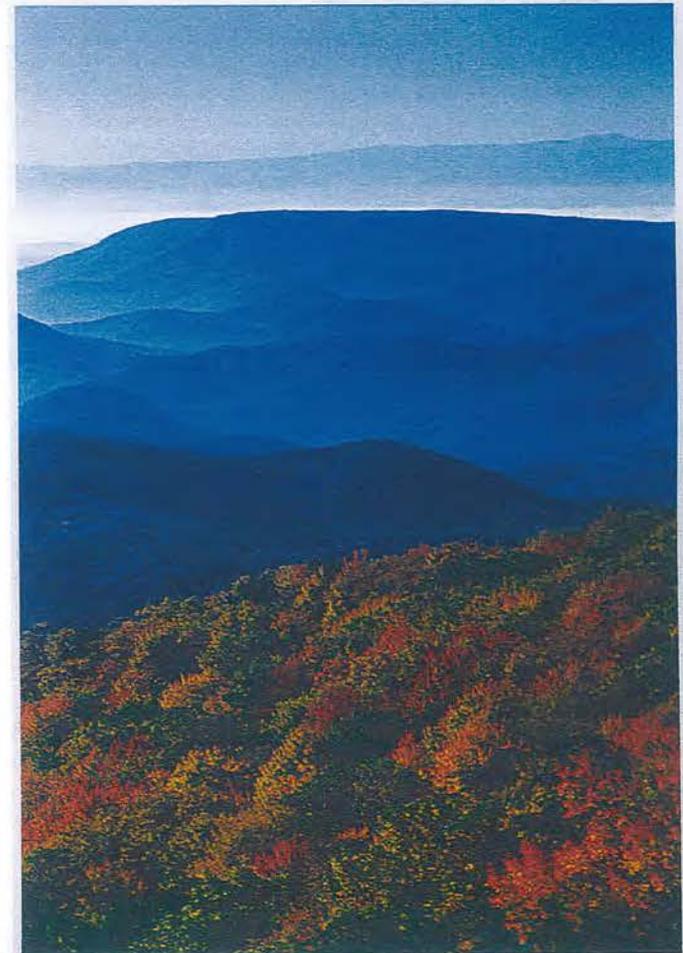
- Ensure that subdivision regulations and other land use ordinances do not serve as barriers to the construction of affordable housing.
- Promote mixed land uses that incorporate housing with other uses that can be blended without sacrificing safety, health and welfare of citizens.
- Allow a broad range of housing choices in Watauga County ordinances. Encourage duplex, triplex and quadraplex development.
- Ensure that current and future regulations provide sufficient opportunities for nursing homes and other similar care facilities.
- Consider the use of land use policies that accommodate manufactured housing and mixed-use housing.
- Develop a countywide affordable housing plan in cooperation with municipalities.
- Investigate state and federally funded programs that assist in housing rehabilitation.
- Lead in establishing an affordable housing trust fund in cooperation with municipalities and the County, and seek external funding from other sources.
- Preserve existing housing stock and address substandard housing wherever possible.

## **PRESERVATION OF UNIQUE COMMUNITY IDENTITIES AND HERITAGE**

- Create a strategy for preservation of unique communities that identifies and promotes preservation of significant historic, scenic and cultural features.
- Encourage restoration and use of historic sites and community landmarks to foster community identity.
- Develop uniform and pleasing community identification signage along roadways to identify designated communities.
- Review the Community Planning Guidelines to determine if the guidelines are still appropriate for current needs.
- Develop Small Area Planning guidelines and initiatives to guide land use, open space, transportation improvements, capital improvements and identify opportunities for preservation and revitalization.
- Where appropriate, develop Small Area Plans.
- Enhance community gathering points.
- Explore whether some school sites could be utilized to accommodate other community programs.
- Design and locate public spaces and buildings to reinforce and express the community's unique character.
- Implement programs for removing unattractive elements, such as illegal signs, graffiti, litter, utility poles and billboards, as feasible.
- Promote art and cultural opportunities at appropriate public and private locations in unique communities.

### **Preservation of Farmland**

- Promote the Voluntary Farm Preservation Program and work to ensure the Soil and Water Conservation office continues to provide education and opportunities for persons interested in the program.
- Support the Soil and Water Conservation office in its efforts to provide information about the Agriculture Cost Share Program (ACSP). This program is voluntary and is designed to protect water quality by installing best management practices on agricultural lands.
- Promote and educate citizens on the benefits of establishing conservation easements by involving local land conservancies and Soil and Water Conservation personnel.
- Promote the use of the Present-Use-Value taxation program.



## PARKS AND RECREATION

- Develop a countywide recreation master plan.
- The plan should be regional in scope, developed with the cooperation and coordination of all municipalities, the Watauga County Board of Education, ASU, Watauga Parks and Recreation, and the public. The plan should address present and future needs with an emphasis on:
  - Organized Sports
  - Passive Recreation
  - Greenways
  - Blueways
  - Walking and Bicycling
- A Recreation Capital Improvement Plan should be incorporated into the master plan.
- Subdivision planning and development plans of various types for medium and high density developments should include provisions for open space.

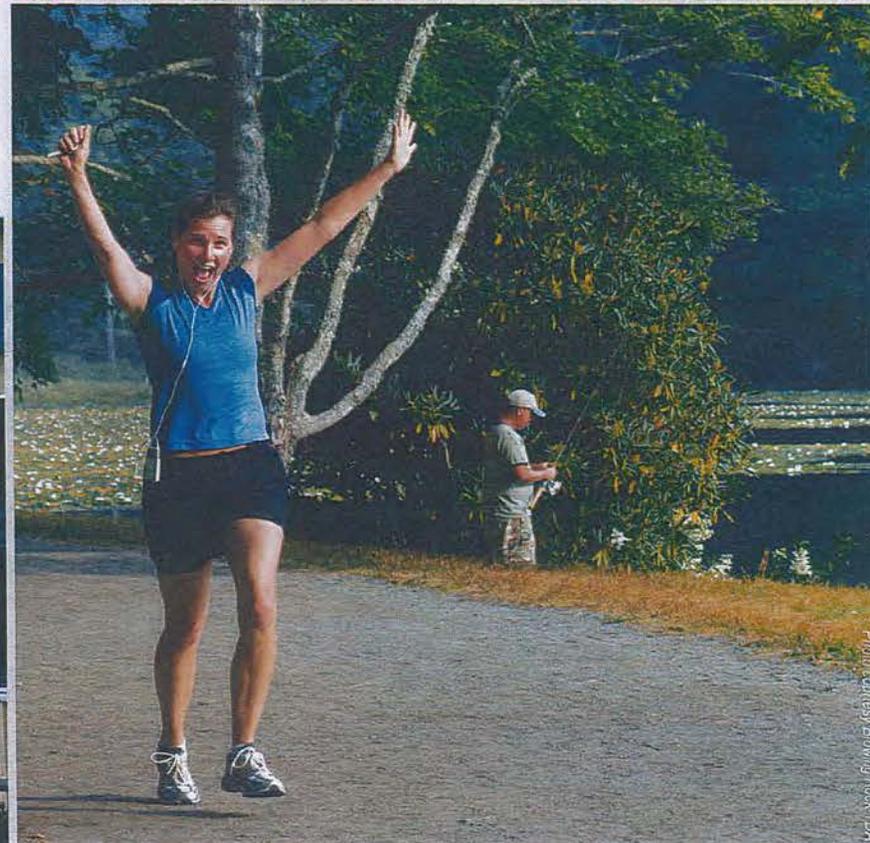
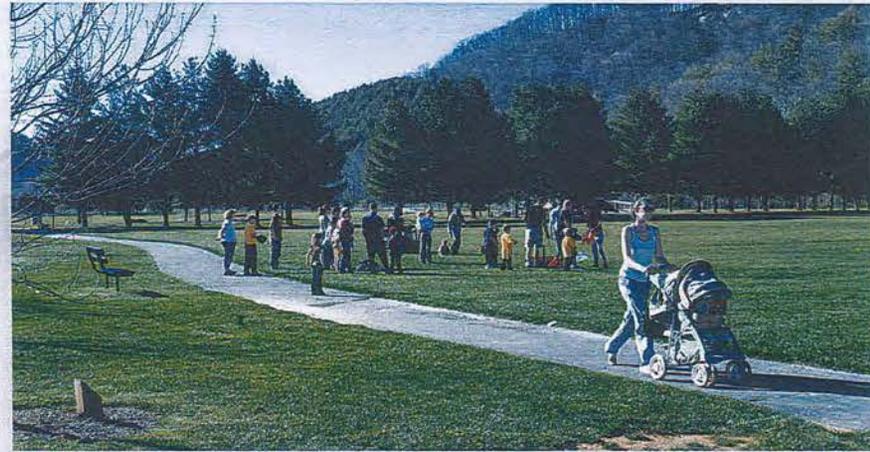


Photo courtesy: Browning Hook, TDA

## IMPLEMENTATION FOR THE CITIZENS' PLAN FOR WATAUGA

The "Citizens' Plan for Watauga" should be the beginning point in a process that carries the community forward into a continuum of deliberate strategies and actions designed to understand, anticipate and manage changes that will occur in the future and to ensure that such change is consistent with the will of the Watauga citizenry and compatible with the fragile natural environment that is the essence of Watauga County.

### Public Involvement

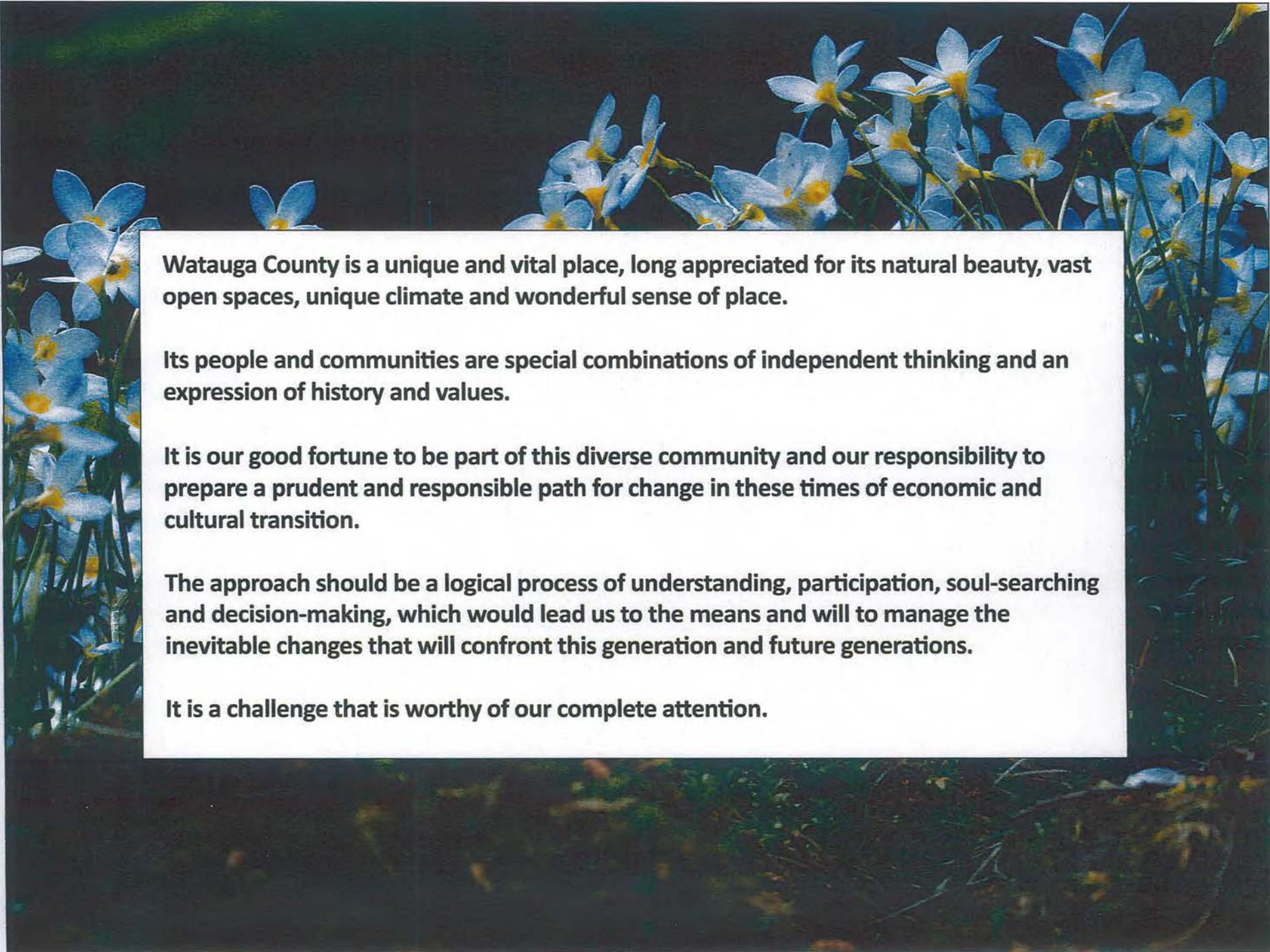
- Establish a "Citizens' Plan for Watauga" newsletter that would be published quarterly on the County's website and further distributed in the community. The newsletter would post news related to important planning and change management initiatives and summarize information and events that relate to this theme.
- Create a "Citizens' Plan for Watauga" Forum composed of a cross-section of community leaders and citizens in Watauga County, including elected officials, business people, institutional representatives, retirees, youth and others who have a stake in managing change in Watauga County. Create an environment in which participation in this forum is both prestigious and meaningful. Meet periodically with this group and present the progress of the preceding year and formulate at least five (5) concrete objectives for the subsequent year.
- Take planning and information about managing change in Watauga County into the schools. The future of Watauga County rests with our children.

### Intergovernmental Coordination

- A key consideration in achieving a successful process for plan implementation is meaningful and deliberate cooperation among the local governments, and their management and planning staffs, within Watauga County. Mistrust and competition must not be permitted to delay the creation of a productive and innovative solution to achieving a desirable level of information sharing and collaboration among the County, the four municipalities and ASU.
- Formalize and enhance the planning consortium among the local governments and ASU to foster intergovernmental collaboration on key planning issues.
- Establish quarterly status working retreats of the consortium that are managed by a facilitator that rotates annually among the five governments.
- Formulate specific annual objectives related to plan implementation and sponsor joint participation in work tasks that are of mutual interest to the participants.
- Assign responsibilities among the participants for staffing and participation in the annual "Citizens' Plan for Watauga" Forum.
- Facilitate coordinated involvement in strategic public participation events and processes.



Photo courtesy: Blowing Rock TDA



**Watauga County is a unique and vital place, long appreciated for its natural beauty, vast open spaces, unique climate and wonderful sense of place.**

**Its people and communities are special combinations of independent thinking and an expression of history and values.**

**It is our good fortune to be part of this diverse community and our responsibility to prepare a prudent and responsible path for change in these times of economic and cultural transition.**

**The approach should be a logical process of understanding, participation, soul-searching and decision-making, which would lead us to the means and will to manage the inevitable changes that will confront this generation and future generations.**

**It is a challenge that is worthy of our complete attention.**

# Martin ■ McGill

38 Orange Street, Asheville, North Carolina 28801  
Phone: (828) 255-0313 | Fax: (828) 253-5612  
dennie@martin-mcgill.com

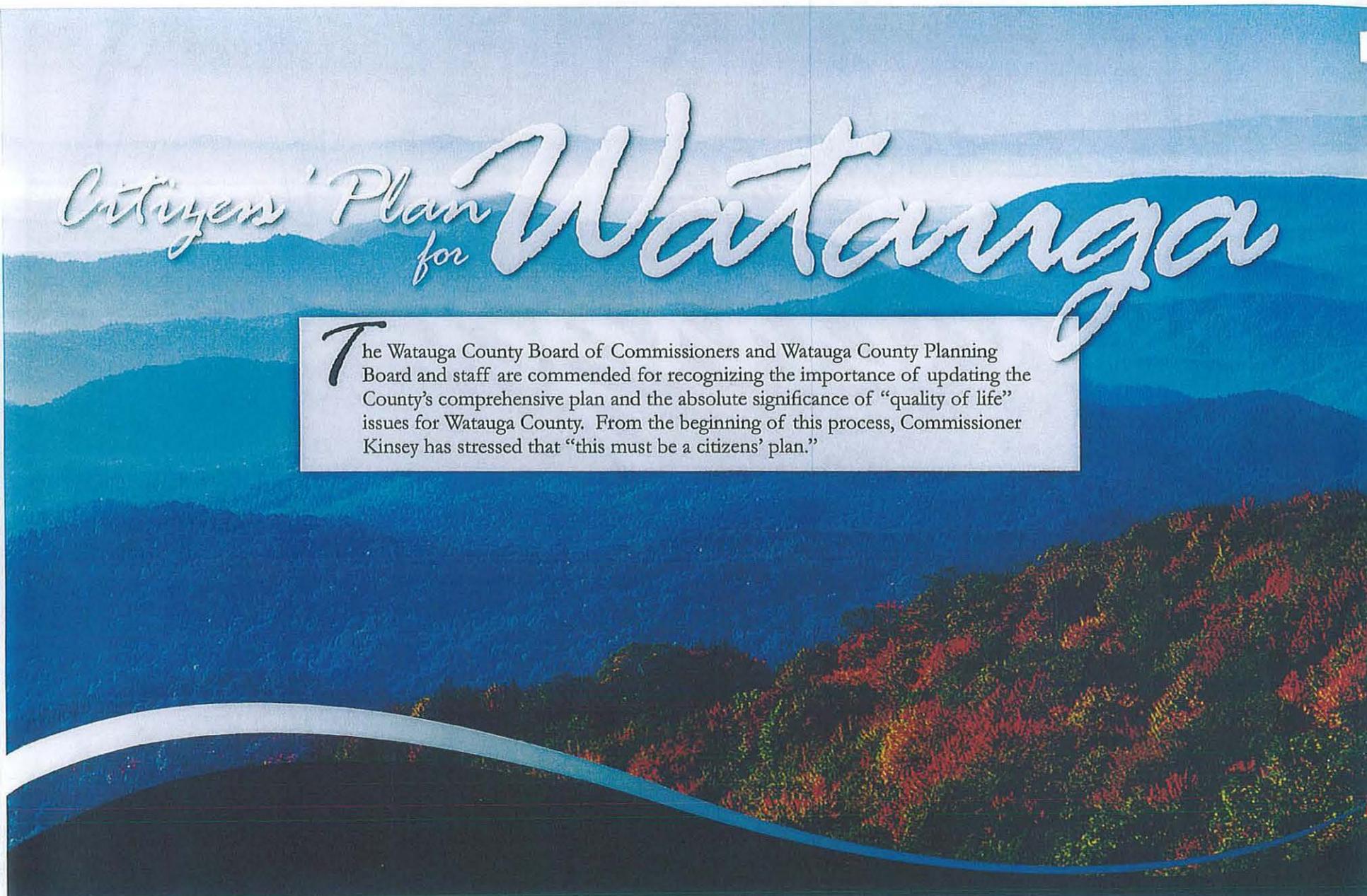
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# Citizens' Plan for Watauga



Watauga County

Photo: Doreen Vernon



# Citizens' Plan for Watauga

The Watauga County Board of Commissioners and Watauga County Planning Board and staff are commended for recognizing the importance of updating the County's comprehensive plan and the absolute significance of "quality of life" issues for Watauga County. From the beginning of this process, Commissioner Kinsey has stressed that "this must be a citizens' plan."

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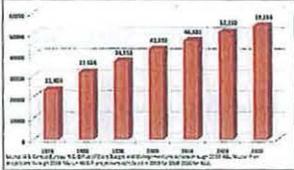
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# Martin • McGill

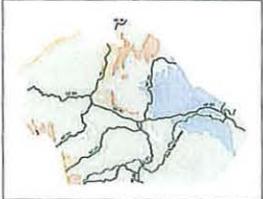
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# Preface



The "Citizens' Plan for Watauga" is an expression of the vision of Watauga citizens and leaders of the County's goals and objectives for managing change in the community. The plan's purpose is to provide a balance between managing change, preserving community traditions, protecting the natural environment and enhancing "quality of life."

Human beings, the land on which we live, and our environment are undeniably interrelated. Sustaining an equitable balance in these relational elements is important for present and future generations.

Our individual and collective decisions and actions affect the quality of human life and the quality of our natural environment. By understanding these principles, and the consequences of continuing to violate them, we establish a common basis for working toward becoming a "sustainable community."

This document is a reflection of the Watauga community's concern for such principles. At the same time, this plan focuses on new issues that have emerged, such as "sustainability" and "green" issues, which are of great importance to the future of the Watauga community.

## Sustainability Principles

- A natural resource will only be available for a finite time if the depletion rate exceeds the replacement rate. Thus, unconstrained use of resources affects future generations.
- Human activity produces harmful substances, which must be mediated to maintain balance in the natural systems.
- Humans and other living creatures make up ecosystems, which are inter-dependent. Ecosystems are most stable when they include a diversity of species. Overuse and pollution of the natural environment has implications for maintaining the earth's biodiversity.
- Human needs have physical, economic, environmental, cultural, social and spiritual dimensions. They can be met equitably without compromising the physical environment. To achieve social stability and the cooperation required for large-scale changes related to the first three principles, we must work together to achieve greater fairness.

This emphasis on sustainability and the efficient use of land and other natural resources is particularly relevant given the great recessionary decline in our national and local economies since 2007. It is essential that the community acts to protect its vital economic and natural resources. Further, strategic community investments in capital improvements must be carefully weighed against the collective benefits and economic gain derived from such investments. This re-emphasis on sustainability points to the greater need to plan and prioritize to achieve strategic community goals and meet essential needs.

### Plan Oversight Group (POG)



POG members from left to right: Buck Robbins, Fred Badders, Shelton Wilder, Charlie Wallin, Winston Kinsey and Steve Loffin. Absent from photo is Bill Sherwood.

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# Beginning the Planning Process

The Watauga County Board of Commissioners named residents from each commission's district and the County Planning Board to the Plan Oversight Group (POG) and appointed Commissioner Winston Kinsey as the direct representative from the County Commission. The POG recognized the inevitability of change, the necessary management of existing resources, and most of all, the essential need to have a broad-based process involving as many citizens as possible from all parts of the County. The first product of the comprehensive planning effort was the "Citizens' Plan for Watauga," Phase 1, presented to the County Commission on April 14, 2008. Several issues of concern emerged from the community meetings held around the County in Phase 1 of the process.

These issues and others are addressed in the "Citizens' Plan for Watauga." From these citizen responses, the POG developed recommendations in numerous work sessions addressing the issues that are important to citizens. The key question derived from Phase 1 was; "What do the County's citizens want this plan to accomplish?" Watauga County citizens answered the question with the following responses:

- The "Citizens' Plan for Watauga" must demonstrate that the concerns and priorities of the public are shared by the Board of Commissioners.
- It should indicate that the County Commission is prepared to take a proactive leadership role.
- It should reflect communication with public and private agencies and groups working independently for Watauga's future, such as the NC Department of Transportation, the National Park Service and economic development organizations.
- It must establish goals and place the responsibilities for meeting them.
- It should suggest strategies and approaches for reaching goals.
- It must report on the plan and involve the citizenry.
- Finally, it should establish a process for periodic review and updating.

## Prominent Community Issues from Community Meetings

1. Traffic congestion
2. Water availability
3. Protection of natural resources
4. Farmland/large tract preservation
5. Land use divisions that are appropriate
6. Preservation of unique community identities and mountain heritage
7. Economic development/employment/affordable housing
8. Emergency services keeping pace with growth
9. Educational opportunities
10. Widespread recreational opportunities



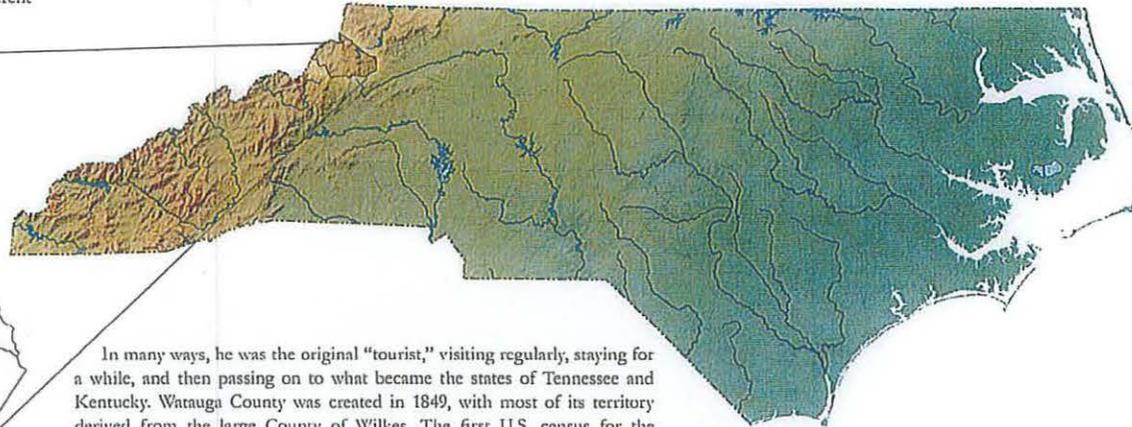


# Watauga County

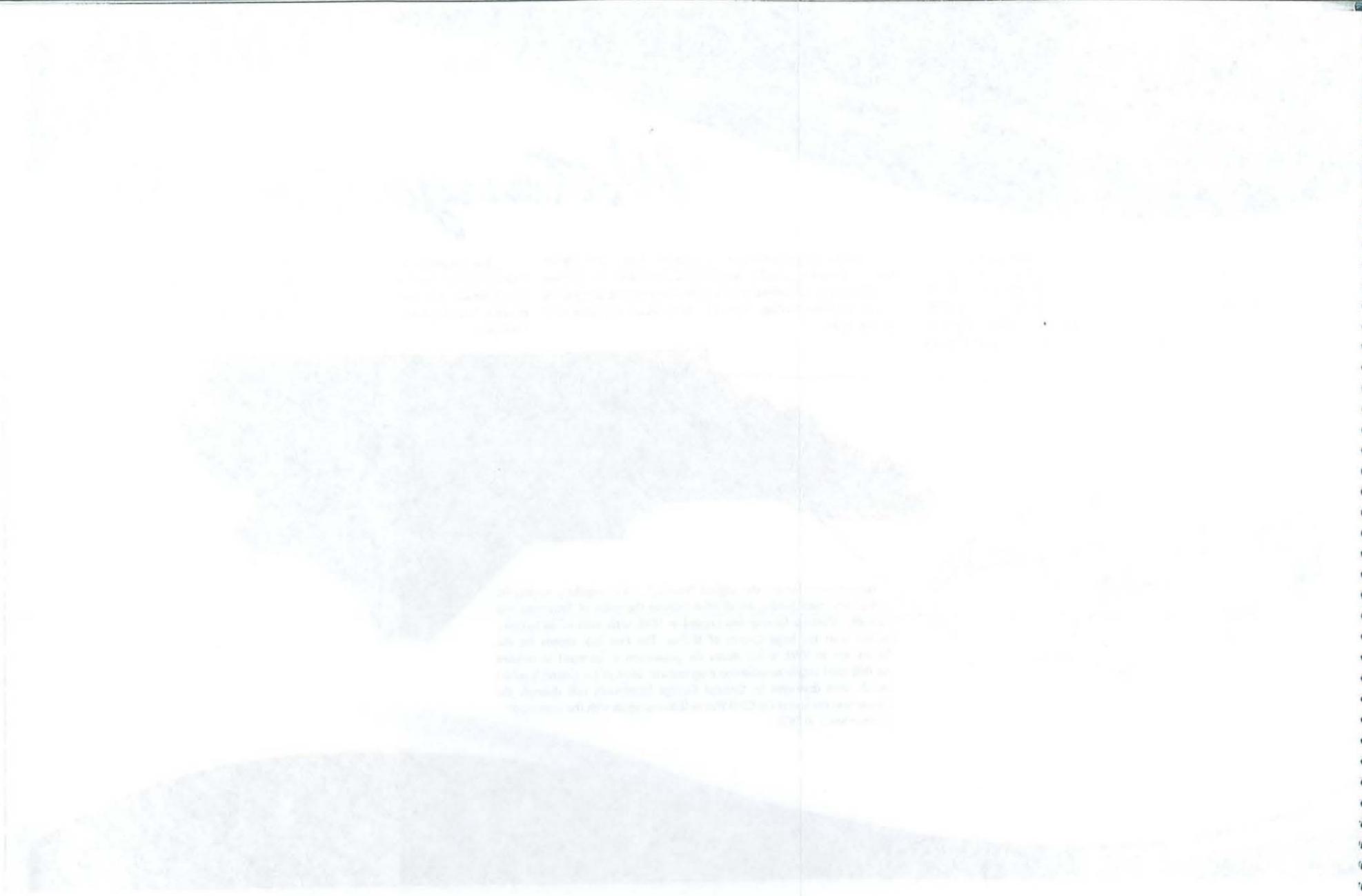
Watauga County is located in northwest North Carolina. Ashe, Avery, Caldwell and Wilkes counties in North Carolina and Johnson County in Tennessee bound the County. The County has a complex geology and falls within the Unaka Mountain Range and Blue Ridge Mountain Range. The County is the headwaters for four major river basins: Yadkin, New, Watauga and Catawba; all four flow in different directions.

The human history of the area of Watauga County starts with the "Native" Americans, probably several thousand years B.C. In later eras, the Cherokee, Catawba and perhaps Shawnee hunted, camped and had some agricultural villages here. The name Watauga is probably of Cherokee origin.

A few people of European descent were here by 1730. Later, would-be settlers had no easy access from the great wagon road of the Shenandoah Valley. As early as 1760, Daniel Boone was one of the early "long hunters," who came here from the Yadkin River in the Piedmont.

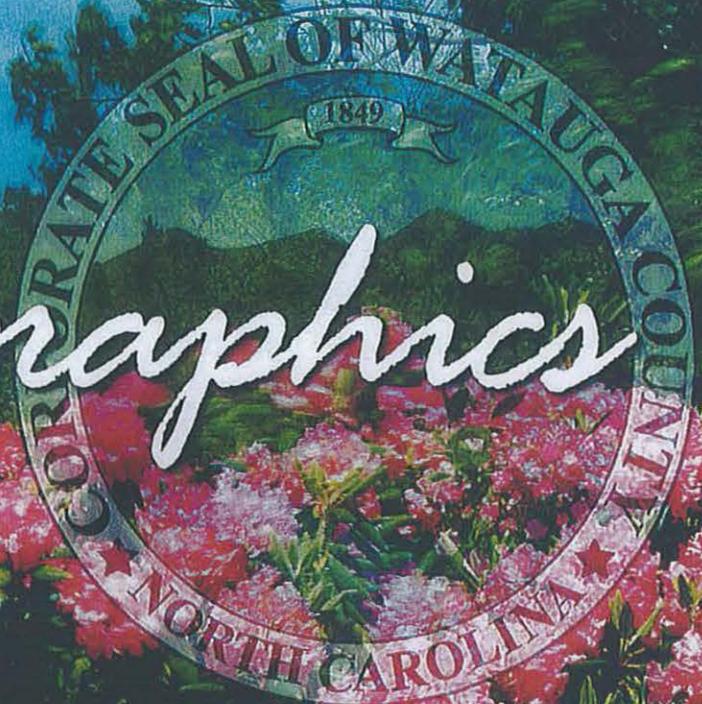


In many ways, he was the original "tourist," visiting regularly, staying for a while, and then passing on to what became the states of Tennessee and Kentucky. Watauga County was created in 1849, with most of its territory derived from the large County of Wilkes. The first U.S. census for the County was in 1850, which shows the population to be small in number and dedicated largely to subsistence agriculture. Most of the County's public records were destroyed by General George Stoneman's raid through the County near the end of the Civil War in 1865 and again with the burning of the courthouse in 1872.



*Section 1*

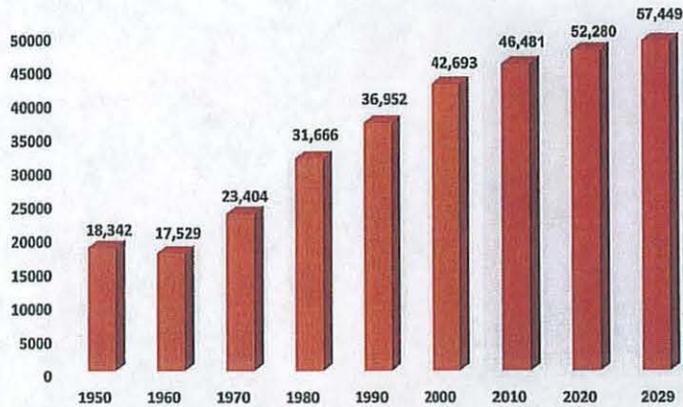
*Demographics*



*Photo by Hugh Martin*

# Population Trends

**TABLE 1**  
**Watauga County Actual**  
**& OSBM Population Projections**



Source: U.S. Census Bureau & N.C. Office of State Budget and Management  
 (April 24, 2009)

Watauga County has experienced growth during every decade since 1960. Between 1960 and 2000, the population more than doubled from 17,529 to 42,693 according to the U.S. Census Bureau. The increase from 1990 to 2000 was more than 15%, equaling 1.5 people moving into Watauga County every day throughout the ten-year period. From 2010 to 2029, the N.C. Office of State Budget and Management (April 24, 2009) projects an increase of more than 10,968 new residents.

Watauga County remains an increasingly popular location within North Carolina for first and second homebuyers. The projections by the N.C. Office of State Budget and Management do not include the people who are second homeowners. Although these people are not counted in the census as residents of Watauga County, they will nonetheless, directly affect the County's capacity to manage growth and deliver essential services.

The projections for future population (Table 1) do not include planned increases in Appalachian State University's student population.

The population projections may be influenced by the national economic recession that began in 2008.

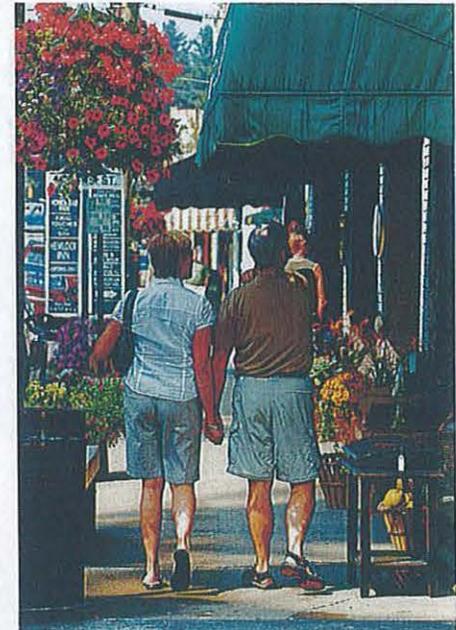


Photo courtesy Blowing Rock TDA

Appalachian  
STATE UNIVERSITY

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# Population Trends - Appalachian State

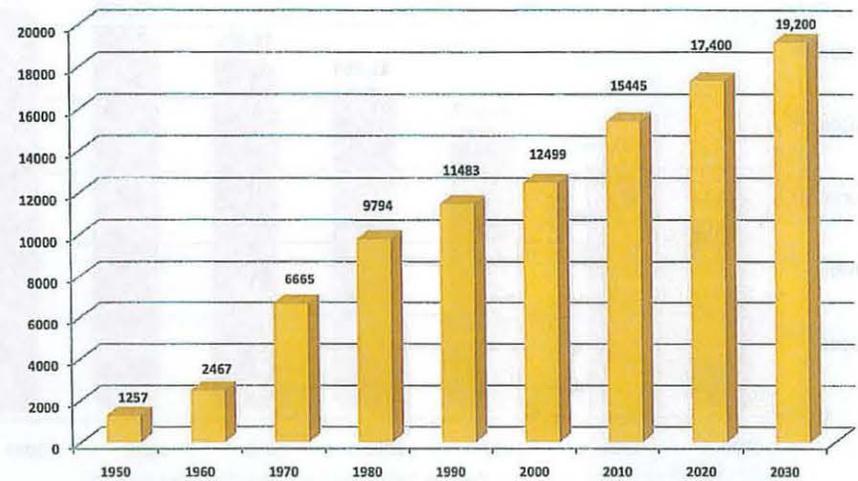
Appalachian State University is a major contributor to Watauga County in many ways, including the ever-increasing population of on-campus students. In 1950, the on-campus student enrollment was 1,257. In 2000, the on-campus student enrollment was recorded at 12,499. During the fall semester of 2007, on-campus enrollment was 14,482. This increase reflects a 15.87% increase from 2000.



Appalachian State University

Projections for future growth at Appalachian State University (Table 2) are more modest. The Master Plan for the University projects an on-campus student enrollment of 17,026 by 2018. Projections for increases from 2019 to 2030 are calculated at 1% per year to arrive at a projected on-campus student enrollment of 19,185 by 2030.

TABLE 2  
Appalachian State University -  
Actual and Projected On-Campus Student Enrollment



Sources: Appalachian State University Master Plan Projections through 2018. Martin-McGill projections calculated in 2008 for years 2019 to 2030.

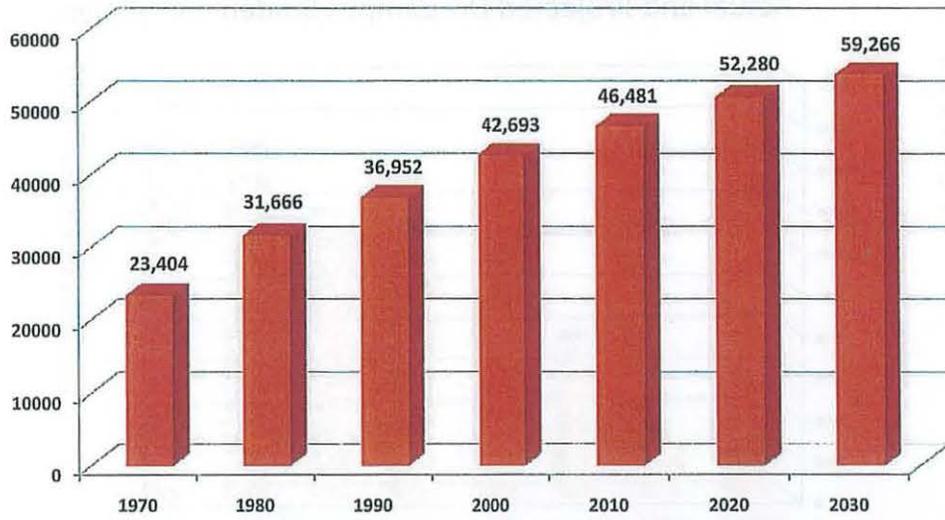


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# Population Trends

Table 3 reflects projections by the N.C. Office of State Budget and Management in 2009, plus the projections for Appalachian State University for planned increases in on-campus student enrollment for the period beginning 2008 through 2030.

**TABLE 3**  
**Projected Population for Watauga County**



Source: U.S. Census Bureau, N.C. Office of State Budget and Management; Appalachian State University Master Plan Projections through 2018. Martin-McGill projections calculated in 2008 for years 2019 to 2030.



*Kidd Brewer Stadium, Appalachian State University*

# Population Trends - Watauga Municipalities

Watauga County has four municipalities: Beech Mountain, Blowing Rock, Boone and Seven Devils. Of these four towns, Boone is the only municipality that lies totally within the Watauga County boundary. Beech Mountain, Blowing Rock and Seven Devils all straddle a county line. Both Beech Mountain and Seven Devils lay partially within Avery County. Blowing Rock lies partially within Caldwell County.

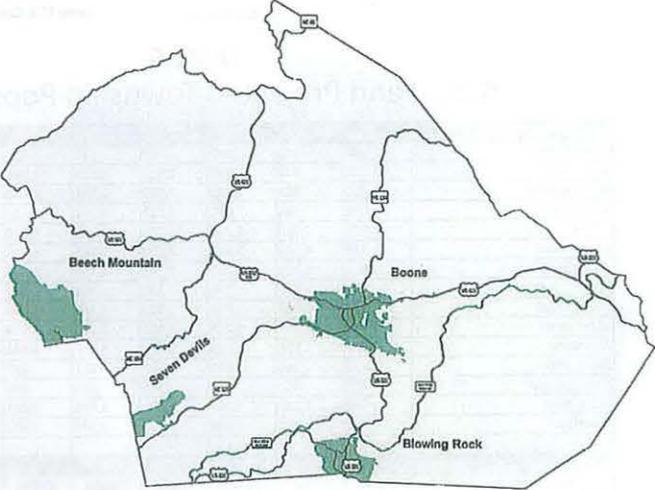
Table 4 provides the populations of each town and their growth from 1990 to 2008. Also listed is the portion of each town's population (in adjoining counties) that lies outside of Watauga County.

**TABLE 4**  
July 2008 Population Estimates by Municipality  
County and State Populations for Reference

County and State Populations for Reference						
Geographic Area	April 1990	April 2000	July 2008	Growth		
County Municipality				Amount	% 2000-2008	
<b>Watauga</b>	36,952	42,693	45,319	2,626	6.15	
Beech Mountain(Part)	232	297	335	38	12.79	
Blowing Rock(Part)	1,219	1,365	1,422	57	4.18	
Boone	12,949	13,470	14,942	1,472	10.93	
Seven Devils(Part)	97	112	128	16	14.29	
<b>Avery</b>	14,867	17,167	18,428	1,261	7.35	
Beech Mountain(Part)	7	13	49	36	276.92	
Seven Devils(Part)	20	17	18	1	5.88	
<b>Caldwell</b>	70,709	77,385	80,020	2,634	3.40	
Blowing Rock(Part)	44	53	60	7	13.21	

Source: N.C. Office of State Budget and Management Last updated September 25, 2009

- Boone is the largest of the municipalities by population. It is the county seat of Watauga County. Appalachian State University is located within its boundaries, which adds significantly to Boone's population.
- Blowing Rock is the second largest municipality, with a population of 1,422 in 2008. During the summer, Blowing Rock's population swells to over 8,000.
- Beech Mountain is next largest with 327 Watauga County residents in 2008.
- Seven Devils is the smallest town in Watauga County, with 121 Watauga County residents in 2008.



# Population Trends - Watauga Townships

TABLE 5

Average Decennial Population Change 1950-2000

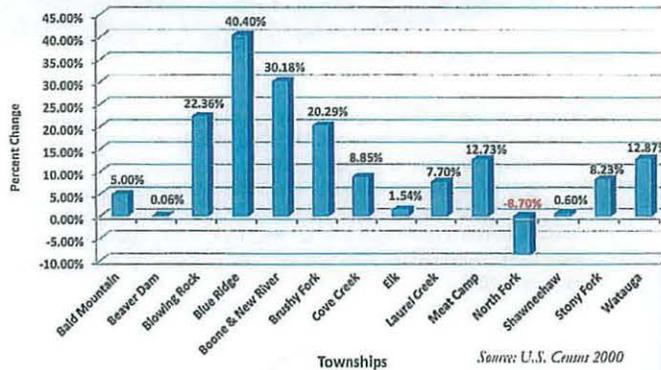


TABLE 6

Actual and Projected Township Populations

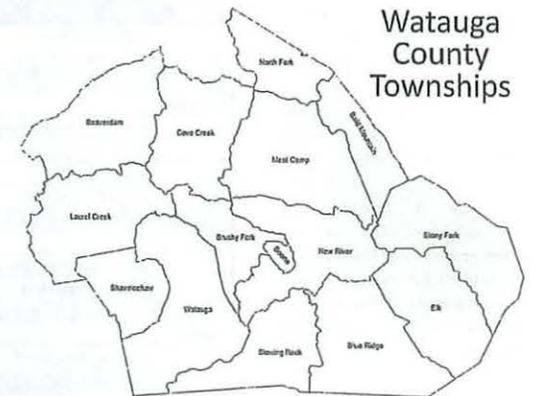
Township	1950	1960	1970	1980	1990	2000	2010	2020	2030
Bald Mountain	380	361	363	280	370	485	514	550	594
Beaver Dam	1,279	944	847	1,030	1,176	1,283	1,321	1,387	1,498
Blowing Rock	1,042	982	1,321	2,295	2,332	2,858	3,029	3,271	3,533
Blue Ridge	665	644	898	1,613	2,204	3,628	4,063	4,769	5,627
Boone	2,973	3,686	8,754	10,191	12,915	8,690	9,733	11,485	13,667
Brushy Fork	1,272	1,642	2,345	2,656	3,368	3,203	3,427	3,667	3,942
Cove Creek	1,921	1,626	1,780	2,141	2,335	2,935	3,066	3,202	3,426
Elk	428	366	274	260	314	462	517	610	720
Laurel Creek	1,212	1,036	1,096	1,332	1,383	1,756	1,861	1,991	2,130
Meat Camp	1,468	1,257	1,275	1,805	2,214	2,673	2,833	3,031	3,243
New River	1,718	1,952	1,499	3,785	3,322	8,848	9,910	11,694	13,799
North Fork	350	261	231	207	232	222	231	243	260
Shawneehaw	655	450	390	544	668	675	702	737	789
Stony Fork	1,388	1,199	1,192	1,476	1,773	2,061	2,185	2,338	2,502
Watauga	1,591	1,123	1,139	2,051	2,346	2,914	3,089	3,305	3,536
<b>Watauga County</b>	<b>18,342</b>	<b>17,529</b>	<b>23,404</b>	<b>31,666</b>	<b>36,952</b>	<b>42,693</b>	<b>46,481</b>	<b>52,280</b>	<b>59,266</b>
Percent change from previous census	1.26%	-4.43%	33.52%	35.30%	16.69%	15.54%	8.87%	12.48%	13.36%

Source: U.S. Census Bureau (1950-2000) - Martin-McGill projections 2010 to 2030 made August 2009

Table 5 summarizes the average percentage change in population of each township during all decades from 1950 to 2000. The Boone and New River Townships are combined to eliminate skewing of the data for these two townships resulting from corrections to township boundaries. The two townships with the greatest populations are Boone and New River. These two townships had the largest number of new residents moving into the County during the period examined. However, the highest percentage growth rate in the County during the 50-year period occurred in the Blue Ridge Township, which averaged over 40%. The combined growth in the Boone and New River Townships ranked second in percentage of change with an increase of 30.2%. Slightly more than 41% of the total population of the County reside in the Boone and New River Townships.

The projected populations in Table 6 were derived from analysis of the historical trends in each of the townships individually, followed by utilizing regression analysis to project potential population at the 2010, 2020 and 2030 census intervals. Statistical projections consider historical data, but do not account for any potential changes that may alter the data in any significant way. Thus, subjective adjustments are warranted where significant factors are likely to influence future populations. Such is the case with three townships, including Blue Ridge, Elk and Watauga Townships.

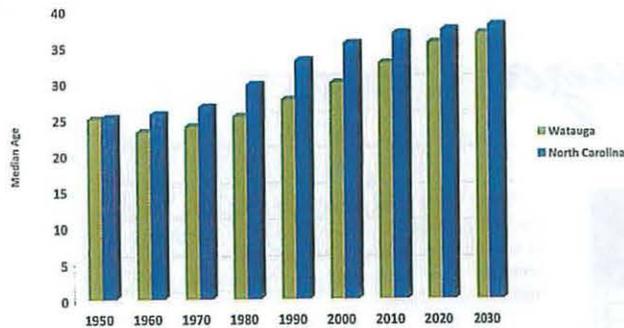
- Noteworthy in Blue Ridge and Elk Townships is the planned Reynolds Blue Ridge Development, which could be a major contributor due to an increase in lots and housing units.
- In the Watauga Township, the Echota Development is adding additional housing units and may contribute to the future population.
- The least populated townships in the County include Bald Mountain, Beaver Dam, Elk, Laurel Creek, North Fork, Shawneehaw and Stony Fork Townships. Each experienced slow growth from 1950 to 2000.
- In the case of North Fork Township, a 36.5% decline in population occurred over the 50-year period.



# The Changing Face of Demographics in Watauga County



TABLE 7 - Median Age of Population



- The population of the nation and our state is getting older (Table 7). This is revealed in the census data for 2000 and in the annual estimates produced by the Census Bureau in May 2008 for the nation and North Carolina. The median age in the United States increased from 35.3 to 36.6 from 2000 to 2007.
- The age in North Carolina increased from 35.3 to 36.8. This trend toward an older population is also revealed in the number of people with an age of 65 years or older (Table 8).
- Watauga County's median age statistic is greatly influenced by the student population at Appalachian State University. In general, the large number of students in the 18- to 24-year-old cohorts skews the data toward a substantially lower median age.
- The percentage of persons in Watauga County over age 65 is currently less than the state's average (Table 8).
- By 2010, the N.C. Office of State Budget and Management projects that the percentage of persons in Watauga County age 65 and over will slightly surpass the percentage for the same age group for the state.
- By 2030, Watauga County residents who are age 65 or older will represent 20% of inhabitants, while North Carolina's average will be 17.4%.

Watauga County experienced a growth rate of 15.5% from 1990 to 2000. The natural growth during the period was 965 (Table 9), indicating a birth rate that exceeded the death rate during the period. However, 12.9% of the growth in Watauga County resulted from in-migration. The neighboring mountain county of Avery experienced similar growth with slightly more in-migration growth at 14.4%. Ashe County experienced slightly less in-migration at 11.0%. The neighboring foothill counties of Caldwell and Wilkes experienced lower growth rates overall than Watauga County and less in-migration. In comparison, North Carolina's average growth rate from in-migration was 15.0%.

TABLE 8 - Percent of Population 65 and Older

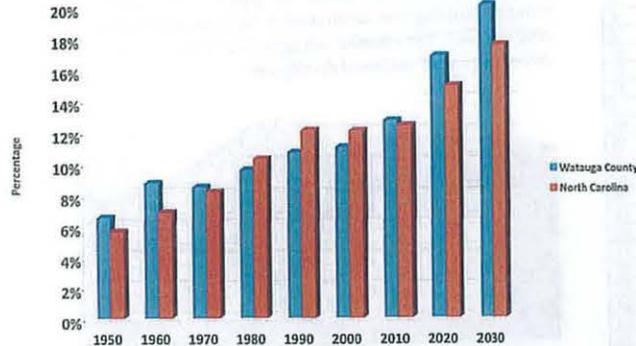


TABLE 9  
County Population Growth and Migration 1990-2000

	1990 Population	2000 Population	Growth*	Percent Growth	Births	Deaths	Natural** Growth	Net*** Migration	Percent Net Migration
Watauga	36,952	42,693	5,741	15.5	3,523	2,558	965	4,776	12.9
Ashe	22,209	24,384	2,175	9.8	2,415	2,693	-278	2,453	11.0
Avery	14,867	17,167	2,300	15.5	1,834	1,671	163	2,137	14.4
Caldwell	70,709	77,708	6,999	9.9	9,993	6,639	3,354	3,645	5.2
Wilkes	59,393	65,636	6,243	10.5	7,938	5,782	2,156	4,087	6.9
North Carolina	6,632,448	8,046,813	1,414,365	21.32	1,055,655	638,776	416,879	997,486	15.0

Source: N.C. Office of State Budget and Management, N.C. State Demographer (June 18, 2008)  
 \*2000 Population minus 1990 Population = Growth  
 \*\*Difference in Births and Deaths = Natural Growth  
 \*\*\*Growth minus Natural Growth = Net Migration

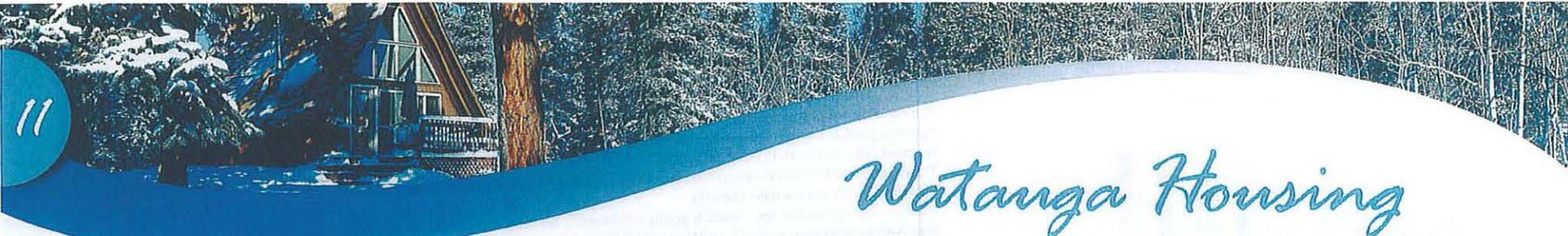


TABLE 10

Counties in North Carolina, Sorted by Percent Change in Housing Units, 4/1/00 Estimate Base to 7/1/07	July 1, 2007	July 1, 2000	Estimates Base	Census	Absolute Change April 1, 2000 Estimates Base to July 1, 2007	Percent Change April 1, 2000 Estimates Base to July 1, 2007	Rank of County in North Carolina
Union County	67,420	46,364	45,723	45,695	21,697	47.45%	1
Brunswick County	73,018	51,850	51,430	51,431	21,588	41.98%	2
Mecklenburg County	390,393	296,332	292,765	292,780	97,638	33.35%	3
Wake County	339,766	261,040	258,954	258,953	80,802	31.20%	4
Currituck County	13,822	10,781	10,687	10,687	3,135	29.33%	5
Camden County	3,841	2,990	2,973	2,973	888	29.20%	6
Iredell County	66,486	52,405	51,917	51,918	14,569	28.06%	7
Cabarrus County	67,387	53,284	52,848	52,848	14,539	27.51%	8
Hoke County	15,876	12,607	12,521	12,518	3,355	26.79%	9
Johnston County	62,188	50,821	50,163	50,196	12,035	23.99%	10
Clay County	6,726	5,467	5,425	5,425	1,301	23.98%	11
Pitt County	71,977	58,706	58,364	58,408	13,613	23.32%	12
Jackson County	23,727	19,492	19,291	19,291	4,436	23.00%	13
New Hanover County	97,664	80,096	79,634	79,616	18,030	22.64%	14
Durham County	115,872	96,129	95,452	95,452	20,420	21.39%	15
Dare County	32,358	26,888	26,671	26,671	5,687	21.32%	16
Cherokee County	16,281	13,580	13,499	13,499	2,762	20.61%	17
Pender County	25,003	20,920	20,798	20,798	4,205	20.22%	18
Lincoln County	30,823	25,951	25,717	25,717	5,106	19.85%	19
Granville County	21,446	18,023	17,896	17,896	3,550	19.84%	20
Chatham County	25,539	21,482	21,357	21,358	4,182	19.58%	21
Onslow County	65,626	56,181	55,726	55,726	9,900	17.77%	22
Lee County	23,446	20,086	19,963	19,909	3,493	17.45%	23
Watauga County	27,086	23,296	23,156	23,155	3,940	17.02%	24
Ashe County	15,243	13,339	13,268	13,268	1,975	14.89%	34
Avery County	13,538	11,962	11,911	11,911	1,627	13.66%	39
Caldwell County	35,918	33,560	33,420	33,430	2,498	7.47%	66
Wilkes County	30,749	29,360	29,263	29,261	1,486	5.08%	77
North Carolina	4,125,308	3,543,084	3,522,334	3,523,944	602,974	17.12%	

Source: U.S. Census Bureau, Population Division

North Carolina has one of the fastest growing populations in the United States. North Carolina's overall percentage increase in housing units between 2000 and 2007 was 17.12%. Table 10 summarizes the housing growth for counties exhibiting the highest rates of change.

Growth in housing units in Watauga County falls just under the state average of 17.12% at 17.02%. Watauga County ranks 24<sup>th</sup> of North Carolina's 100 counties for growth in housing units, with 3,940 housing units constructed in the 7-year period between 2000 and 2007. The recession that began in 2007 has substantially slowed this rate of residential development.



# Seasonal and Absentee Owner Population

TABLE 11

The 2000 U.S. Census recognized 23,155 total housing units in Watauga County (Table 11). Census Bureau research reported 5,098 housing units as seasonal, recreational or occasional use. Thus, 22.02% of all housing, or 77.1% of all vacant housing in Watauga County was seasonal in the 2000 U.S. Census.

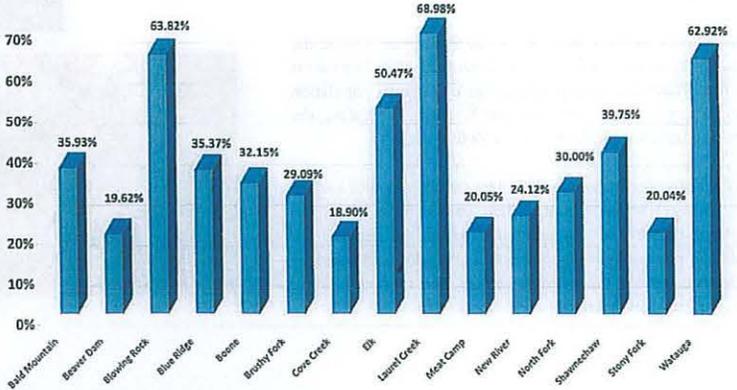
Subject	Number	Percent
Total housing units	23,155	100%
Occupied housing units	16,540	71.4%
Vacant housing units	6,615	28.6%
<b>TENURE</b>		
Occupied housing units	16,540	100%
Owner-occupied housing units	10,406	62.9%
Renter-occupied housing units	6,134	37.1%
<b>VACANCY STATUS</b>		
Vacant housing units	6,615	100%
For rent	511	7.7%
For sale only	170	2.6%
Rented or sold, not occupied	261	3.9%
For seasonal, recreational, or occasional use	5,098	77.1%
For migratory workers	3	0%
Other vacant	572	8.6%

Source: U.S. Census 2000  
**Definition: Housing unit**  
 A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Arriving at a definitive estimate of Watauga County's seasonal population is difficult. Data is incomplete and conflicting. The data produced by the 2000 Census is dated, but it is probably the most realistic indicator available. Based on the Census and tax record indicators, it is estimated that the number of seasonal residents in Watauga County is between 10,700 to 13,000, or 25% to 30% of the County's permanent population.

In 2000, the U.S. Census reported 42,693 people living in Watauga County. If the above estimates of seasonal residents is reasonable, then the population of Watauga County may be as high as 55,000 on a seasonal basis. This increase in population, even if temporary, is certain to place extra demand on essential services including water and sewer, fire and police protection, roads and streets, and emergency services. Table 12 estimates the distribution of this seasonal population among the townships.

TABLE 12 - Absentee Owned, Residential Properties - Percent Per Township in June 2008



Source: Watauga County Tax Administration



# Demographic Conclusions

Watauga County has transformed from a rural, agrarian county to a robust and growing transition community with a large tourism industry and growing population. Population growth more than doubled from 1960 to 2000. Predictions by the N.C. Office of State Budget and Management reflect continued growth, although at a slower rate.

Population projections for Watauga County place the population (excluding seasonal residents) in 2030 at approximately 59,000. To fully understand the potential for growth in Watauga County, one must consider two influencing factors, which are student enrollment at ASU and seasonal population.

Analysis indicates that the seasonal population may increase the year-round permanent population by as much as 25-30%. Townships that currently have a very large percentage of seasonal population include Blowing Rock, Laurel Creek and Watauga. Therefore, the effective population could be as high as 72,000 by 2030.

Another noteworthy issue is that these numbers do not include tourists visiting Watauga County. Their numbers are substantial during three seasons of the year and add to the demand for services. The increasing number of seasonal residents and tourists are elements of growth that officials and planners must consider in weighing future growth issues.



Photo courtesy Blowing Rock TDA



Photo by Hugh Martin



Photo courtesy Blowing Rock TDA

# Economic Trends

## Income Characteristics

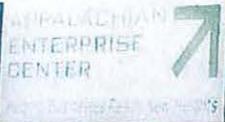
Three income characteristics are particularly important in analyzing the economic viability of the Watauga community: Income Per Capita, Median Household Income and Median Family Income. These three income characteristics, when viewed in comparison to one another, help to indicate the strength of the local economy. Table 13 compares these three income indicators for Watauga County, North Carolina and the United States.

- For each of these three income statistics, Watauga County is lower than the average for North Carolina and the United States in each census year.
- The 2000 Census shows that Watauga County's per capita income is 85% of that for North Carolinians and 80% of the per capita income for the nation.
- For median family income, Watauga County families earn 98% of the income of other North Carolina families and 91% of families in the United States.
- Both per capita income and median household income in Watauga County lag significantly behind other North Carolina households at 83%, and behind U.S. households at 78%.
- Much of the difference in these income areas is attributable to the high student population.

TABLE 13

Income Characteristics 1970 - 2008						
	Census Year Income				2007 Income	2008 Income
	1969	1979	1989	1999	2007	2008
Watauga: Income Per Capita	1,969	5,097	10,628	17,258	22,924	23,038
Watauga: Median Family Income	6,149	14,532	27,752	45,508	55,634	56,485
Watauga: Median Household Income	No data	11,039	20,252	32,611	40,571	40,995
State: Income Per Capita	2,474	6,133	12,885	20,307	32,234	26,823
State: Median Family Income	7,770	16,792	31,548	46,335	55,028	60,446
State: Median Household Income	7,025	14,481	26,647	39,184	42,219	51,411
National: Income Per Capita	3,119	7,298	14,420	21,587	38,611	39,751
National: Median Family Income	9,586	19,917	35,225	50,046	61,173	N/A as of Aug. 09
National: Median Household Income	8,486	16,841	30,056	41,994	50,233	N/A as of Aug. 09

Source: 1970, 1980, 1990, and 2000 Censuses of Population, NC Economic Development Intelligence System (2008, 2nd Quarter)  
 Income Surveys Branch, HHES Division  
 U.S. Census Bureau, U.S. Department of Commerce



# Employment/Wages by Industry

At the end of the fourth quarter in 2008, the number of employed persons in Watauga County was approximately 21,672, according to the U.S. Bureau of Labor Statistics (Table 14).

- Private industry employed 16,665 individuals.
- Federal, state and local governments employed 5,017 people.
- Specific areas that stand out as employers of a large percentage of workers include state government, educational services, the accommodations and food services sector, and retail trade.
- State government and educational services numbers are high, mainly due to the large number of employees in administration and teaching at Appalachian State University.
- Large numbers of workers in the accommodation and food services sector and retail trade are explained by the area's popularity as a tourist destination.
- The weekly wages for Watauga County workers are lower than the average wages in North Carolina in all categories of industry except two – state government and education services.
- Based on information in the report, employees of North Carolina state government in Watauga County fare better than average North Carolina state employees by approximately 15%.
- Workers employed in education services also fare better than the average in North Carolina and earn 19% more than other North Carolina education service workers.

TABLE 14

Employment/Wages by Industry - Watauga County with North Carolina for Comparison (4th Quarter, 2008)			
Government Industry	Watauga County - Average Employment	Watauga County - Average Weekly Wage	North Carolina - Average Weekly Wage
<b>Total Federal Government</b>	102	\$961	\$1,170
<b>Total State Government</b>	3,084	\$951	\$830
<b>Total Local Government</b>	1,831	\$701	\$767
Private Industry			
<b>Total Private Industry</b>	16,655	\$535	\$787
Agriculture, Forestry, Fishing & Hunting	37	\$408	\$559
Mining	37	\$496	\$1,035
Utilities	74	\$885	\$1,412
Construction	1,537	\$691	\$836
Manufacturing	643	\$671	\$927
Wholesale Trade	750	\$1,053	\$1,146
Retail Trade	3,629	\$399	\$472
Transportation and Warehousing	318	\$699	\$837
Information	310	\$608	\$1,124
Finance and Insurance	546	\$902	\$1,261
Real Estate and Rental and Leasing	400	\$531	\$738
Professional and Technical Services	623	\$847	\$1,303
Management of Companies and Enterprises	95	\$935	\$1,448
Administrative and Waste Services	530	\$432	\$574
Educational Services	3,828	\$909	\$765
Health Care and Social Assistance	2,318	\$797	\$836
Arts, Entertainment, and Recreation	670	\$397	\$689
Accommodation and Food Services	3,894	\$251	\$274
Other Services, Ex. Public Admin	445	\$435	\$521
Public Administration	911	\$677	\$825
Unclassified	77	\$643	\$1,077
<b>Total All Industries</b>	21,672	\$610	\$793

Source: US Bureau of Labor Statistics for wages and establishments by industry. www.bls.gov



# Economic Trends

## Tourism Statistics - 2007

- Domestic tourism in Watauga County generated an economic impact of \$189.8 million in 2008.
- In 2008, Watauga County ranked 18th in travel impact among North Carolina's 100 counties.
- More than 2,510 jobs in Watauga County were directly attributable to travel and tourism.
- Travel generated a \$43.84 million payroll in 2008.
- State and local tax revenues from travel to Watauga County amounted to \$17.25 million. This represents a \$397.00 tax saving to each County resident.
- Area attractions include the Blue Ridge Parkway, Horn in the West outdoor drama, Hickory Ridge Homestead, Mast General Store, Beech Mountain Resort, Mystery Hill, museums devoted to Appalachian culture and heritage, Blowing Rock, Tweetsie Railroad and Appalachian Ski Mountain.
- There are several attractions in adjoining counties that contribute to Watauga County tourism for basic services, such as restaurants and lodging.

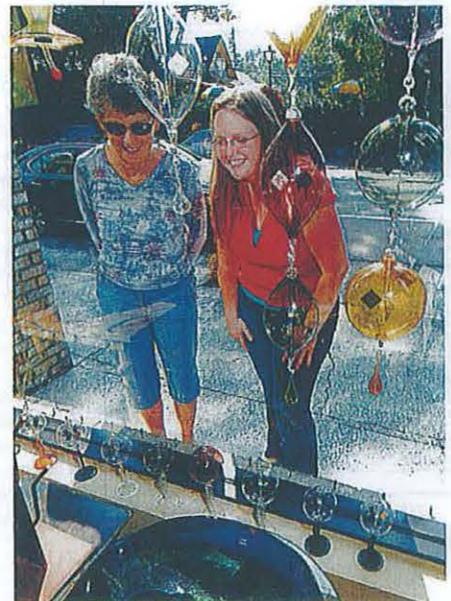


Photo courtesy Blowing Rock TDA

TABLE 15

Year	Revenues \$(millions)	Change from previous year
2008	\$189.76	-0.7 %
2007	\$191.15	6.70 %
2006	\$179.14	9.18 %
2005	\$164.08	3.10 %
2004	\$159.14	4.95 %
2003	\$151.64	-2.78 %
2002	\$155.98	6.17 %
2001	\$146.92	-2.89 %
2000	\$151.29	5.33 %
1999	\$143.64	10.30 %
1998	\$130.23	7.92 %
1997	\$120.67	1.79 %
1996	\$118.55	5.12 %
1995	\$112.78	8.79 %
1994	\$103.67	6.42 %
1993	\$97.42	6.53 %
1992	\$91.45	8.87 %
1991	\$84.00	2.46 %

Source: N.C. Department of Commerce



# Principal Employers

TABLE 16

Twelve Largest Employers - Watauga County			
Watauga County - As of September 1, 2008			
Rank	Company Name	Industry	Employment Range
1	Appalachian State University	Education	*3,000
2	Appalachian Regional Healthcare	Health Services	1,600
3	Watauga County Board Of Education	Education	650
4	Samaritans Purse Inc	Ministry - Relief Organization	550
5	Watuaga County	Government-Public Administration	*290
6	Wal-Mart Associates Inc	Retail	254
7	Boone Drug, Inc.	Retail	232
8	Lowe's Home Centers Inc	Retail	171
9	Town Of Boone	Government-Public Administration	163
10	Chetola Mountain Resort	Leisure & Hospitality	160
11	Hospitality Mints	Manufacturing	135
12	IRC	Manufacturing	150

\*Appalachian State University has 5,000 employees including part-time and temporary  
 \*Watauga County has an additional 170 employees who are classified as seasonal or non-regular  
 Source: Martin-McGill, Inc. research (August 2009)

Watauga County's largest employer is Appalachian State University (ASU).

- On September 1, 2008, ASU had 3,000 full-time employees.
- The total employment is more than 5,000 with part-time and temporary employees.
- Considering full-time employees, ASU employs 13% of the County's entire workforce.
- The employment of Appalachian Regional Healthcare System was 1,600 on September 1, 2008.
- The next largest employer is the Watauga County Board of Education with 650 employees.
- Samaritan's Purse, Incorporated, an international Christian relief organization, has 550 employees in Watauga County.
- Other major contributors to the labor force include Watauga County, the Town of Boone and Chetola Resort.



Appalachian State University

# Employment Trends

The 2000 U.S. Census defines labor force as "all people classified in the civilian labor force (i.e., "employed" and "unemployed" people), plus members of the U.S. Armed Forces." Tables 17 and 18 summarize key employment and economic sector statistics for Watauga County.

TABLE 17

Watauga County Employment Characteristics 1990-2009				
Watauga County	Labor Force	Employed	Unemployed	Unemployment Rate
June 2009 (partial)	24,094	22,154	1,940	8.1
2008	23,614	22,518	1,096	4.6
2007	25,637	24,814	823	3.20
2006	23,921	23,036	885	3.70
2005	23,293	22,371	922	4.00
2004	22,729	21,800	929	4.10
2003	22,647	21,646	1,001	4.40
2002	22,326	21,324	1,002	4.50
2001	23,511	22,649	862	3.70
2000	23,232	22,554	678	2.90
1999	23,956	23,608	348	1.50
1998	23,455	23,011	444	1.90
1997	23,228	22,703	525	2.30
1996	22,769	22,107	662	2.90
1995	22,539	21,784	755	3.30
1994	21,923	21,417	506	2.30
1993	21,098	20,474	624	3.00
1992	20,763	20,002	761	3.70
1991	20,123	19,223	900	4.50
1990	19,904	19,007	897	4.50

Source: Employment Security Commission of North Carolina

TABLE 18

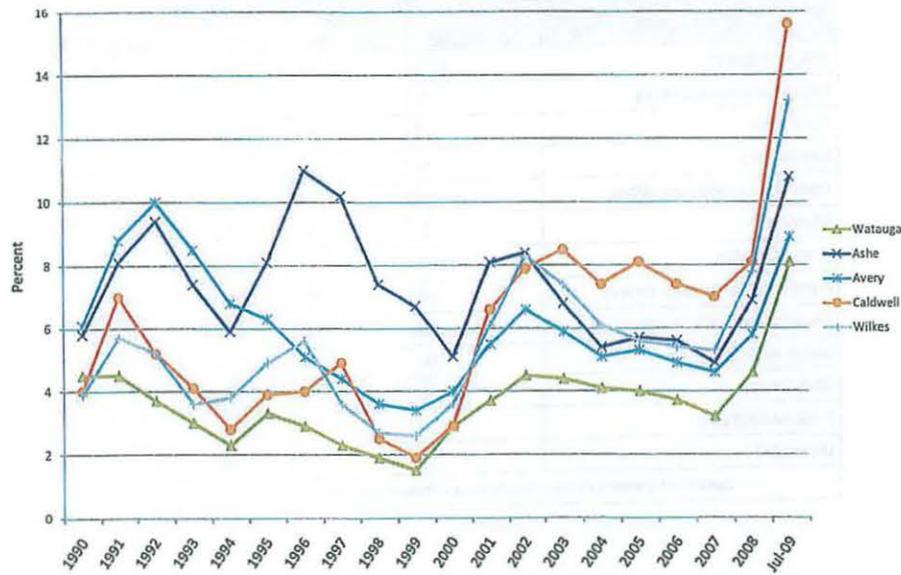
Current Industry Structure (updated 7/2008)				
Watauga County	Quarter Ending December 31, 2007			
	Number of Business Units	Average Employees	Percent of NC Average	Percent of Watauga Avg
Total, All Industries	1,814	23,109	0.56%	100.00%
Natural Resources and Mining	11	67	0.00%	0.29%
Construction	308	1,742	0.04%	7.54%
Manufacturing	52	889	0.02%	3.85%
Trade, Transportation, and Utilities	416	4,794	0.12%	20.75%
Information	31	312	0.01%	1.35%
Financial Activities	176	1,001	0.02%	4.33%
Professional and Business Services	243	1,359	0.03%	5.88%
Education and Health Services	164	6,984	0.17%	30.22%
Leisure and Hospitality	192	4,496	0.11%	19.46%
Other Services	99	466	0.01%	2.02%
Public Administration	26	887	0.02%	3.84%
Unclassified	96	112	0.00%	0.48%

Source: NAICS Employment and Wages, Quarterly Census of Employment and Wages (QCEW) Unit, ESC/LMI Division

# Unemployment Rate

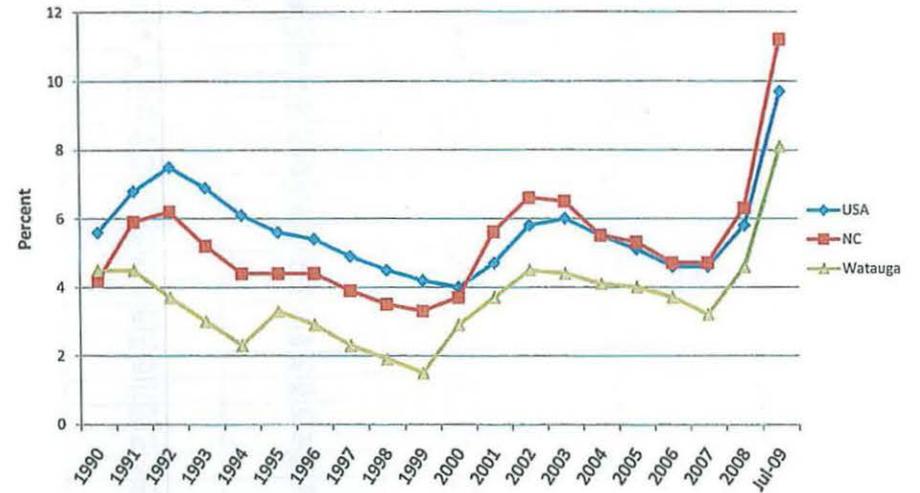
Since 1991, the average annual unemployment rate in Watauga County has been lower than North Carolina's average annual rate and lower than the national average rate. The unemployment rate in Watauga County has also been very favorable compared to adjoining counties. Many individuals commute from other counties in North Carolina and Tennessee to work in Watauga County.

**TABLE 19**  
Average Annual Unemployment Rate - Counties



Source: Employment Security Commission of North Carolina

**TABLE 20**  
Average Annual Unemployment Rate - Comparison



Source: Employment Security Commission of North Carolina

# Working Commuters

- In 2000, 2,964 individuals, or 12.4% of the labor force in Watauga County, lived in North Carolina counties other than Watauga County.
- Over half of these people lived in the adjoining counties of Ashe (1,350) and Avery (557). The adjoining counties of Caldwell (271) and Wilkes (244) accounted for another 515 workers.
- 4.7% of the workers commuting to Watauga County lived in Tennessee and 85.2% of these came from Johnson County.



Photo courtesy Blowing Rock TDA

TABLE 21

Workers Commuting to Work in Watauga County, Living In:		
NC Counties	1990	2000
Ashe County	713	1,350
Avery County	296	557
Caldwell County	143	271
Wilkes County	147	244
Mecklenburg County	73	69
Forsyth County	20	61
Catawba County	76	55
Wake County	40	43
Buncombe County	10	40
Mitchell County	37	27
Other Counties	453	247
<b>Total</b>	<b>2,008</b>	<b>2,964</b>
Tennessee	581	1,114
Virginia	15	90
South Carolina	20	6
Other States	674	1,273
<b>Total</b>	<b>1,290</b>	<b>2,483</b>

Source: U.S. Census 2000

TABLE 22

Workers Living in Watauga County Commuting to Work in:		
NC Counties	1990	2000
Avery County	615	777
Caldwell County	521	364
Wilkes County	160	259
Ashe County	133	248
Catawba County	178	175
Mecklenburg County	37	95
Forsyth County	30	89
Iredell County	33	74
Cabarrus County	6	56
Mitchell County	31	51
Other Counties	360	403
<b>Total</b>	<b>2,104</b>	<b>2,591</b>
Tennessee	101	151
Virginia	42	10
South Carolina	32	32
Other States	169	121
<b>Total</b>	<b>344</b>	<b>314</b>

Source: U.S. Census 2000

The image shows a large, faint, and mostly illegible table or document page, possibly a budget or financial statement. The page is oriented vertically and features a grid structure with multiple columns and rows. The text is extremely light and difficult to read, but some faint headers and data points are visible. The page is part of a spiral-bound notebook, with the binding visible on the right side.

# Section 2 Physiographic Features

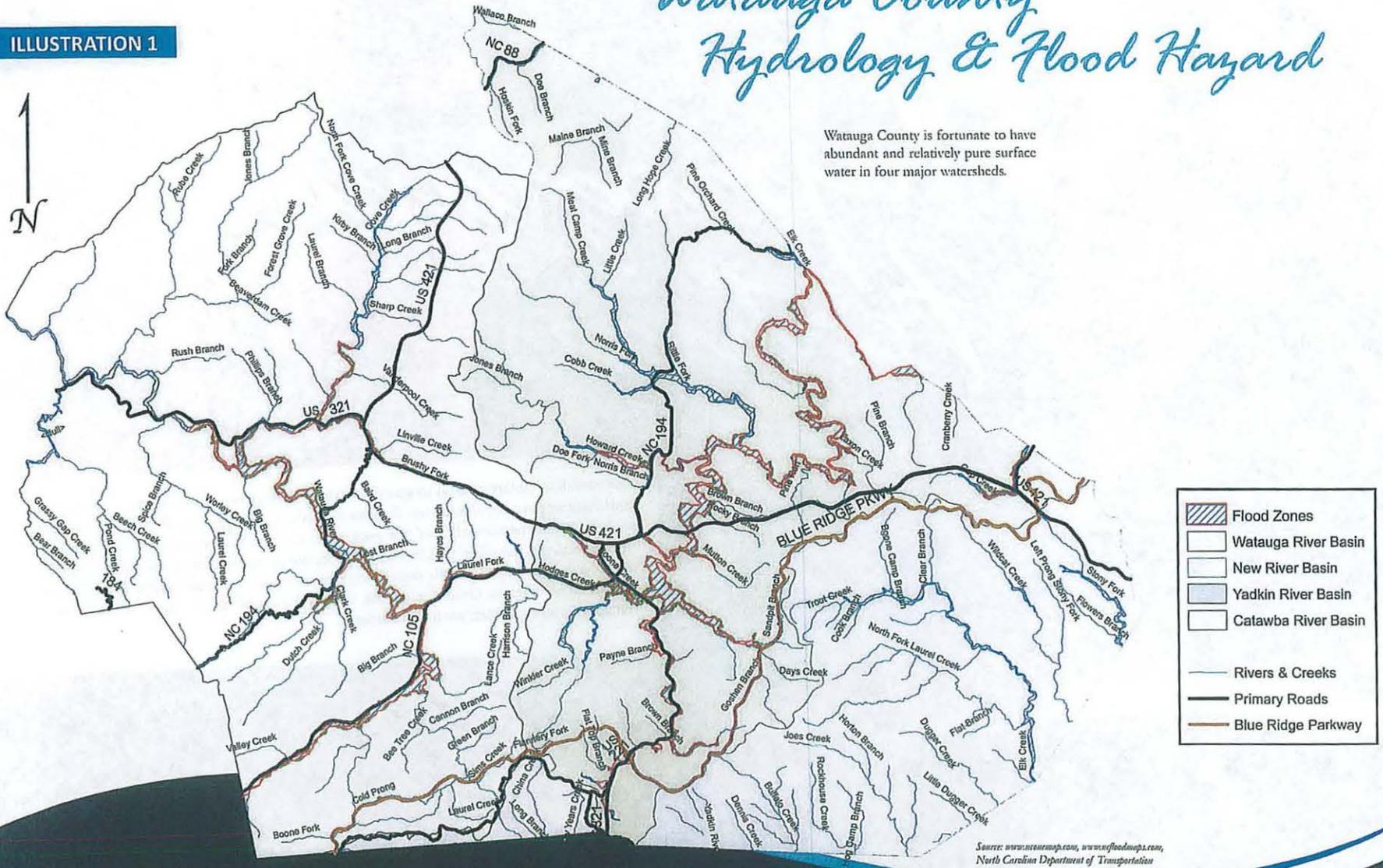
The overall suitability of land to accommodate development is generally viewed as the cumulative constraint imposed by the natural features of slope, hydrology, soils, flooding and other sensitive environmental characteristics of the geographic area under consideration. For the purposes of this assessment, the additional factors of protected mountain ridges and certain publicly-owned lands have been added to this collective categorization. This assessment is made on the basis of natural constraints. Other limitations, such as the availability of water and sewer services and transportation capacities, are not considered.

*Photo by Hugh Martin*

ILLUSTRATION 1

# Watauga County Hydrology & Flood Hazard

Watauga County is fortunate to have abundant and relatively pure surface water in four major watersheds.



Source: [www.ncourmap.com](http://www.ncourmap.com), [www.ncfloodmaps.com](http://www.ncfloodmaps.com),  
North Carolina Department of Transportation

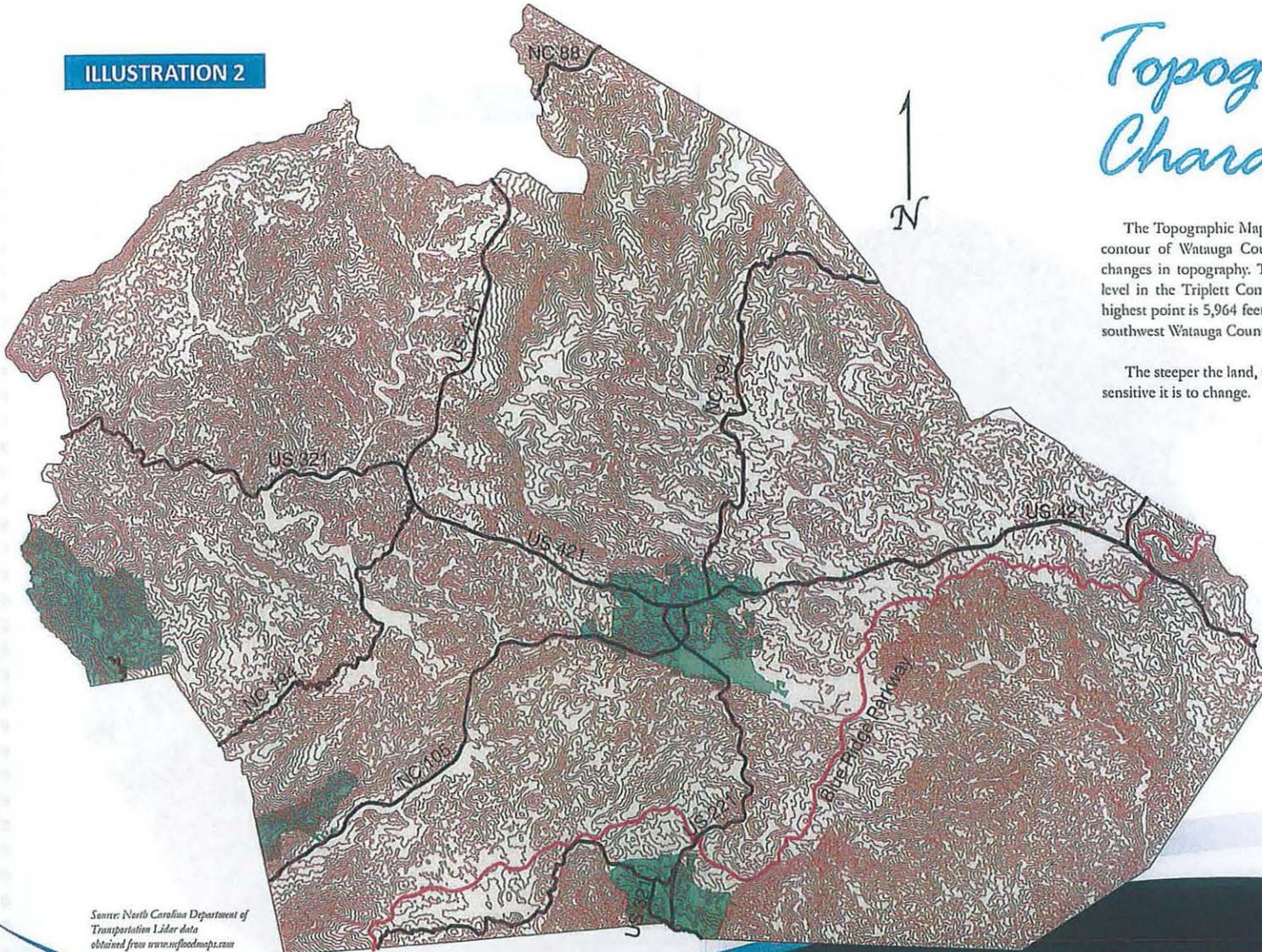
ILLUSTRATION 2

# Topographic Characteristics

23

The Topographic Map shown in Illustration 2 displays the natural contour of Watauga County. The contour lines represent 100-foot changes in topography. The lowest elevation is 1,350 feet above sea level in the Triplett Community in southeast Watauga County. The highest point is 5,964 feet above sea level at Grandfather Mountain in southwest Watauga County.

The steeper the land, the more difficult it is to utilize and the more sensitive it is to change.



**Contour Lines**

- 100 ft Contours
- Primary Roads
- Blue Ridge Parkway
- Municipalities
- Watauga County

Source: North Carolina Department of Transportation Lidar data obtained from [www.nctdotmcp.com](http://www.nctdotmcp.com)

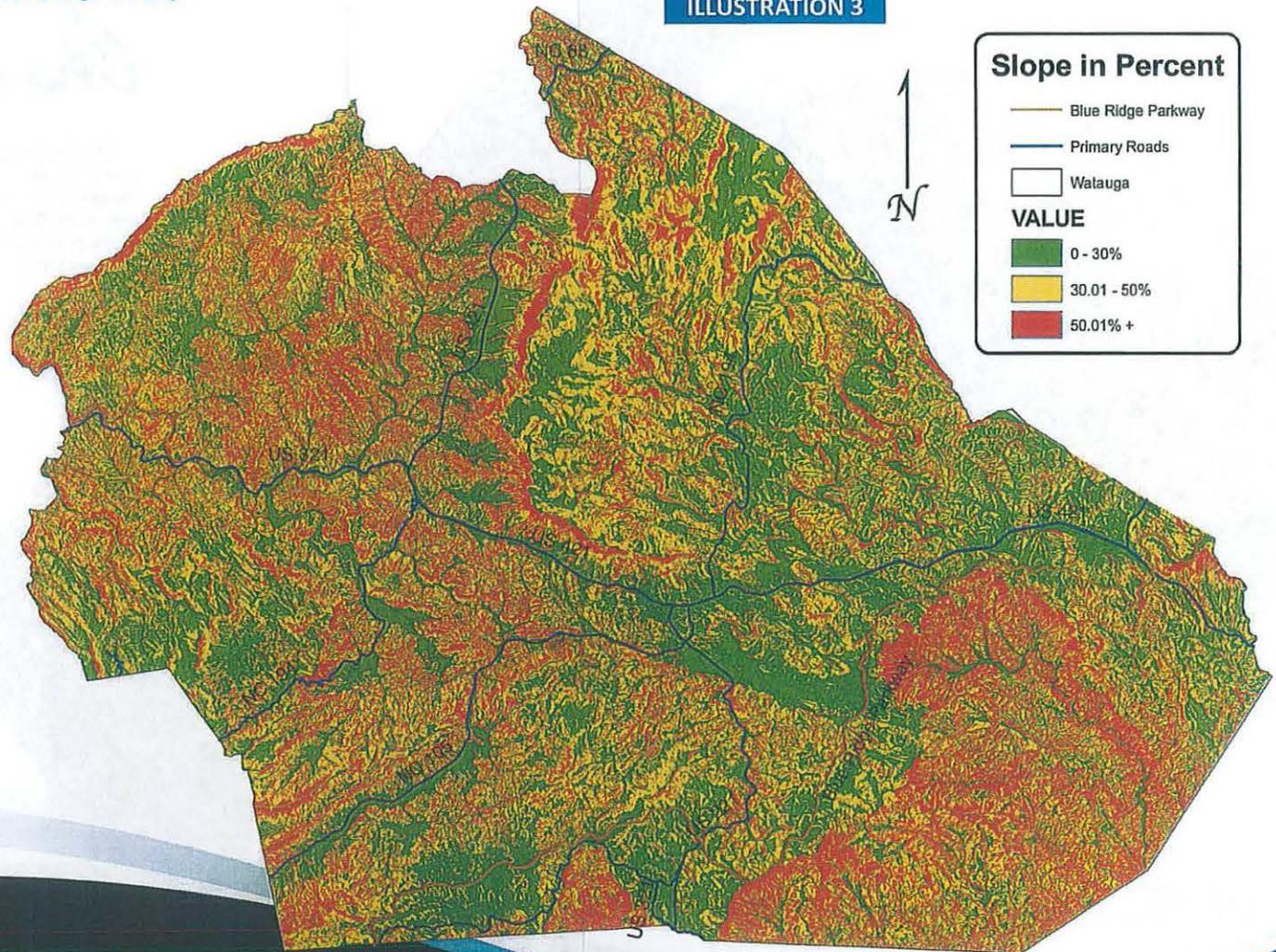
24

# Slope Characteristics

Watauga County has very diverse topographic features. Elevations range from as low as 1,350 feet above sea level to 5,964 feet above sea level.

- The Slope Map (Illustration 3) shows topographic characteristics in 3 categories.
- Green areas are slope percentages between 0% and 30% and are most amenable to change.
- Red areas have very steep slope percentages of 50% or greater and are most sensitive to change.
- The slope of the land has a direct bearing on the stability of the land and suitability for development. Areas of steep slope are often associated with earth slides, increased fire hazards, increased potential for damage to the natural environment, and greater economic issues.
- The Watauga County subdivision ordinance notes that a slope of 50% or greater is generally "considered too steep for subdivision development."
- This does not prevent construction of improvements on steep slopes. It merely restricts subdivision development.
- All the flood-prone areas shown in Illustration 3 are located in areas exhibiting average slopes of 0-30%.

ILLUSTRATION 3

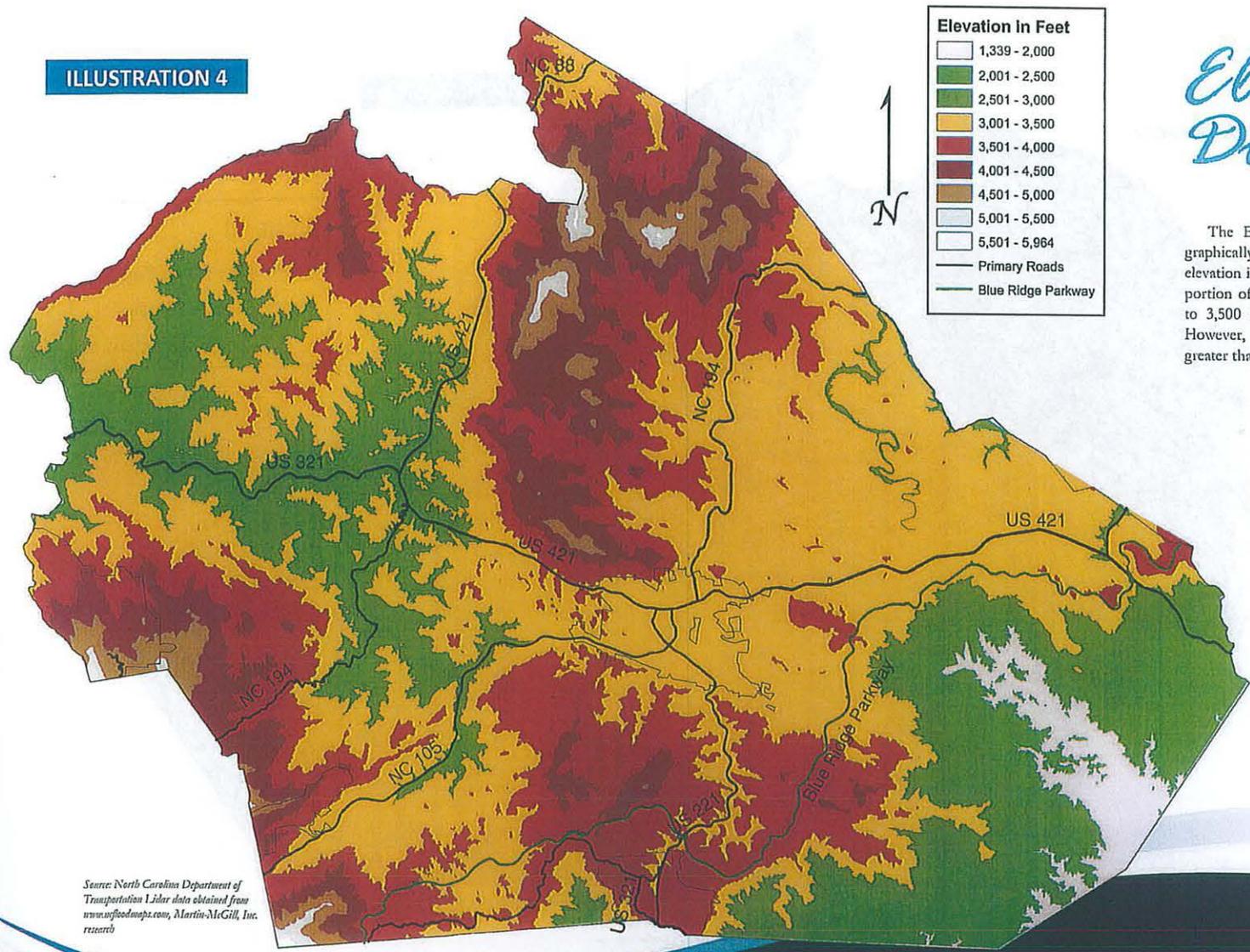


Source: North Carolina Department of Transportation  
 Lidar data obtained from [www.ncfloodmaps.com](http://www.ncfloodmaps.com), Martin-McGill, Inc. research

# Elevation Diversity

The Elevation Map (Illustration 4) graphically displays the wide variation in elevation in Watauga County. The largest portion of the County falls in the 3,001 to 3,500 feet above sea level category. However, about 25% of the County is greater than 3,501 feet and above.

ILLUSTRATION 4

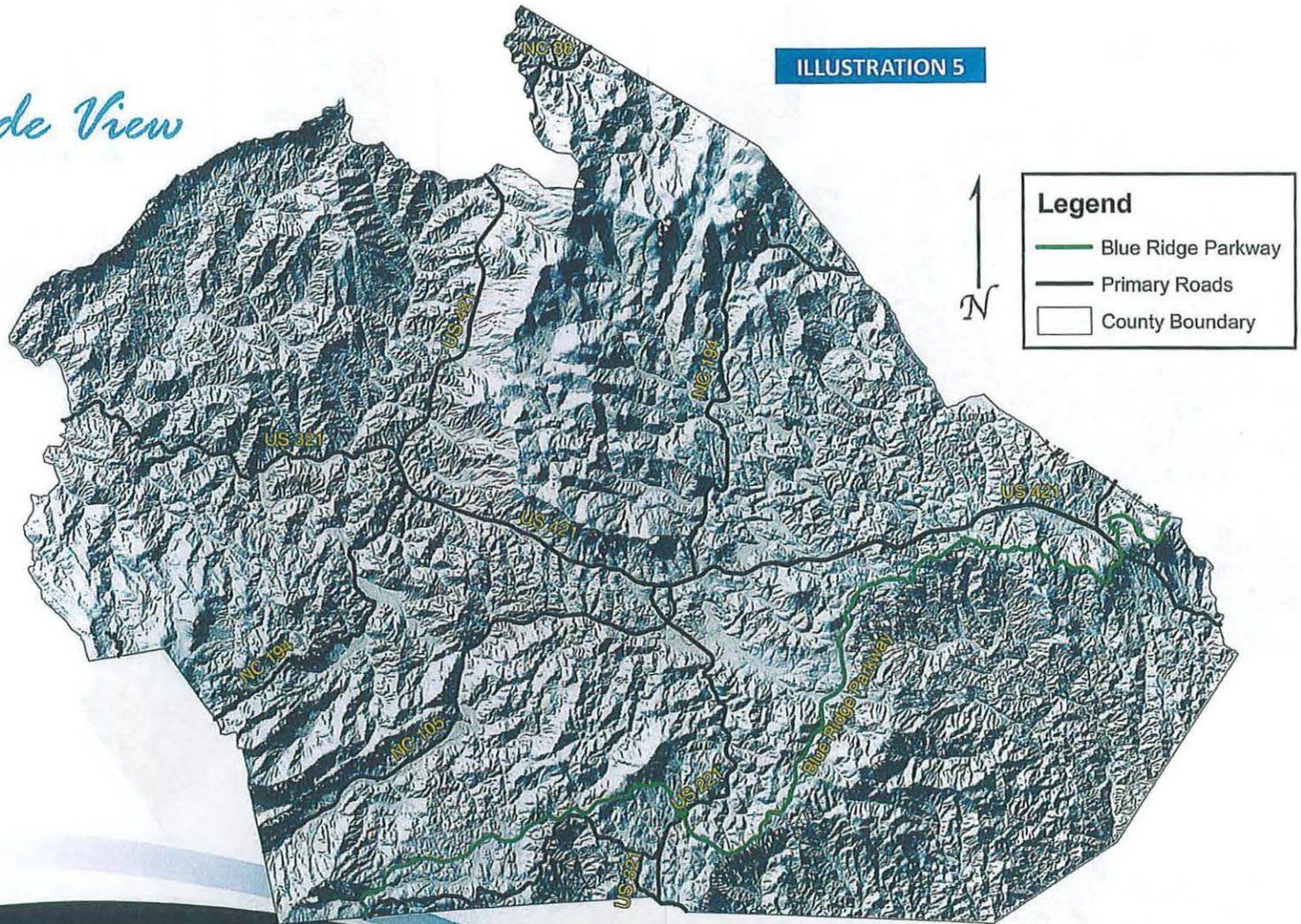


Source: North Carolina Department of Transportation Lidar data obtained from [www.nctoolbox.com](http://www.nctoolbox.com), Martin-McGill, Inc. research

# Hill Shade View

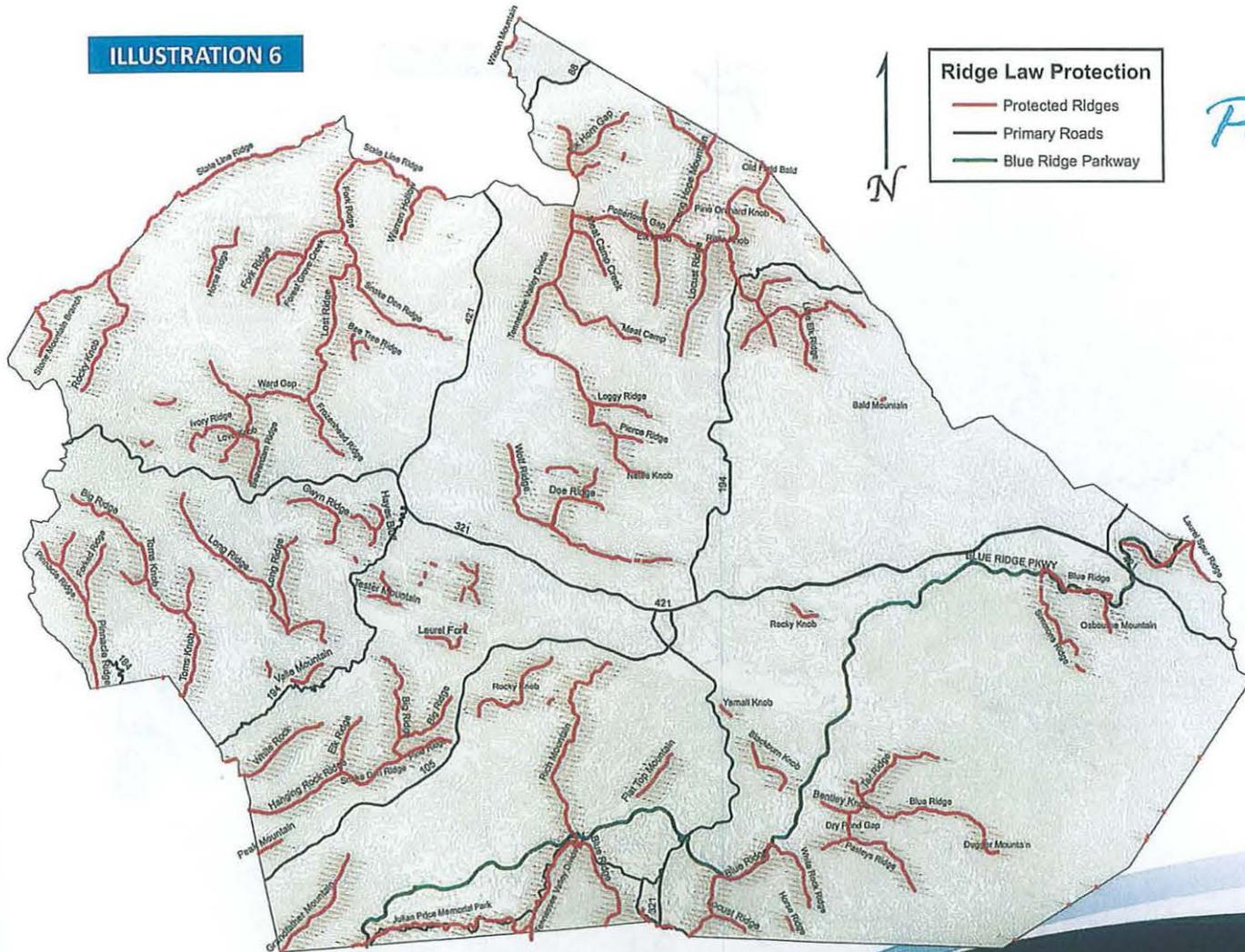
The Hill Shade View Map (Illustration 5) provides an alternate view of the topographic features of Watauga County. This map, along with the Topographic, Elevation and Slope Maps, provides a picture of the rugged and diverse landscape of the County. This graphic representation presents the relief of the landscape as viewed from the west quadrant of the map.

ILLUSTRATION 5



Source: North Carolina Department of Transportation Lidar data obtained from [www.ncfloodsinfo.com](http://www.ncfloodsinfo.com)

ILLUSTRATION 6



# Protected Ridges

- In 1983, The General Assembly adopted North Carolina General Statute 113A-205-448, known as the "Mountain Ridge Protection Act." The regulations contained therein apply to mountain ridges with an elevation of 500 feet or more above the valley floor. The regulated portion of the ridge is the area within 100 feet below the elevation of the crest of the mountain.
- The Act prohibits "tall buildings or structures" on protected mountain ridges.
- A "tall building or structure" has a vertical height of more than 40 feet measured from the top of the foundation to its highest point.
- Tall buildings or structures may not protrude above the crest of the ridge by more than 35 feet.
- Certain structures and building projections are not regulated under the Act, including towers for communications, electricity, telephone, television and radio, structures such as chimneys, spires, steeples, antennas, windmills, etc., and structures designated as National Historic Sites.

Source: North Carolina Department of Environment and Natural Resources, United States Geological Survey, Martin-McGill, Inc. research

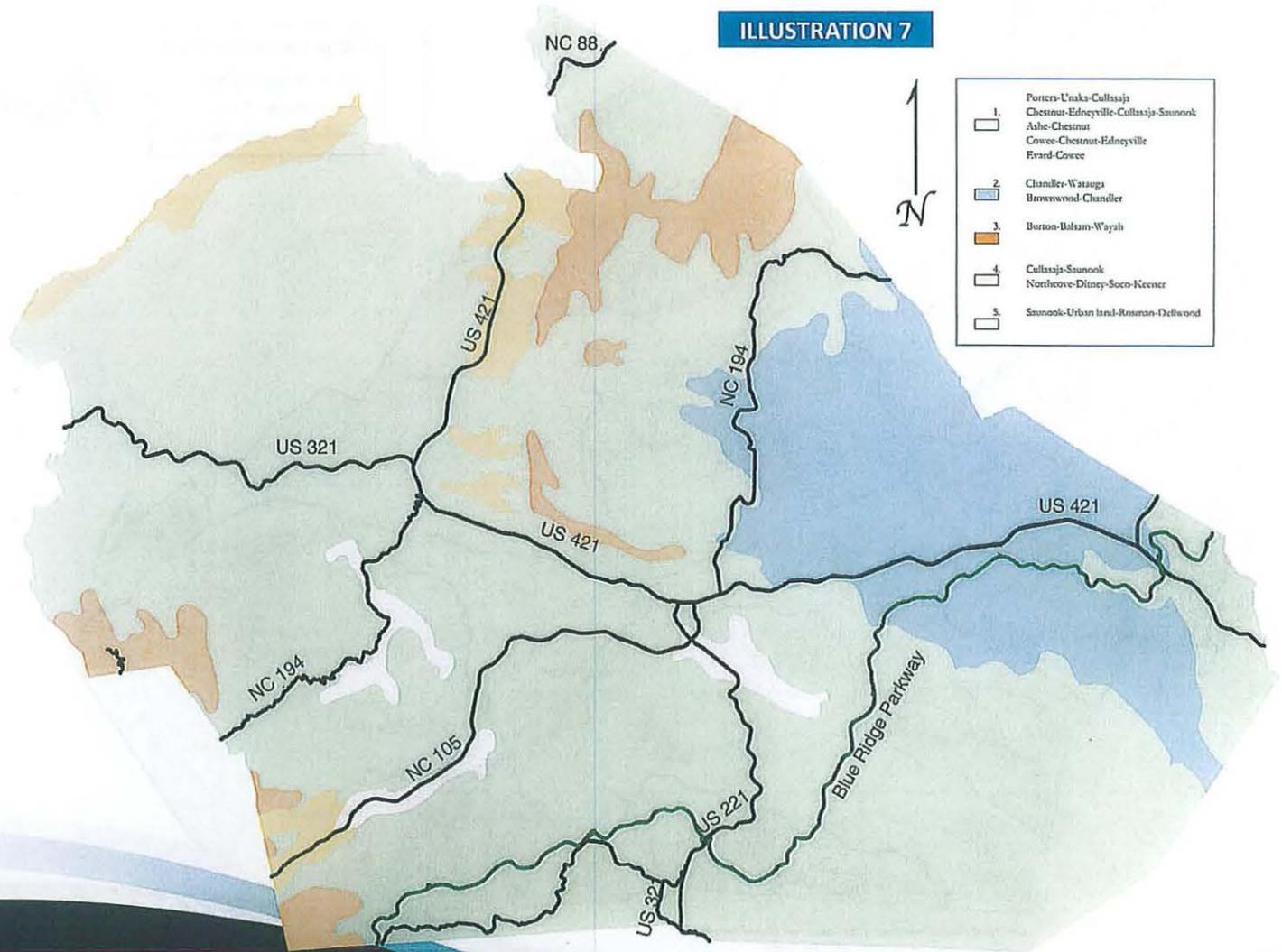
# 28 Soil Types

The Soil Map shown in Illustration 7 combines 11 different series of soil types within the Soil Orders of Ultisols and Inceptisols into smaller groups that have similar characteristics.

- Group 1 soils are soils with bedrock issues, rocky soils and are typically high in Mica content.
- Group 2 soils are also high in Mica content and as a result are highly erosive and not easily compacted.
- Group 3 soils are high elevation soils usually having rocky, steep slopes.
- Group 4 soils are typically found in coves. They are colluvium soils that are loose and have been transported by gravity.
- Group 5 soils include soils having characteristics of cove type soils and urban soils. A portion of this group contains floodplain soils, which are frequently wet and often contain springs and seeps.

The type of soil can have a direct bearing on the suitability of that land for different uses. Thus, soil type may be a limiting factor for some applications.

The Natural Resources Conservation Service maintains maps and publications delineating all the different soils in Watauga County. Included are nearly 80 different series.

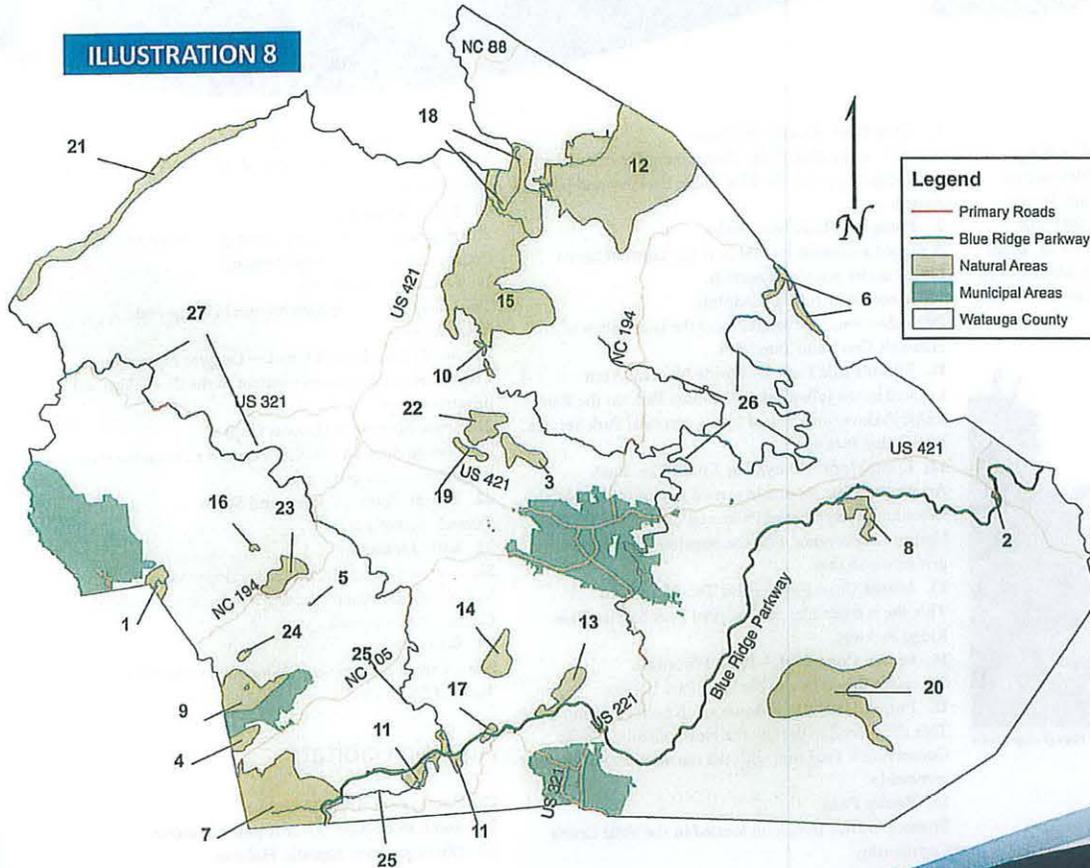


Source: Natural Resources Conservation Service, Martin-McGill, Inc., r220202b

# Watauga County Significant Natural Areas

Watauga County has several sites designated as natural heritage areas or significant natural areas in the report, "An Inventory of the Significant Natural Areas of Watauga County, North Carolina," produced in 2000 by the North Carolina Natural Heritage Program. It names many sites in the County as significant. It breaks them into Terrestrial Sites and Aquatic Habitats. All of the sites, according to the North Carolina Natural Heritage Program, have one of the following designations: national, state, regional or county significance. The following is a list of the sites with matching numbers for reference to the Watauga County Significant Natural Areas Map shown in Illustration 8, along with acreages as recorded by the North Carolina Department of Environment and Natural Resources, Division of Parks and Recreation, Natural Heritage Program\*. Some of the sites enjoy protection through ownership by federal or state entities. Others are in private ownership.

**ILLUSTRATION 8**



1. Beech Creek Bog – 121.88 acres and 79.19 acres
2. Deep Gap Bog – 11.08 acres
3. Doe Fork Seeps and Forests – 269.88 acres
4. Dun Vegan Mountain – 320.0 acres
5. Dutch Creek Falls – 2.19 acres
6. Gilley Field Station Forests – 95.11 acres and 103.89 acres
7. Grandfather Mountain – 6367.35 acres
8. Grandview Overlook Slopes – 224.06 acres
9. Hanging Rock Mountain – 700.23 acres and 5.04 acres
10. Howards Creek Floodplain – 23.92 acres and 22.12 acres
11. Julian Price Park Wetlands – 129.75 acres and 170.72 acres
12. Long Hope Knob/Elk Knob/The Peak – 7208.61 acres and 86.54 acres and 324.18 acres
13. Moses Cone Park – Flat Top Mountain – 298.17 acres
14. Moses Cone Park – Rich Mountain – 290.78 acres
15. Potato Hill Bog and Seeps – 2992.1 acres
16. Rocky Face – 18.07 acres
17. Sims Creek Old Growth Forest – 47.32 acres
18. Snake Mountain – 377.68 acres and 716.6 acres
19. Snakeden Mountain – 97.24 acres
20. South Fork Laurel Creek – Dugger Mountain – 1854.68 acres
21. Stone Mountain (Locust Gap) – 1148.85 acres
22. Trivette Branch Forests and Seeps – 310.21 acres
23. Valle Mountain – 308.09 acres
24. White Rock – 37.14 acres
25. Boone Fork Aquatic Habitat – 71.36 acres
26. South Fork New River Aquatic Habitat – 1399.6 acres
27. Watauga River Aquatic Habitat – 169.3 acres

\*Source: NC DENR, Dir. of Parks and Recreation, *Natural Heritage Areas, 20080606, Significant Natural Heritage Areas*; NC DENR, Dir. of Parks and Recreation, *Natural Heritage Program, Raleigh, North Carolina.*

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## Significant Natural Areas (continued)

### Terrestrial Sites

#### 1. Beech Creek Bog Natural Area

Portion owned by North Carolina Department of Parks and Recreation as a State Natural Area and the remainder is privately-owned located near Beech Mountain.

#### 2. Deep Gap Bog

Site owned partly by the National Park Service Blue Ridge Parkway and is a Registered Heritage Area and the remainder is privately-owned located near Deep Gap.

#### 3. Doe Fork Seeps and Forests

Privately-owned site located north-northwest of Boone near Rich Mountain.

#### 4. Dun Vegan Mountain

Privately-owned site near the Town of Seven Devils.

#### 5. Dutch Creek Falls

Privately-owned site located near the Valle Crucis Community.

#### 6. Gilley Field Station Forests – Robert Gilley Field Station

Currently being used by the Anthropology and Biology Departments at Appalachian State University for faculty and student research projects and owned by ASU Endowment Fund located in the Todd Community.

#### 7. Grandfather Mountain

A high, rugged mountain located on the Blue Ridge Escarpment. Ownership of Grandfather Mountain is by the U.S. Forest Service, the National Park Service Blue Ridge Parkway, The Nature Conservancy, and private ownership. An agreement (September 29, 2008) to purchase a large portion of Grandfather Mountain by the State of North Carolina became the State's 34th State Park.



Photo by Hugh Merlon

#### 8. Grandview Overlook Slopes

Located on the Blue Ridge Escarpment between Boone and Deep Gap, near the Blue Ridge Parkway and privately owned.

#### 9. Hanging Rock Mountain

A rugged mountain located near the Town of Seven Devils under private ownership.

#### 10. Howards Creek Floodplain

Privately-owned site located near the headwaters of Howards Creek and Tater Hill.

#### 11. Julian Price Park Wetlands Natural Area

Located in the Julian Price Memorial Park on the Blue Ridge Parkway and owned by the National Park Service Blue Ridge Parkway.

#### 12. Long Hope Valley/Elk Knob/The Peak

An Amphibolite mountain owned in part by the North Carolina Department of Parks and Recreation and The Nature Conservancy with the remaining portion under private ownership.

#### 13. Moses Cone Park—Flat Top Mountain

This site is owned by the National Park Service Blue Ridge Parkway.

#### 14. Moses Cone Park – Rich Mountain

Site ownership is by the National Park Service.

#### 15. Potato Hill/Rich Mountain Knob/Harmon Bald

This site owned in part by the North Carolina Plant Conservation Program, with the remainder under private ownership.

#### 16. Rocky Face

Privately-owned mountain located in the Valle Crucis Community.

#### 17. Sims Creek Old Growth

This site is owned by the National Park Service Blue Ridge Parkway.

#### 18. Snake Mountain

A high mountain top ridge located in northern Watauga County and under private ownership.

#### 19. Snakeden Mountain

This site is part of the Rich Mountain Ridge and privately-owned.

#### 20. South Fork Laurel Creek—Dugger Mountain

Located on the eastern escarpment of the Blue Ridge and privately owned.

#### 21. Stone Mountain (Locust Gap)

An elevated ridge on the North Carolina-Tennessee state line under private ownership.

#### 22. Trivett Branch Forests and Seeps

Privately-owned site.

#### 23. Valle Mountain

Site is a small mountain with steep slopes located in the Valle Crucis Community and privately-owned by the Valle Crucis Mission School.

#### 24. White Rock

Site is a small privately-owned mountain northwest of the Town of Seven Devils.

### Aquatic Habitats

#### 25. Boone Fork Aquatic Habitat

#### 26. South Fork New River Aquatic Habitat

#### 27. Watauga River Aquatic Habitat

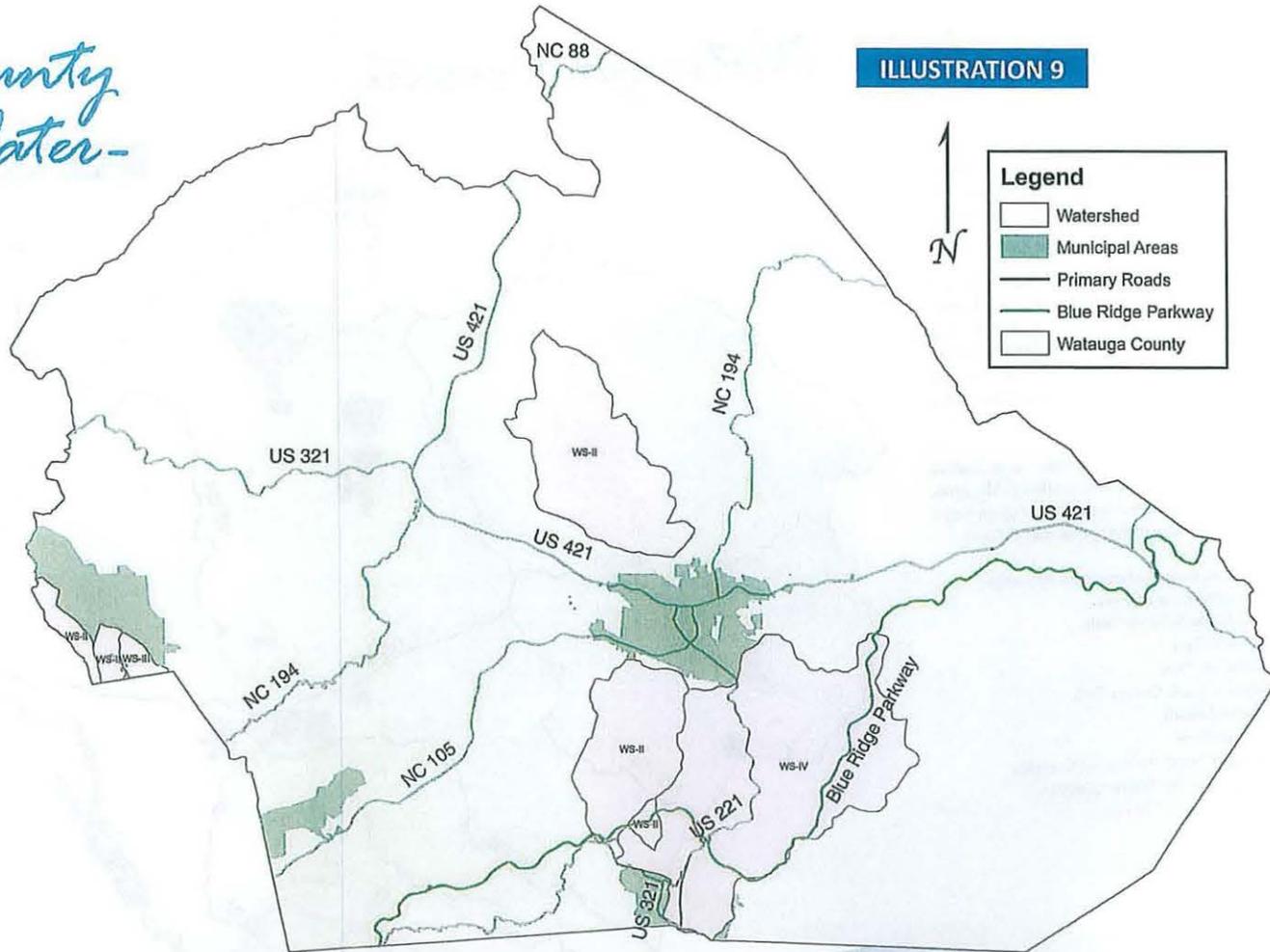
# Watauga County Drinking Water- Watersheds

## Watershed Protection

The Legislature of the state of North Carolina delegates the responsibility to Watauga County to adopt regulations that provide protection for watersheds. New development is subject to the restrictions of the watershed ordinance.

### Protected watersheds include:

- Winklers Creek
- Howards Creek
- Norris Branch
- Flat Top Branch
- Pond Creek
- South Fork New River



# Public Lands in Watauga County

Watauga County enjoys a large amount of public land owned by the federal government. It is mostly located in the southern portion of Watauga County and is part of the Blue Ridge Parkway and properties accessed from the Parkway.

Properties owned by the state of North Carolina include Elk Knob State Park in northern Watauga County, which has the second highest peak in Watauga County, and the property around Grandfather Mountain. The state of North Carolina also owns much property in and around Boone occupied by Appalachian State University.

Watauga County owns properties that include government buildings, schools, recreation fields, gyms, swimming pools and others. A partial list of the principal County operated and/or owned properties follows:

- Watauga County Government Buildings
- Watauga County Schools
- Anne Marie Softball Fields
- Complex Field
- Brookshire Park
- Howards Knob County Park
- Industrial Fields
- Optimist Park
- Watauga County Swimming Complex
- Watauga County Tennis Complex
- Watauga County Tot Lot

ILLUSTRATION 10

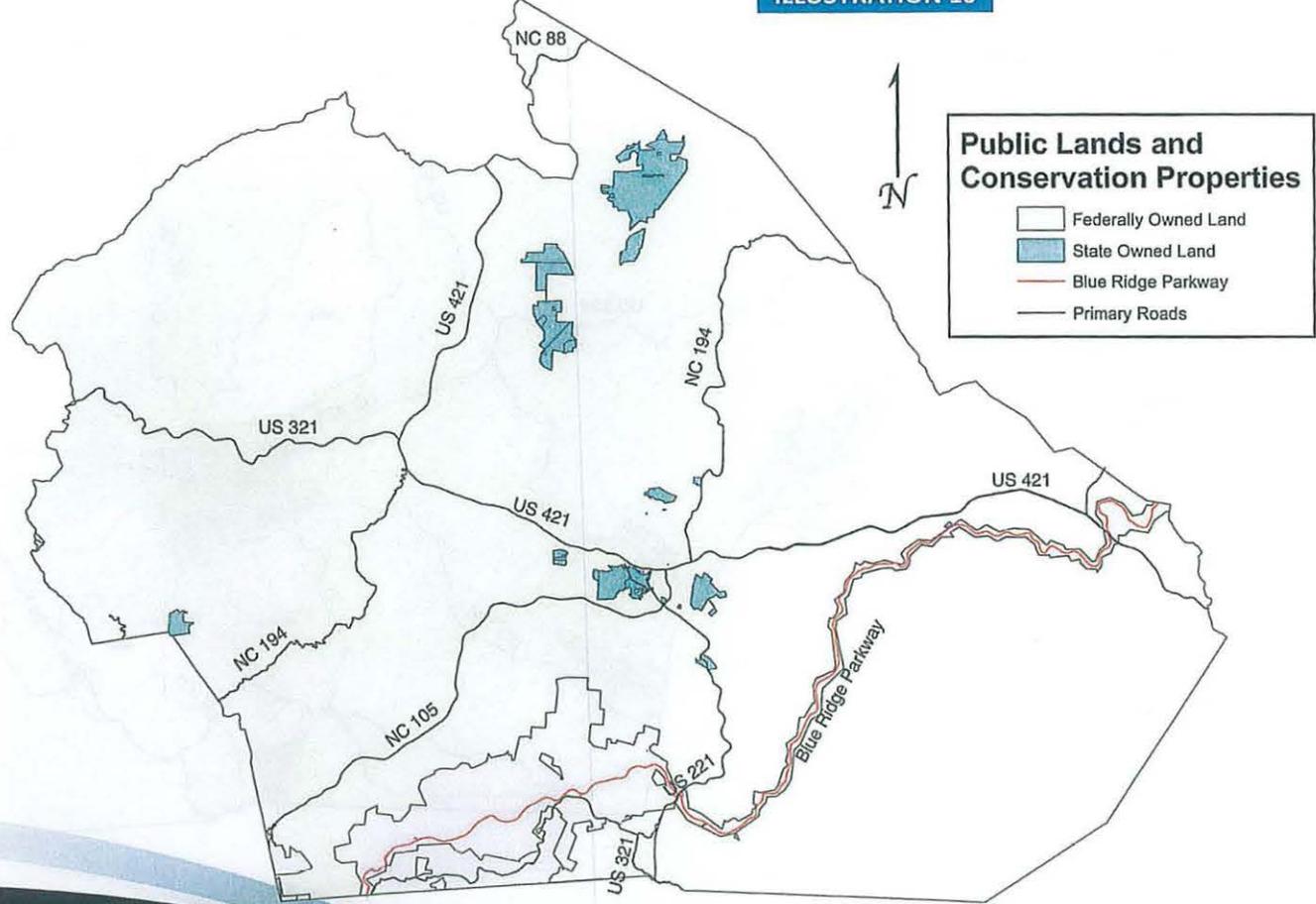
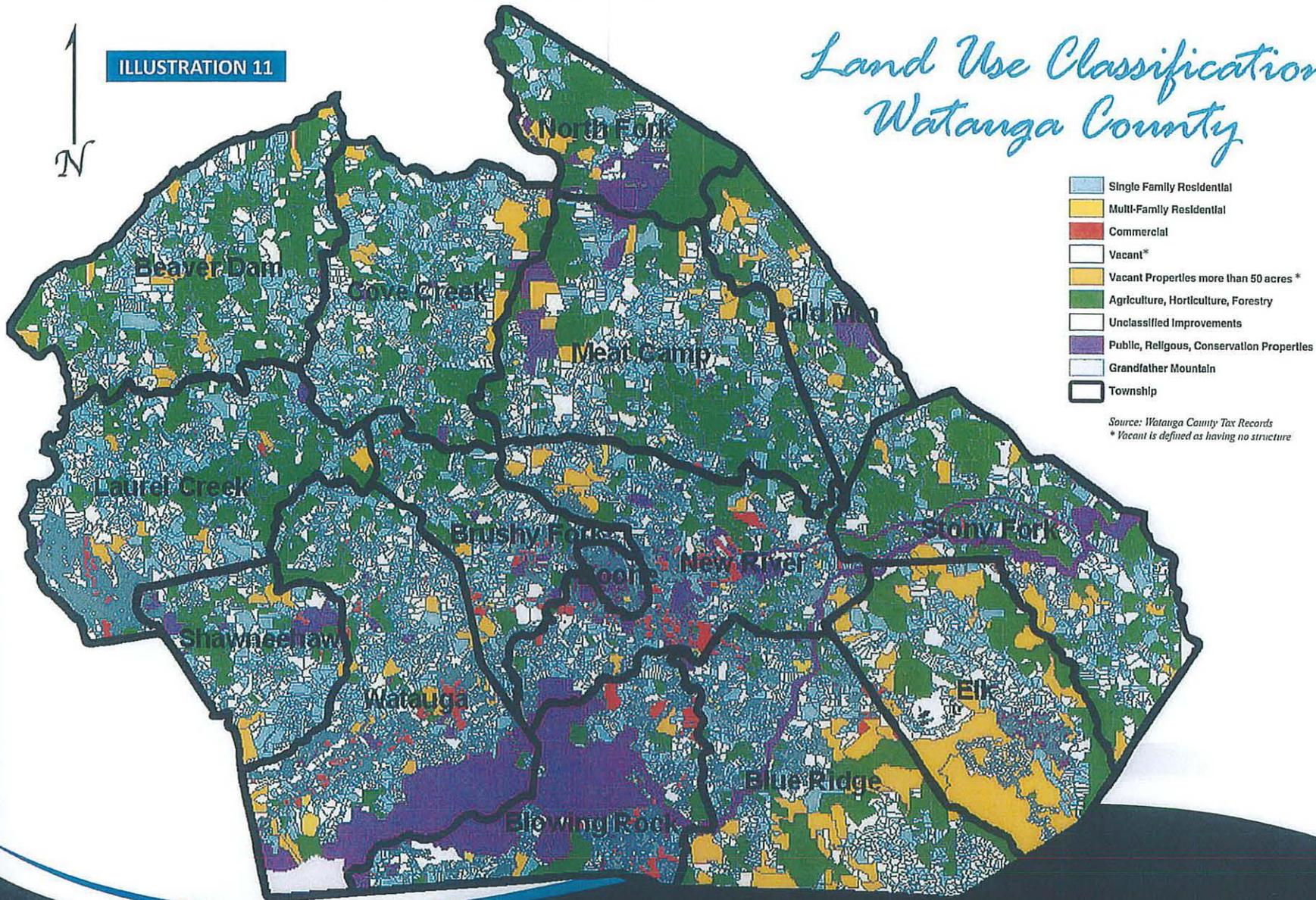
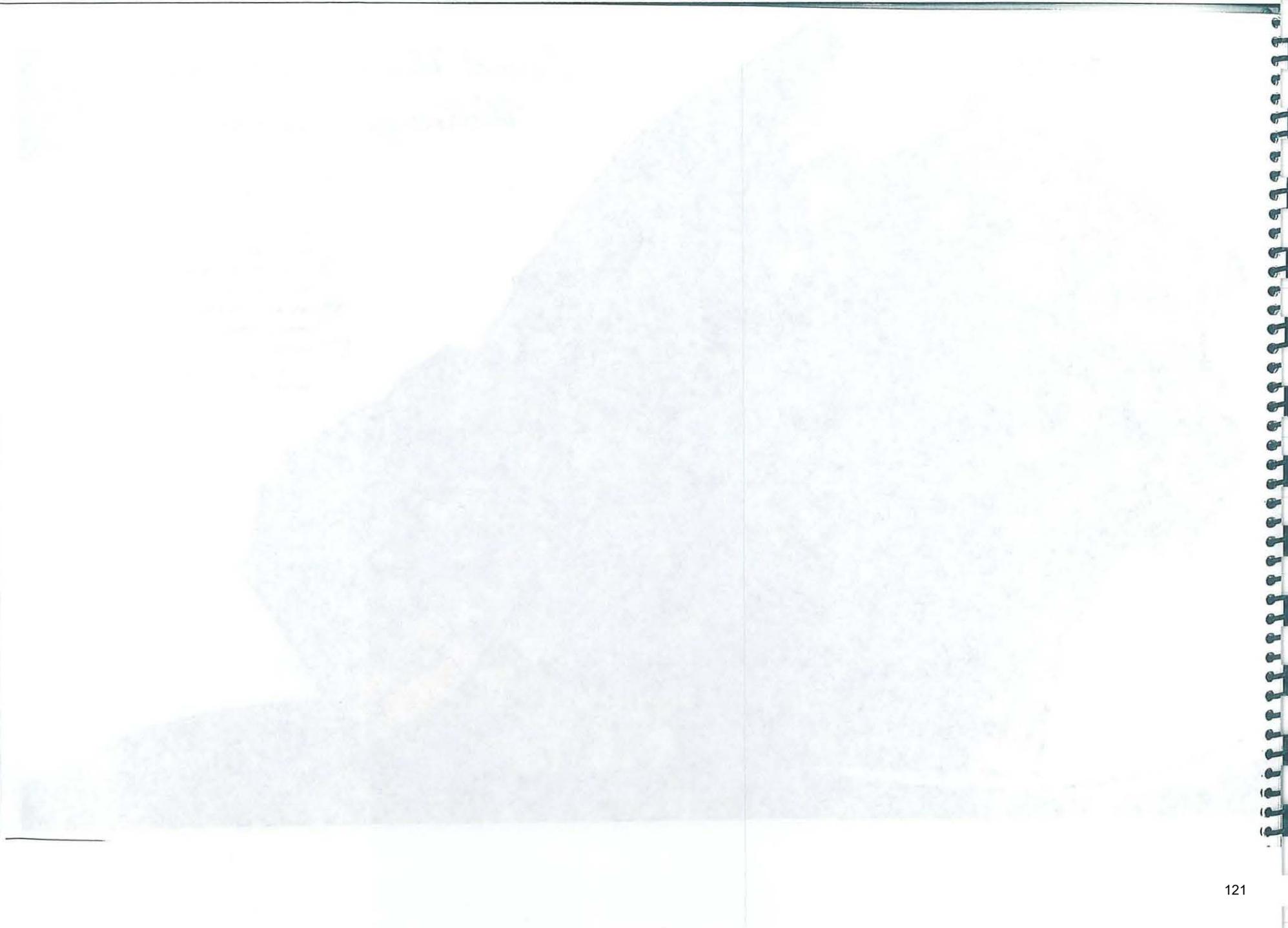


ILLUSTRATION 11

# Land Use Classification Watauga County





Section 3

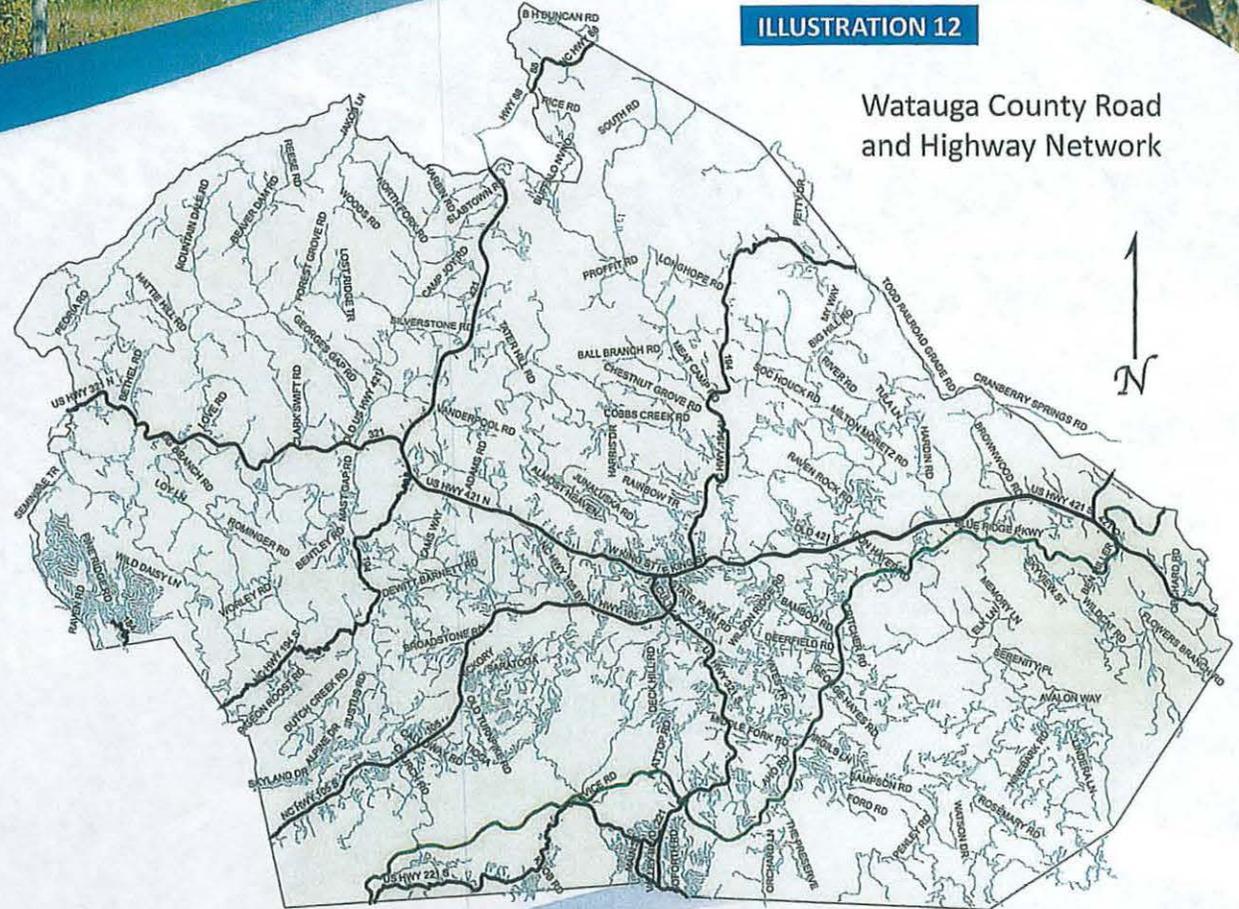
# Transportation



# Transportation Planning

ILLUSTRATION 12

Watauga County Road and Highway Network



## Preface

Watauga County's goal is to achieve an efficient and balanced transportation system that combines motorized and non-motorized modes of transportation. Specific objectives include:

- An efficient and integrated multi-modal transportation system.
- A transportation system that is affordable and accessible to all users.
- A multi-modal transportation system that supports future development and preserves community character.
- A regionally integrated transportation planning process.

The principal highways in Watauga County are U.S. 321, U.S. 221, U.S. 421, N.C. 105, N.C. 194 and N.C. 88. These roads form the backbone of the County's transportation network (Illustration 12). In Watauga County, current transportation modes are limited to surface transportation, including vehicles, bicycles and pedestrians. The County does not have a public airport or any navigable waters. Public perceptions about transportation are summarized as follows:

- In a survey conducted by Professors Dragan Stefanovic and Marvin Hoffman of Appalachian State University in 2007, the need for "improved roads and traffic flow" was a primary finding, with 72% of respondents favoring a bypass around Boone.
- In a survey related to recreation management conducted by Dr. Eric Frauman and Dr. Sarah Banks of Appalachian State University in 2006-2007, respondents named traffic as a primary concern.
- In a survey administered by Watauga County and Martin-McGill, Inc. in 2008, respondents named traffic congestion second in a list of top ten issues. The respondents' suggestions included:
  - The desire for a Boone bypass, also called the Daniel Boone Parkway.
  - The desire for continued improvements to U.S. 421 and U.S. 321, and the development of those roads as commercial corridors.
  - Improvement of the Highway 105/Broadstone Road intersection.

# Transportation Planning

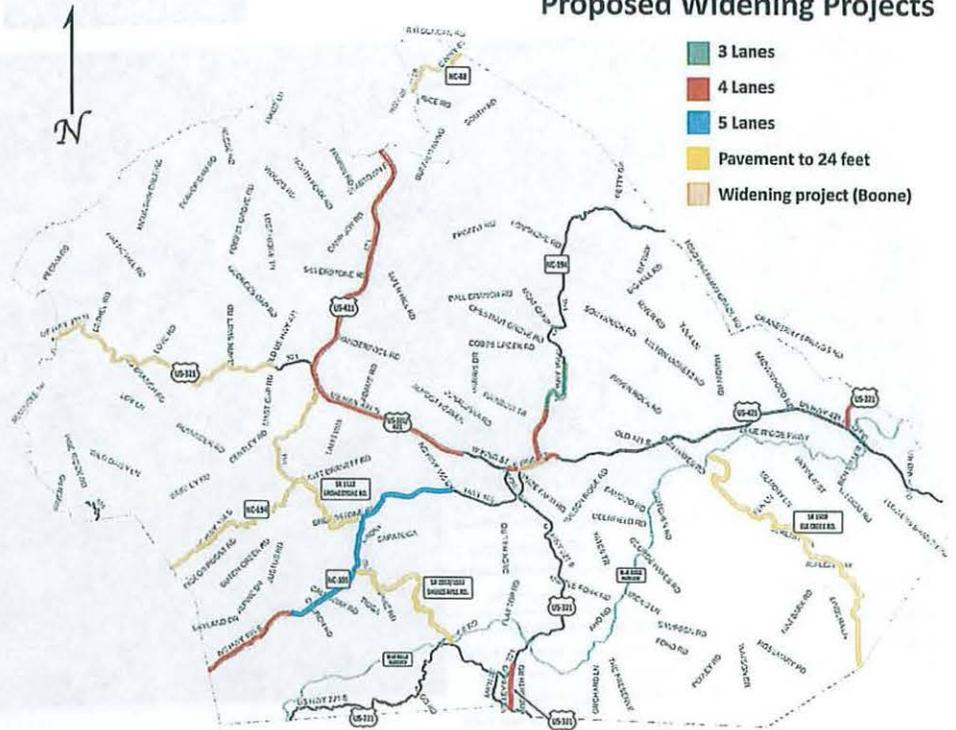
## Transportation Findings

In 2002, the North Carolina Department of Transportation's Small Urban Planning Unit developed the current Thoroughfare Plan for Watauga County. "The primary objective of this plan is to reduce traffic congestion and improve safety by eliminating existing and projected deficiencies in the transportation system." Twelve (12) highway recommendations were made in the plan, grouped as principal and minor arterials and major and minor collectors. Other plan recommendations deal with replacing several functionally obsolete bridges and fifteen (15) structurally deficient bridges.

ILLUSTRATION 13

### Proposed Widening Projects

- 3 Lanes
- 4 Lanes
- 5 Lanes
- Pavement to 24 feet
- Widening project (Boone)



#### Principal Arterials (See Transportation Map)

- US 421: four-lane divided facility on new location from NC 194 to 2 miles east of US 221 for 11.9 miles. (Project is complete)
- NC 105: widen roadway from western Boone Urban Planning Boundary to the Avery County line.
- US 321 (South of Boone): widen roadway to a four-lane facility from just north of US 221 interchange to the Caldwell County Line. (project to begin in 2010)
- US 321 (West of Boone): widen from 10-foot lanes to 12-foot lanes from Cove Creek Bridge to Avery County.

#### Minor Arterials

- US 421 (North of Boone): widen roadway to a multi-lane facility from US 321 in Boone to the Tennessee state line.
- US 221: widen roadway to a four-lane divided facility from US 421 to the Ashe County Line. (This project is funded in the TIP)

#### Major Collectors

- NC 194 (North of Boone): widen roadway to a four-lane divided facility from US 421 to SR 1306 (Howards Creek Road), and widen the roadway from SR 1306 to SR 1327 (Jack Hayes Road) to a three-lane.
- NC 194 (South of Boone): widen existing 9- or 10-foot lanes to 10- and 11-foot lanes from US 421 to Avery County. (This project is funded in the TIP)
- NC 88: widen from 9-foot lanes to 10-foot lanes from Ashe County line to Tennessee line.

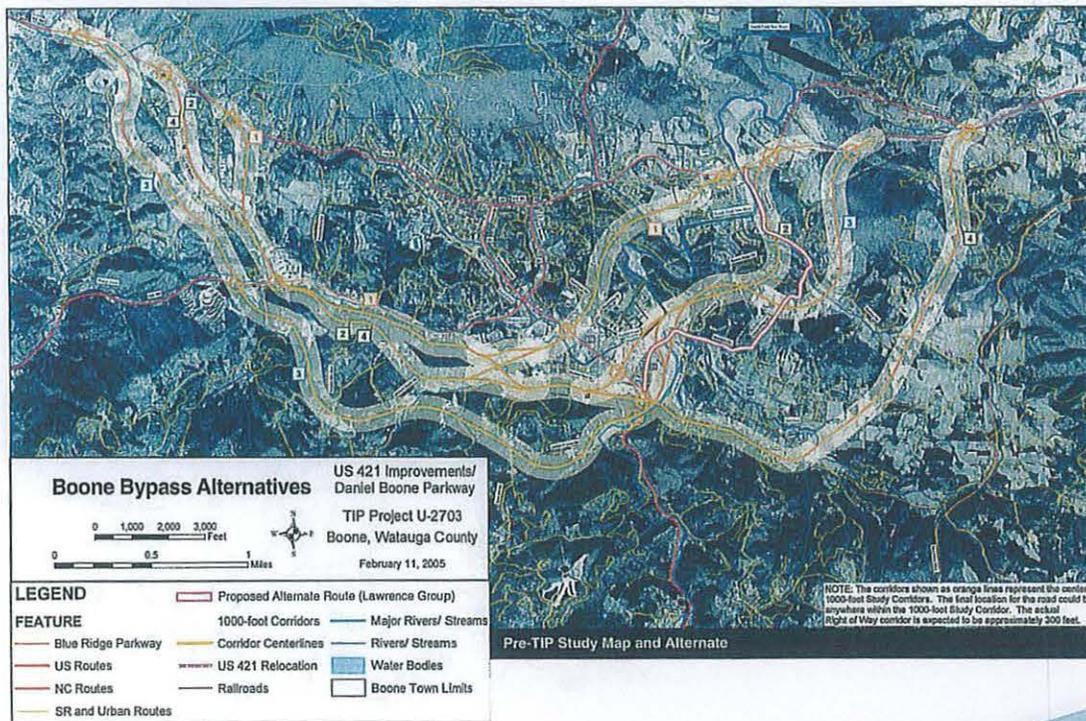
#### Minor Collectors

- SR 1557/1552 (Shulls Mill Road): improve from 8- and 10-foot lanes to 11-foot lanes from SR 1568 (Old Shulls Mill Road) to US 221.
- SR 1112 (Broadstone Road): install a right turning lane in front of the Valle Crucis Elementary School.
- SR 1508 (Elk Creek Road): improve from 9-foot lanes to 11-foot lanes from SR 1583 (Wes Randall Road) to US 421.

# Transportation Planning

ILLUSTRATION 14

## The Boone Bypass



- Many of the issues related to transportation planning in Watauga County deal with traffic congestion, and particularly traffic congestion in Boone. Survey respondents believe a bypass around Boone is the answer to the problem. An alternate route around Boone will need to provide easy access points for those whose end destination is Boone.
- Boone also has a Thoroughfare Plan. The first plan was completed in 1964, the second in 1976, and the most recent in 1992. A major element in each of the plans was the construction of a route to bypass Boone. The NCDOT outlined possible routes in the 1992 plan. Some of these routes are similar to the Pre-TIP Study Plan developed and released in 2008 that contains several potential routes.
- Several routes for a Boone bypass have been proposed (Illustration 14). Most routes require new road construction. The Lawrence Group, in their development of a Land Use Master Plan for Boone, has proposed yet another route. It utilizes a combination of existing roads and new segments to create an alternate route.
- Regardless of which route is eventually agreed upon, the public believes that the Boone bypass is the most important road project in the County.

# Transportation Planning

- Watauga County's public transportation authority is the AppalCART. It serves all of Watauga County and operates as a coordinated effort between local, state and federal governments, human service agencies and Appalachian State University. AppalCART provides numerous Boone routes free of charge and provides rural routes via van to destinations such as Zionville, Foscoe, Matney, Meat Camp, Blowing Rock, Deep Gap and Cove Creek for a route fee. All routes are open to the public. Out-of-county routes to Winston-Salem, Hickory and Charlotte are available for residents to attend medical appointments.
- The County does not have a public airport, but there is a short, private airstrip in the Kellwood/Bamboo area. The nearest airports providing commercial passenger service are in Charlotte, Greensboro, Asheville, North Carolina, and Blountville, Tennessee. General aviation airports with runways over 5,500 feet are located in North Wilkesboro, Morganton/Lenoir and Hickory.
- The Piedmont Authority of Regional Transportation also provides two round trips per day to Boone from Greensboro with service to certain towns and hospitals in between.
- The Hickory "Hop" currently provides a shuttle service between Watauga County and the Charlotte airport at four scheduled times daily, seven days each week.

## Recommendations

### Highways

- Town of Boone, County, High Country Council of Governments (RPO), NCDOT, ASU and citizens groups should work together to resolve the issue of routing for a Boone Bypass, which is considered to be the top transportation priority by the public. A group representing these interests is urgently needed to work toward resolution of this important issue.
- Watauga County should work with NCDOT officials to promote, establish priorities, and facilitate progress toward completing projects identified in the Watauga County and Boone Thoroughfare Plans.
- Priority should be given to the following Projects:
  - Hwy. 194 to four-lane from U.S. 421 to Howard's Creek Road, and multi-lane from Howard's Creek Road to Jack Hayes Road.
  - U.S. 421 N to multi-lane from Boone to the intersection of U.S. 421/U.S. 321 in Vilas.
  - N.C. Hwy 105 S to multi-lane from the Boone municipal limits to Avery County.
  - Multi-lane U.S. 421 S (King Street) from Hardin Street to N.C. Hwy 194.
  - Multi-lane Old U.S. 421 from U.S. 421 S to the high school.
- NCDOT should schedule paving of all public gravel roads to NCDOT standards as feasible.

### Multimodal

- Town, County, High Country Council of Governments, and NCDOT officials should place strong emphasis on creating roadways that are safe for all modes of transportation, including bicycles and pedestrians.
- Expand AppalCART rural routes and decrease the service intervals between existing stops so that more people have the opportunity to ride and waiting times are shorter.
- Expanded corridors for AppalCART should include U.S 421 in both directions in the County, U.S. 321 toward Blowing Rock, and N.C. Hwy 194 to Green Valley School. Assess the heaviest population areas of the County and provide service as practical to those areas.
- Expand AppalCART service to affordable housing projects as feasible.
- Create Park-n-Ride lots outside of Boone and provide AppalCART service to these lots in order to capitalize on the use of mass-transit and reduce downtown congestion.
- Boone and ASU should work together to: Promote and provide more environmentally friendly, greener, safer and sustainable transportation modes, especially pedestrian and bicycles.

- Provide more parking areas for bicycles at ASU and in business areas.
- Encourage ASU to consider further limiting the number of students who can bring their vehicles to the University campus. Removing freshman and sophomore students' vehicles from the campus would remove them from the roadways in the busiest times of day. A balanced approach incorporating both new parking areas and limiting students having vehicles on campus would help alleviate traffic congestion.

### Transportation Planning

- Local government should show solidarity in their desires to encourage the NCDOT to proceed with improvements already identified as needed in the County and the Town of Boone. The working association among Appalachian State University, Watauga County, Boone, Blowing Rock, High Country Council of Government, High Country Rural Planning Organization, and the NCDOT should be strengthened.
- Adopt minimum standards for new and redesigned roads that specify the creation of bicycle lanes and sidewalks that promote safe alternatives.
- Encourage a study by NCDOT to ascertain where and if roundabouts might be utilized to enhance traffic flow and reduce congestion.



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# Section 4 Economic Development

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*Photo courtesy Blowing Rock, LLC*

# Economic Development

## Preface

The economy in Watauga County is diverse. The principal economic segments that drive the County's economy include education, tourism, healthcare, finance, construction, services and agriculture. In 2008, Policom Corporation ranked Boone 96th among 577 micropolitan areas in the U.S. for economic strength.

## Findings

- **Quality of Life** - The concern for preserving and improving "quality of life" is a theme that permeates all aspects of Watauga County's future. All efforts to promote economic development should focus on "better rather than bigger" and enhancing "quality of life."
- **Gateways** - Watauga County's principal transportation corridors are also its major economic corridors. They are "economic gateways" into the community. These corridors offer visitors their first perception of Watauga and they are therefore an essential element of planning for the future. The primary corridors include US 421, US 321 and NC Hwy 105.

- The Deep Gap area is of particular importance since it contains much of the most desirable land for development and has good transportation accessibility.

## Economic Development Infrastructure

- The economic development related organizations are charged with various aspects of economic promotion and support in Watauga County. While each is important, there is a growing need to achieve a higher degree of cooperation and ensure that the array of activities collectively promote established core objectives.
- **Critical Economic Sectors** - Watauga County's key economic sectors are education and research, tourism and recreation, the medical services field, construction, and existing business and industry.

## Education/Research

- Appalachian State University is the largest employer in Watauga County. In September 2008, it had over 5,000 total full-time and temporary employees.

In 2008, the Center for Economic Research & Policy Analysis at ASU released the report *Economic and Tax Revenue Impacts*, which found that:

- (1) ASU contributed \$125 million to the region in earnings and had a \$506 million total impact on the regional economy.
  - (2) ASU brought \$185 million in state appropriations, tuition and fees, grants, contracts and gifts to the region.
  - (3) A 10% increase in enrollment (1,500 students) will generate an additional \$56 million in economic activity and will create an additional 572 jobs on campus and throughout the region.
- Planning among ASU, Boone and Watauga County is very important. A heightened degree of cooperation and coordination at the highest levels is warranted and finding ways to enhance this essential partnering is a strategic challenge for the community.
  - Caldwell Community College & Technical Institute (CC&TI), Watauga Campus is a valuable resource for Watauga County. It can provide the education essential for the technological jobs needed in today's workplace.

## Medical/Research

- The second largest employer in the County is Appalachian Regional Healthcare System. In 2008, it had 1,600 employees.
- Appalachian Regional Healthcare System has become the predominant regional medical center.

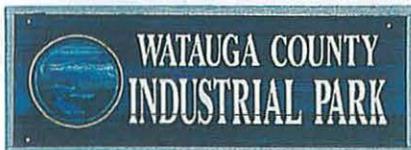
## Tourism and Recreation

- Tourism has a profound effect on the economy in Watauga County. It is the largest driver of the economy apart from ASU. The study, "The Economic Impact of Travel on North Carolina Counties", states that in 2007, Watauga tourism generated \$191.5 million in expenditures and a tourism payroll of \$43.56 million for 2,580 jobholders.
- Ample recreational opportunities, including fishing, hiking, biking, skiing, rafting, canoeing, kayaking, rock climbing and ASU athletic events, also add to the appeal of the County and contribute to the economy.
- Watauga County is a hub for many tourism activities that take place throughout the region. Visitors to adjoining counties make Boone the base of their activities for lodging, dining, medical services and other services.
- Watauga County's recreational opportunities are enhanced by its unique and diverse environment, which includes assets such as the Blue Ridge Parkway, Mountain to Sea Trail, Elk Knob State Park, Grandfather Mountain State Park, New River, Watauga River and many pristine streams.

# Economic Development

## Industry and Business

- Retaining and enhancing existing industry and business is fundamental to the County's economic future. Local officials actively sought to promote economic development in the County with the creation of the Watauga County Industrial Park. The Park, now filled to capacity, provides many jobs to County residents.
- A proposal to create another industrial/multi-use park is under consideration.
- Approximately 35 manufacturing firms conduct business in Watauga County. Most are small "home grown" businesses. The two largest manufacturing businesses in Watauga County are Hospitality Mints and TT Electronics/IRC.
- A major factor in attracting industry and business is the provision of the services they need to thrive. Services such as the provision of water, sewer, electricity and communications are very important to almost any kind of business.



## Agriculture

- Watauga County residents have considerable interest in local farming practices and the availability of local foods.
- Over 100 growers produce Fraser Firs in Watauga County.
- Local vegetables and other crops represent an important economic segment.

## Recommendations:

### Strengthening Organization

- Strengthen the focus of Economic Development by making the County the core agency for economic planning, policy interpretation and coordination. Adding resources to this ongoing program would enable the County to assume a more assertive role in economic development. This enhanced program would foster communication, "sustainability" and innovation among existing economic programs and facilitate new initiatives that either strengthen existing programs or create new initiatives designed to generate new economic investments and employment.
- Invest in the creation of a dynamic and comprehensive economic development strategy to better explore and capitalize on potential economic opportunities.
- Encourage and facilitate the provision of essential infrastructure, such as transportation, water, sewer and natural gas, to provide an attractive business climate for potential economic development.
- Work with and coordinate the wide range of economic development resources available to the County, including Advantage West, Appalachian Regional Commission, ASU Center for Entrepreneurship, Committee of 100, Future Forward, High Country Business Network, Service Corps of Retired Executives, Tourism Development Authority, Watauga County Economic Development Commission, and others to explore innovative and fresh concepts. Organize annual or semi-

annual workshops with these entities to create a spirit of cooperation and focus resources.

- Where appropriate, promote regional economic development strategies beyond Watauga County that provide employment opportunities for Watauga County residents.
- Increase promotion of the Watauga Green Business Plan and the concepts it embraces regarding business operations by encouraging participation in the Plan, focusing on "green" or "sustainable" practices.
- Promote the development of renewable energy concepts and participation in renewable energy initiatives.

### Economic Gateways

- Watauga transportation corridors are also economic "Gateways" (Illustration 15) into the County and are critical to the County's economic future. Watauga County should guide development and protect the integrity and potential of these key strategic economic corridors.
- "Gateways" are defined as the entrances or means of access to Watauga County and are identified as the primary arterial highways (US 321, US 421, and NC Hwy 105). Providing attractive as well as functional "Gateways" into Watauga County facilitates both the positive image and economy of the community.
- The economic future of the community is linked to the vitality and appearance of these "Gateways."

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# Economic Gateways



- The quality of life enjoyed by Watauga County citizens and visitors is directly related to the natural environment. The "Gateways" are inextricably linked to the perception of this unique environment and the rich quality of life.
- The aesthetic quality of the "Gateways" concept is vitally important to the economic future of the community. Incentives for property owners and the community should be developed to maintain attractive and compatible development that will enhance the total economic value of the "Gateways" to the community.
- Formulate an individual "Gateway Corridor" strategy for each of the four (4) designated "Gateways."

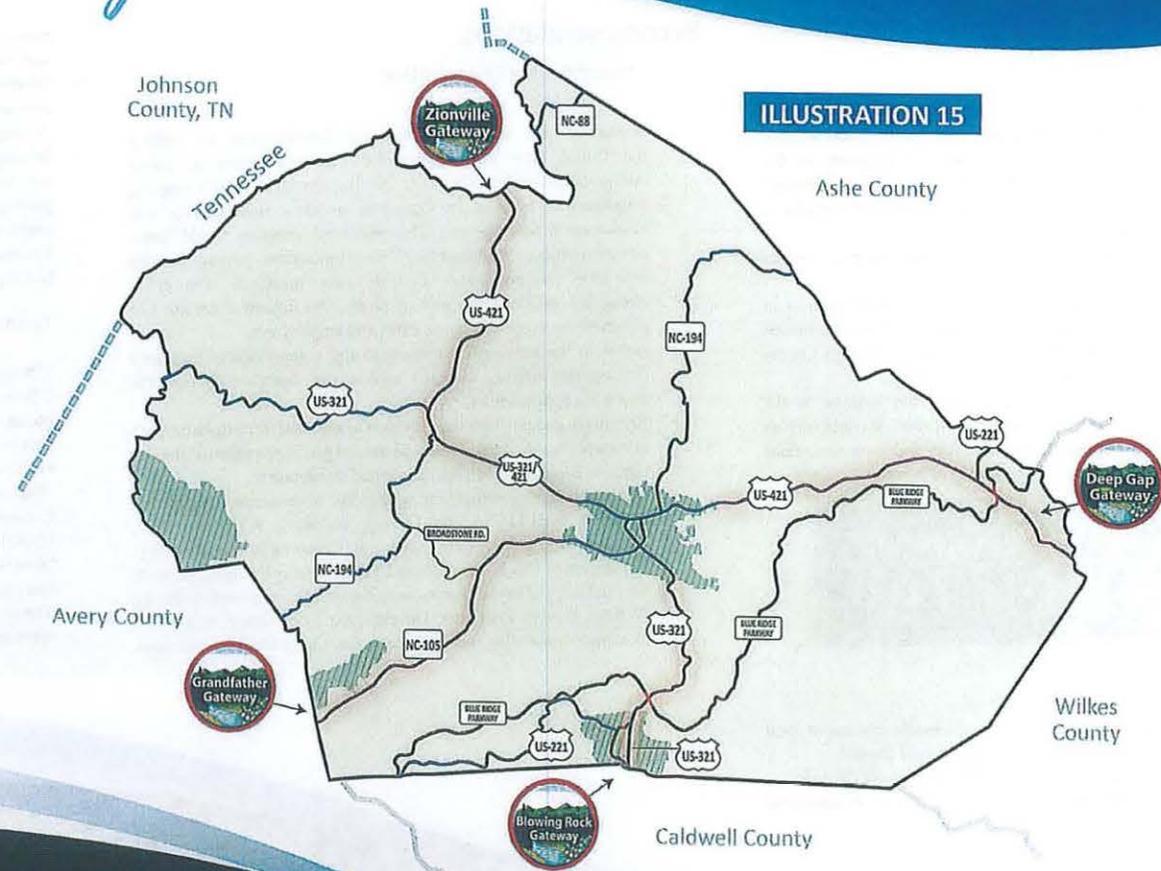
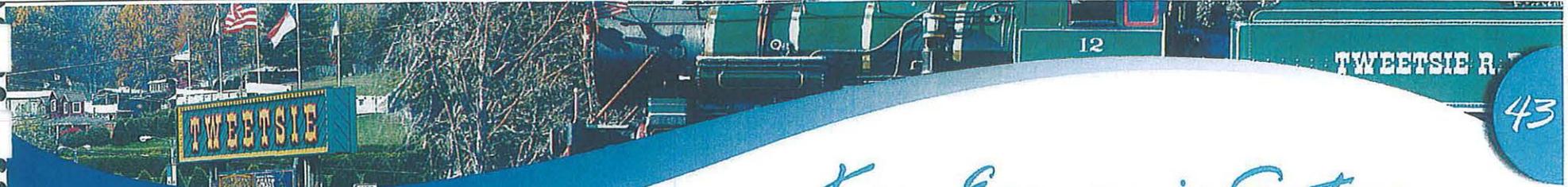


ILLUSTRATION 15



# Key Economic Sectors

## Emphasis on Successful Economic Sectors

- **Education/Research**

- o Work with Appalachian State University to capitalize on University research opportunities.
- o Promote the development of a research park to bring highly skilled employment into the community.
- o Support the University of North Carolina Tomorrow goals mandating that ASU "increase its capacity and commitment to respond to and lead economic transformation and community development."
- o Strengthen the alliance with Appalachian State University and Caldwell Community College & Technical Institute to understand and attain education and skill levels needed by Watauga residents.

- **Medical/Research**

- o Watauga County should work with medical professionals and the Appalachian Regional Healthcare System to facilitate a "medical cluster" concept

to further develop the groundwork that has been laid in making Watauga County a regional medical center.

- o Encourage Appalachian State University and Caldwell Community College & Technical Institute to explore new healthcare ventures related to the nursing programs at each institution.
- o Focus on and promote activities and businesses that are involved in technology, research, education and medicine.

- **Tourism and Recreation**

- o Capitalize on existing tourism by encouraging the Tourism Development Authorities to enhance and increase strategic marketing of Watauga County.
- o Fully develop and promote the greenways concept such as the new greenway connector near the new high school, trails, parks and other eco-tourism assets. These assets are especially important in promoting a healthy life style and quality of life themes.
- o Promote eco-tourism, defined as "environmentally responsible travel and visitation to natural areas," in order to

enjoy and appreciate nature (and any accompanying cultural features).

- **Industry and Business**

- o Develop a commerce/business park site in Watauga County and explore opportunities for a joint venture with Appalachian State University, Caldwell Community College & Technical Institute, and the medical cluster
- o Plan for a flex or shell building in a commerce/business park to meet the demands of potential new businesses.
- o Expand and strengthen support between the community and existing businesses and industry to reassure businesses that their presence is appreciated and their needs are considered.

- **Agriculture**

- o Promote the production of agricultural products, especially those produced organically, to capitalize on the growing demand for local food products. Conduct relevant market research to support a marketing strategy for such products.
- o Find effective ways to facilitate the local farmers markets, and related efforts of

the Watauga County Cooperative Extension. The Farmers Market has grown beyond the capacity of the initial site and a new location is warranted to enable the market to re-consolidate and continue to grow. A strategy is proposed that addresses a new location with expanded hours of operation and greater diversity of products.

- o Promote a grower's cooperative.
- o Promote and explore opportunities in niche markets of food production, such as herbs and spices, grapes (vineyards), strawberries, blueberries, raspberries, and local vegetables, and promote as local foods.
- o Work with local agricultural interests to create an interest group committee to promote agri-tourism and sponsor demonstration projects, such as organic gardening with a living historic farm.

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*Section 5*  
*Water and*  
*Sewer*

*Photo by Hugh Morton*

# Water and Sewer

## Preface

Water is a valuable and precious resource. Stress caused by increasing population and dwindling resources due to drought, pollution and misuse should cause us to look closer at how we use and protect our water resources.

- In a survey conducted by ASU Professors Dragan Stefanovic and Marvin Hoffman in 2007, a primary public response was to "secure the water supply."
- Another survey conducted by Martin-McGill in 2008 for Phase 1 of the "Citizens' Plan for Watauga," identified "water availability" as a top issue for the community.
- Within the County, four municipalities provide water services and three municipalities provide sewer services. Appalachian State University provides its own water supply.
- In 2001, Draper Aden Associates studied and subsequently produced the "Countywide Water and Wastewater Analysis." W.K. Dickson produced the "Water System Hydraulic Analysis and Master Plan" for the Town of Boone in 2004.

- The adequacy of water and sewer is essential for commercial or residential growth. The provision of water and wastewater to areas outside of municipalities is of strategic interest to the County.

## Findings – Water

- The N.C. Public Water Supply Section and the N.C. Division of Water Resources have established a 2008 list that ranks local water systems in three tiers of drought vulnerability. Boone and Blowing Rock are listed as Tier 1, communities having the greatest vulnerability.
- The N.C. Drought Management Advisory Council assigns a drought rating of D-2 and D-3 for Watauga County in 2008, meaning the County had severe to extreme drought conditions.
- The Town of Boone provides water to all residents within the city limits. Water supply lines extend beyond the Town boundary in several areas and serve small numbers of customers outside of the city.
- The W.K. Dickson study revealed that Boone is expected to reach 90% of the maximum capacity of existing water sources by 2009. Based on late 2008 economic trends, Boone Public Utilities

believes that the date may be delayed until 2010 or 2011.

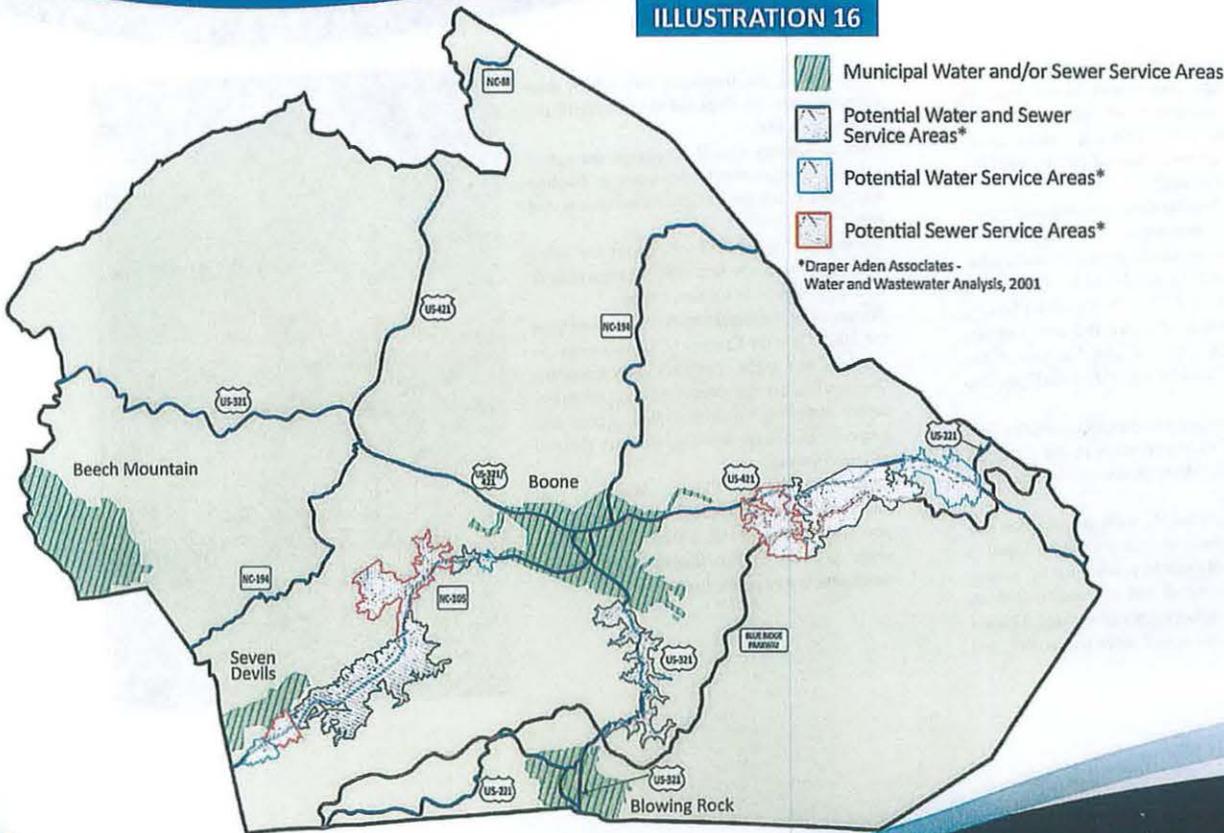
- A new water source called "The New River Project" was proposed to meet Boone's water needs, and a bond referendum on the issue passed in 2008.
- This project would provide an additional supply of 4 million gallons of water per day from the South Fork New River.
- Boone and Watauga County are presently considering the development of water supply lines along the U.S. 321 and 421 corridors and the N.C. Hwy 105 corridor.
- Boone, Blowing Rock and ASU are interconnecting their water supply resources.
- The water supply for Beech Mountain comes from Buckeye Lake located some 2,000 feet below the Town and five miles away.
- The water supply for Seven Devils is provided by wells with storage tanks owned by the Town. Seven Devils is currently conducting a study to determine the adequacy of its water supply.
- Several large developments provide water to their residents, including Hound Ears, Echota, Mill Ridge and the Ponds. Reynolds Blue Ridge also plans to have a water and wastewater treatment system.
- Watauga County is currently not a purveyor of water services.
- The availability and adequacy of ground water will be examined in the coming months as the High Country Council of Governments completes a study of the issue.

## Findings – Sewer

- The Town of Boone provides wastewater treatment to residents and businesses within the Town's limits.
- Appalachian State University relies upon the Town of Boone for provision of sewer service.
- Town of Blowing Rock provides sewer services to most residents within the Town's limits, but none outside of the Town. Blowing Rock is considering the construction of a new wastewater treatment plant south of town in Caldwell County.
- Beech Mountain provides sewer services to most properties in the Town.
- Seven Devils does not provide sewer services. However, there are two private sewer systems serving certain parcels.
- Wastewater treatment systems and service are not available to most residents and businesses outside the municipalities. Private communities providing wastewater treatment include Hound Ears, Echota, Mill Ridge and the Ponds. Reynolds Blue Ridge plans to have a wastewater treatment system.

# Water and Sewer

**ILLUSTRATION 16**



-  Municipal Water and/or Sewer Service Areas
-  Potential Water and Sewer Service Areas\*
-  Potential Water Service Areas\*
-  Potential Sewer Service Areas\*

\*Draper Aden Associates - Water and Wastewater Analysis, 2001

## Findings - 2001 Study Committee

- The Draper Aden study recommends that the County form a study committee regarding water and sewer. The 2001 findings of that committee are as follows:
  1. Identify, designate and protect drinking water supply watersheds.
  2. Have serious conversations between the County and the Town of Boone, as well as other towns, to discuss water and sewer issues.
  3. Consider financially supporting activities, such as surveys, additional technical expertise and financial analysis.

## Recommendations

Potential roles for Watauga County regarding water and/or sewer include:

1. Continue in an undefined role.
2. Assume the role of a purveyor of water and sewer services for unserved areas of the community.
3. Assume a role as planner and facilitator of water and sewer services in the community.

# Water and Sewer

**(Recommendations continued)**

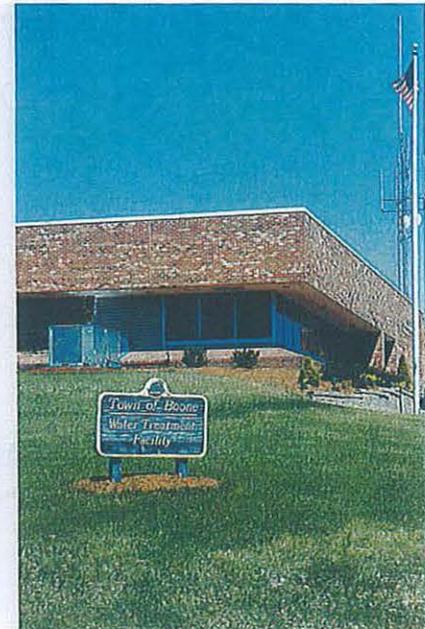
The most appropriate alternative role for Watauga County is the role of planner and facilitator of water and sewer services.

- The County should promote sound water and sewer intergovernmental cooperation, facilitating needed and feasible development of infrastructure and services in areas not currently served, and assume a leadership role by participating in planning, policy making and strategic capital investments.
- The County should plan and implement measures that would improve existing public and private services. Water and wastewater systems and services should continue to be operated by municipalities or other existing purveyors of such services.
- County officials should assign leadership roles at policy and staff levels that would be consistent with the County's assumed role as facilitator.
- County officials should assume a leadership role in identifying and protecting future water sources.

- Watauga County should expect and plan for future strategic investments in the planning and the development of water and sewer infrastructure and services for areas of the County not presently served (where feasibility can be demonstrated).
- The ownership of resulting infrastructure should be assumed by existing service providers.
- Watauga County should reevaluate and update the recommendations (Illustration 16) made by Draper Aden in 2001 that included planning for the provision of water and sewer service to the Foscoe area, and water service to the Tweetsie/321 corridor region and the Deep Gap region.
- Watauga County should work with municipalities to help guide water and sewer to areas targeted for economic development and affordable housing.
- Watauga County should make conservation and protection of water resources a principal goal.
- Watauga County should provide for the proper disposal of chemicals and substances likely to end up in the water supply by making disposal of such items easier and more convenient, and

by increasing the frequency with which toxic substances can be disposed at the landfill and convenience sites.

- Watauga County should encourage the use of indigenous vegetation for landscaping. Planting vegetation that is not indigenous to the area may require more water.
- Watauga County should seek grants and other funding resources to help with the expansion of municipal service to unserved areas.
- Watauga County should work with and support the High Country Council of Governments in reference to a study of ground water resources. Watauga County has requested a comprehensive report regarding water, including surface and ground water, from the High Country Council of Governments.
- Watauga County should lead in an intergovernmental endeavor to develop a 10-year Capital Improvement Plan for water and sewer projects in the interest of economic development and public health.



*Section 6*  
*Key Community*  
*Services*

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*Photo courtesy Blaring Rock TD-1*



# Key Community Services

## Preface

Key community services provided by Watauga County include schools, law enforcement (Sheriff's Office), emergency services and community centers.

## Findings - Schools

- Watauga County elementary schools have 3,028 students in grades kindergarten through eight. The high school enrollment includes 1,445 students in grades nine through twelve (October 2008). Pre-kindergarten students also attend the elementary schools.
- A new high school on the east side of Boone is scheduled to be operational by the 2010-11 academic school year, to replace the existing high school.



Watauga High School under construction, March 2009

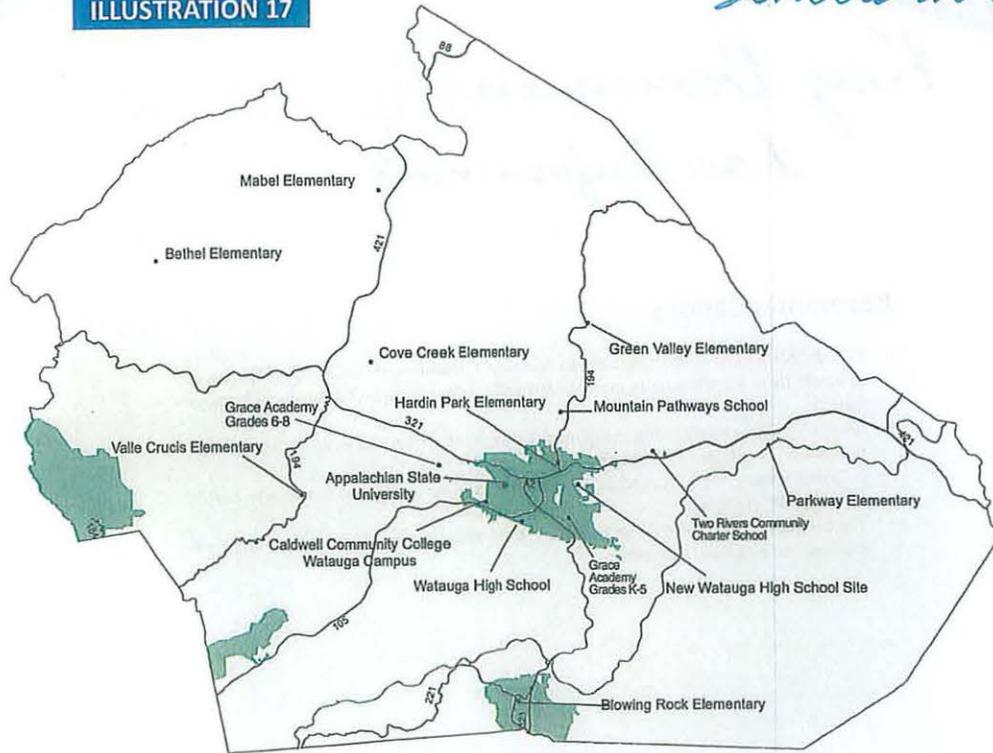
- Enrollment in Watauga County schools is projected to be relatively stable over the next few years, indicating no need for additional schools in the short-term.
- The eight elementary schools are located throughout the County (Illustration 17) and conveniently serve most communities.
- The Watauga County School system has a Facilities Improvement Plan outlining capital improvement needs for facilities through 2018.
- In the 2008-09 academic school year, 77.8% of the schools in Watauga County were recognized as "Schools of Distinction" as compared to only 10% for North Carolina schools overall.
- Based on "End-of-Course" test results, Watauga County students scored higher in grade levels three through eight in reading and math, and scored high on computer skills testing. Watauga students scored higher on 4th, 7th and 10th grade writing tests than the average of students in all North Carolina schools. Similarly, Watauga students scored higher on 5th and 8th grade science tests.
- High school students scored an average of 1,102 on SAT exams, which combine math and critical reading. This is compared to SAT scores averaging 1,007 for all North Carolina students.
- The Watauga County graduation rate was 68.5% in 2008-09 compared to 71.7% for North Carolina.

## Recommendations - Schools

- Implement the following capital improvement projects listed in the Watauga County Schools Facilities Improvement Plan 2008-2018:
  - Provide air conditioning in all schools.
  - Update the media retrieval system in all schools.
  - Construct a new four classroom building for Valle Crucis School and demolish the existing building prone to flooding.
  - Add office space and parking area at the Central Office.
  - Resurface parking areas at several schools.
  - Provide new roofing at most schools.
- Evaluate the prevailing dropout rate and implement a plan to address retention of students.

# Key Community Services Schools in Watauga County

ILLUSTRATION 17



Elementary Schools:		Enrollment (October 2008)	
<i>Kindergarten through Eighth Grade</i>			
Bethel Elementary	Sugar Grove, NC	K-8	134
Blowing Rock Elementary	Blowing Rock, NC	K-8	341
Cove Creek Elementary	Vilas, NC	K-8	282
Green Valley Elementary	Boone, NC	K-8	388
Hardin Park Elementary	Boone, NC	K-8	773
Mabel Elementary	Zionville, NC	K-8	188
Parkway Elementary	Boone, NC	K-8	543
Valle Crucis Elementary	Sugar Grove, NC	K-8	379

High School		Enrollment (October 2008)	
Watauga High School	Boone, NC	9-12	1,445

Public Charter Schools		Enrollment (October 2008)	
Two Rivers Community School	Boone, NC	K-12	260

Private Schools		Enrollment (October 2008)	
Mountain Pathways Montessori	Boone, NC	K-12	75
Grace Academy	Boone, NC	K-12	35



Valle Crucis Elementary

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WATAUGA COUNTY  
SHERIFF'S OFFICE

## Key Community Services Law Enforcement

### Findings - Law Enforcement

- In 2008, the Watauga County Sheriff's Office had 39 sworn officers, including one sheriff, four captains, 18 detectives and civil officers, and 16 shift deputies.
- The civilian labor force at the Sheriff's Office includes nine dispatchers and three administrative officers.
- The Detention Center employs 28 jailors.
- In the Sheriff's Offices 2003 report (adjusted to 2009) produced by the U.S. Department of Justice, the average number of sworn officers for counties with a population between 25,000 – 49,999 is 31 and the average number of civilians is 26.
- Watauga County has a large number of seasonal residents and tourists that are not included in the population numbers, which should be considered in determining the adequacy of services.
- The Watauga County Detention Center has a maximum capacity of 106 prisoners and the average number of detentions is 86, or 81% (March 2009).
- Workspace for deputies and other staff is marginally adequate, indicating a probable need for expansion of the existing building/facility in the future.
- Sheriff's deputies spend a large part of their work hours transporting detainees and mental health patients.
- The narcotics division is experiencing the greatest increases in calls, resulting in high-risk arrests and greater demands for special task forces.
- All municipalities in Watauga County have police forces.

### Recommendations

- Periodic evaluations should take place to monitor the resources of the Sheriff's Department to insure these are adequate to meet the law enforcement needs and demands of Watauga County.
- New policy decisions regarding transport of detainees and mental health patients are desirable to enhance the efficiency of deputies.
- A Capital Improvement Plan should be prepared to address current and future capital needs of the Sheriff's program.
- The Detention Center should be expanded in the near-term to accommodate anticipated increased peak capacity demands.

# Key Community Services

## Emergency Services



### Emergency Services - Findings

- Watauga County has 12 fire districts with fire departments. Ten are primarily rural areas and include Beaver Dam, Cove Creek, Deep Gap, Foscoe, Meat Camp, Shawneehaw, Stewart Simmons, Todd and Zionville. (Illustration 18)
- The Boone, Blowing Rock, Foscoe and Stewart Simmons Fire Departments have some paid staff who work with volunteer firefighters.
- All fire districts outside of municipalities in Watauga County are fire tax supported districts.
- The Watauga County ambulance and rescue service is a paid, contracted service. In addition, there are two volunteer (Medics) rescue squads in the County.
- The large amount of training required to become a volunteer firefighter, the time required away from primary jobs to fight fires, and the expense of travel to and from emergency calls often hurts retention of volunteer firefighters.
- Emergency communications personnel believe certain enhancements to existing communications equipment will improve efficiency for emergency communications.
- Survey respondents and community meeting participants expressed opinions that each of the fire stations should have a full-time firefighter. Others expressed a desire to have fire and rescue personnel located in western and eastern locations in the County.
- Community meeting participants and survey responders want assurance that emergency services will keep pace with growth.

Watauga Fire Districts and Stations

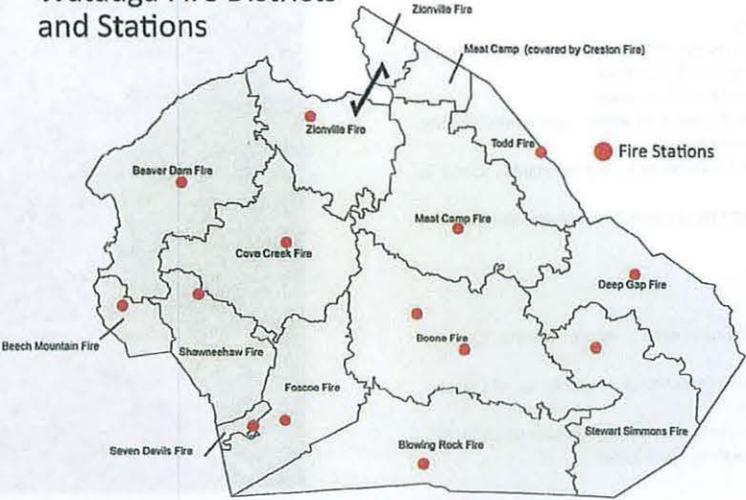
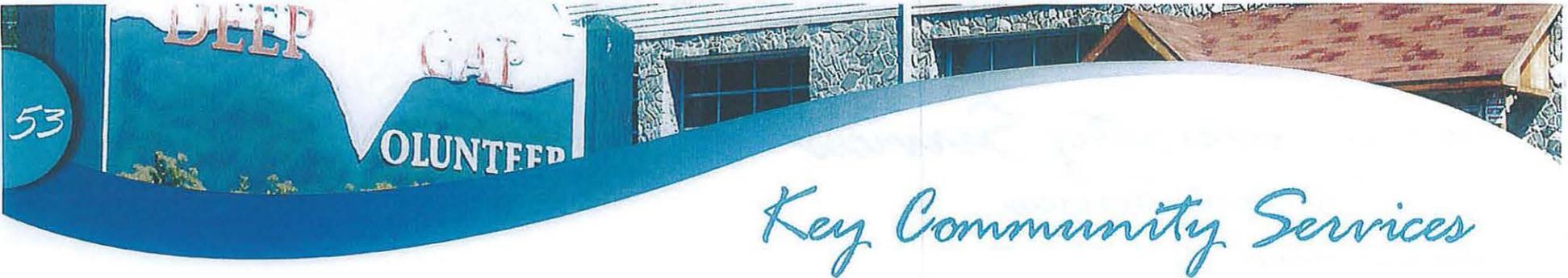


ILLUSTRATION 18

### Recommendations

- Perform periodic evaluations to assess the ratio of population to emergency services personnel, taking into consideration the rural character of Watauga County and the number of miles that must be traveled from emergency service centers to all areas of the County.
- Develop strategies to improve cooperation and coordination between the County and each of the fire departments.
- Create an Emergency Services Master Plan for the County to address current and future needs including:
  - Evaluate the need for paid personnel in fire stations.
  - Assess the need for central dispatch of emergency services personnel.
  - Assess how alternative approaches to communications to enhance efficiency and effectiveness.
  - Evaluate methods to improve cooperation between the County and fire departments.
  - Establish additional water points for retrieving water to fight rural fires.



## Key Community Services

### Community Centers - Findings

- Community centers help to promote community identity.
- Community centers may provide certain benefits such as, but not limited to, a library, meeting space, media center, childcare, senior programs, urgent care and recreation.
- The Western Watauga Center serves citizens in the Cove Creek Community.
- Community centers play an important role in the development of shared community identity, community pride, community preservation and community growth.
- In surveys and community meetings, citizens expressed a desire to have a community center in eastern Watauga County.
- Schools are the main focal point and center for social activities in most Watauga communities.

### Recommendations

- Assess the need and financial viability for a community center in eastern Watauga County similar to the Western Watauga Center.
- Establish a plan for greater cooperation between schools and communities for use of County school facilities.
- Facilitate community centers that are attractive, functional, visible, safe and accessible to their communities and reflective of each community's unique identity.

### Other Human Services

- Although beyond the scope of the Plan, maintaining the "quality of life" in Watauga County must consider other human social needs, such as care for children and the elderly, health care and other fundamental human needs.
- An in-depth assessment of such needs and a plan for addressing the most pressing humanistic issues should be undertaken in the future.



Section 7  
Affordable (Workforce)  
Housing

*Photo courtesy Blairns Rock TDA*

# Affordable (Workforce) Housing

## Preface

The rich heritage of Watauga County coupled with its physical beauty, easy lifestyle and vast number of cultural and recreational opportunities make it an inviting place to live. As the popularity of mountain properties grows, and student and seasonal populations increase, so do the prices for purchasing or renting housing. A common complaint in the County is that affordable (or workforce) housing is difficult or impossible to find.

## Findings

- Making affordable housing a priority in Watauga County is not an easy task. It involves many governmental entities, regulations, competing land uses, and the developers who seek the highest return for their investments.
- Planning for affordable housing for future residents will require a proactive approach.
- In Phase 1 of the "Citizens' Plan for Watauga," survey responses confirm that Watauga County citizens agree that the County needs affordable-housing, and that it is one of the top concerns for the future.
- Housing is the greatest single expense for most residents in Watauga County and is often a major consideration among people who want to relocate to the area.
- The Watauga Housing Opportunities Group, Watauga Planning & Inspections, and the Boone Area Planning Commission have addressed the lack of affordable housing, as have other interested groups and individuals.
- Ideal sites for affordable housing would be near towns to eliminate travel time to and from employment, merchants and services.
- The County Commission has agreed to explore a public-private partnership by allocating funds toward engineering for a package sewer plant for affordable-housing projects.
- Rural areas may provide the most potential for affordable housing ventures.
- Emphasis should be given to both renters and owners of affordable housing.

## Recommendations

1. Ensure that subdivision regulations and other land use ordinances do not serve as barriers to the construction of affordable-housing. Rather, craft regulations and ordinances to favor affordable-housing.
2. Promote mixed-land uses that incorporate housing with other uses that can be blended without sacrificing safety, health and welfare of citizens.
3. Allow a broad range of housing choices in Watauga County ordinances. Encourage duplex, triplex and quadraplex development. Encourage higher density multi-family housing to reduce the cost of land per unit.
4. Ensure that current and future regulations provide sufficient opportunities for nursing homes and other similar care facilities.
5. Consider the use of land use policies that accommodate manufactured housing and mixed-use housing.
6. Develop a countywide affordable housing plan in cooperation with municipalities.
7. Investigate state and federally funded programs that assist in housing rehabilitation.
8. Lead in establishing an affordable housing trust fund in cooperation with municipalities and the County and seek external funding from other sources.
9. Preserve existing housing stock and address substandard housing wherever possible.

# Section 8 Preservation of Community

*Photo courtesy Blowing Rock TDA*

MOSES H. CONE  
MEMORIAL PARK

Preservation of Unique  
Community Identities and Heritage

Preface

Community identity is defined as the collection of attributes that makes a community unique and separates it from other places. In Phase 1 of "Citizens' Plan for Watauga," citizens expressed their interest in preserving the unique community identities and heritage of the County. Phase 1 community meetings revealed that citizens take great pride in their communities and believe, regardless of which neighborhood they live in, that theirs is the best part of Watauga County.

Citizen participants in surveys and community meetings expressed a desire to preserve rural areas, to be a destination remembered for its culture and history, to retain its natural beauty, and to preserve its Appalachian roots. It is important that communities preserve their culture and history for future generations.

Findings - Community Identities

- According to the North Carolina State Historic Preservation Office, the National Register is an official listing of "buildings, structures, objects, sites and districts worthy of preservation for their

significance in American history, architecture, archaeology and culture."

- The Valle Crucis community took steps toward preservation by creating the Valle Crucis Historic District – the first rural historic district in North Carolina. The entire community is listed on the National Register of Historic Places.
- Valle Crucis adopted a "Historic District Ordinance" on September 1, 1990, which provides for preservation and protection of the heritage of the community, protection of properties, conservation of the district for education, pleasure and enrichment, fostering civic beauty, and improvement of the general health and welfare of the residents.
- The Todd community has also been designated a Historic District.
- Watauga County has "Community Planning Guidelines" for developing a system of community planning. These guidelines were adopted in 1986.
- Several unincorporated communities in Watauga County have cultural, historical or architectural significance and contribute to the quality of life for residents and tourists. Such communities include: Beaver Dam-Bethel, Cove Creek, Deep Gap, Elk, Foscoe-Grandfather, Mabel, Matney, Rutherfordwood, Stony Fork, Sugar Grove, Todd, Triplett, Valle Crucis, Vilas, Zionville and others.

- In many communities, schools are the main focal point and center for social activities.
- Residents feel strongly that newcomers to the area would benefit from education about mountain traditions and attitudes.
- Some communities want to take advantage of local community councils, but lack the knowledge to proceed with such an initiative.
- Community planning districts (Illustration 19) have been established in Foscoe, Cove Creek and Valle Crucis.



The Miller House - Boone

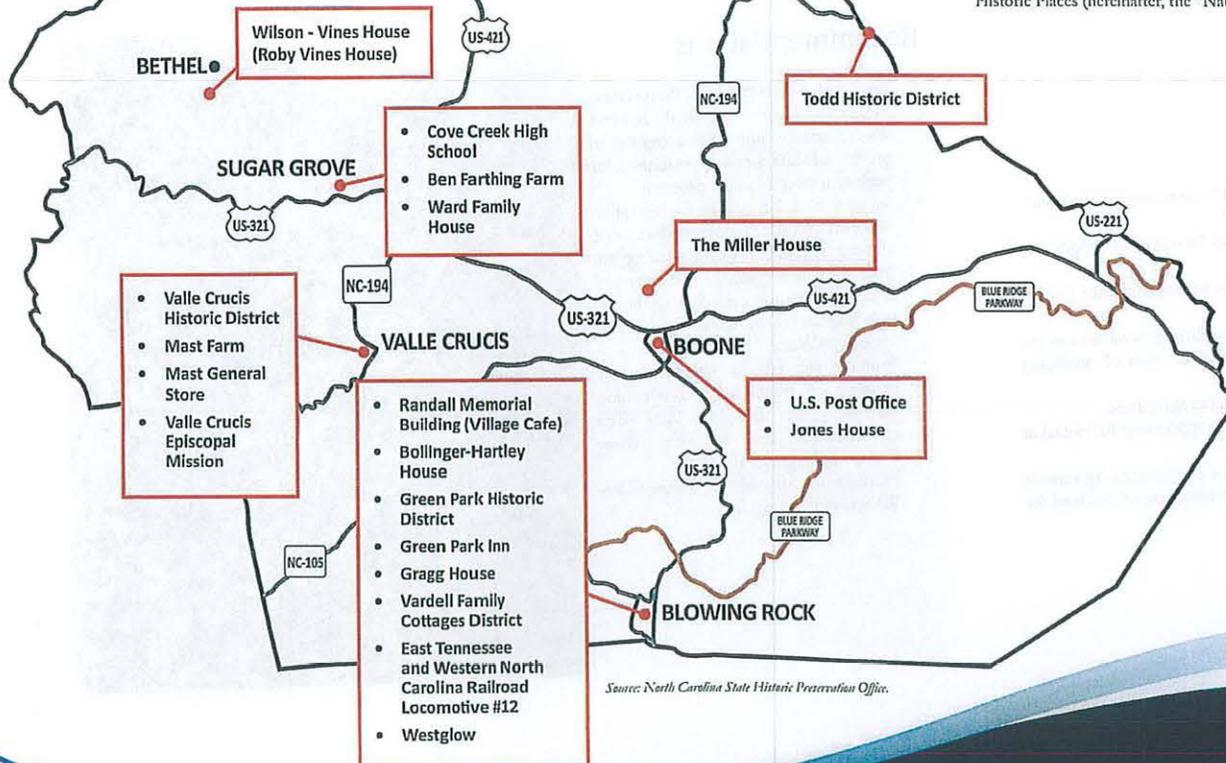
Recommendations

- Create a strategy for preservation of unique communities that identifies and promotes preservation of significant historic, scenic and cultural features. Encourage restoration and use of historic sites and community landmarks to foster community identity.
- Develop uniform and pleasing community identification signage along roadways to identify designated unique communities.
- Review the Community Planning Guidelines to determine if the guidelines are still appropriate for current needs in the County.
- Develop Small Area Planning guidelines and initiatives to guide land use, open space, transportation improvements, capital improvements and identify opportunities for preservation and revitalization.
- Where appropriate, develop Small Area Plans.
- Enhance community-gathering points at convenient locations.
- Explore whether some school sites could be utilized to accommodate facilities necessary for other community programs, such as community center facilities, park/school combinations, libraries and daycare.
- Design and locate public spaces and buildings to reinforce and express the community's unique character.
- Implement programs for removing unattractive elements, such as illegal signs, graffiti, litter, utility poles and billboards, as feasible.
- Promote art and cultural opportunities at appropriate public and private locations in unique communities.

# National Historic Sites and Districts

ILLUSTRATION 19

The map (Illustration 19) depicts districts and individual properties listed on the National Register of Historic Places (hereinafter, the "National Register").



**Bethel**

- Wilson - Vines House (Roby Vines House)

**Sugar Grove**

- Cove Creek High School
- Ben Farthing Farm
- Ward Family House

**Boone**

- The Miller House
- U.S. Post Office
- Jones House

**Valle Crucis**

- Valle Crucis Historic District
- Mast Farm
- Mast General Store
- Valle Crucis Episcopal Mission

**Blowing Rock**

- Randall Memorial Building (Village Cafe)
- Bollinger-Hartley House
- Green Park I-Historic District
- Green Park Inn
- Gragg House
- Vardell Family Cottages District
- East Tennessee and Western North Carolina Railroad Locomotive #12
- Westglow

**Todd**

- Todd Historic District

Source: North Carolina State Historic Preservation Office.

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# Preservation of Farmland

## Preface

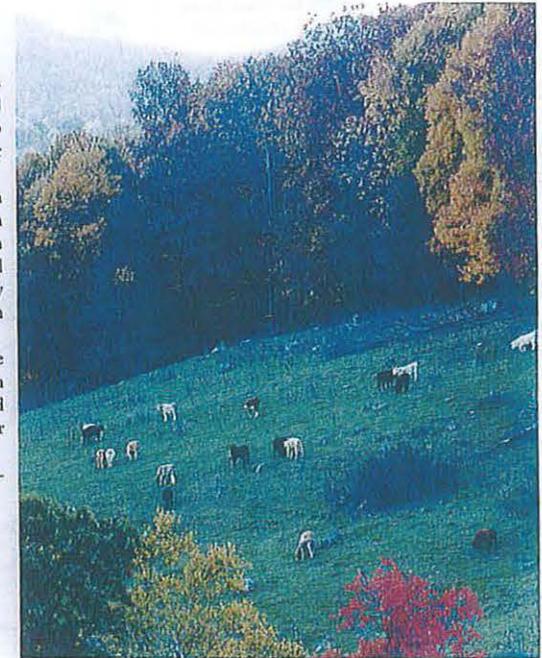
Preserving community identity and the County's unique heritage is a worthy endeavor.

## Findings

- The Voluntary Farmland Preservation Program is an instrument designed "to encourage the voluntary preservation and protection of farmland from non-farm development."
- The Watauga County Board of Commissioners adopted the Farmland Preservation Program in October 2000.
- Participants in the Voluntary Farmland Preservation Program must also be participants in the Present Use-Value taxation program.
- An Agricultural Advisory Board reviews and approves applications for qualifying farmland and the establishment of voluntary agricultural districts, which consist of at least 25 acres of qualifying farmland located within one mile of each other.
- Participating landowners sign agreements to sustain, encourage and promote agriculture.
- The land must be certified by the Natural Resources Conservation Service as appropriate for inclusion in the Voluntary Farmland Preservation Program.
- The Voluntary Farmland Preservation Program members are subject to a conservation agreement between the County and the landowner that prohibits non-farm use or development of that land for a period of at least 10 years.

## Recommendations

- Promote the Voluntary Farm Preservation Program and work to ensure the Soil and Water Conservation office continues to provide education and opportunities for persons interested in the program.
- Support the Soil and Water Conservation office in its efforts to provide information about the Agriculture Cost Share Program (ACSP). This program is voluntary and is designed to protect water quality by installing best management practices on agricultural lands.
- Promote and educate citizens on the benefits of establishing conservation easements by involving local land conservancies and Soil and Water Conservation personnel.
- Promote the use of the Present-Use-Value taxation program.



# Section 9 Parks and Recreation

Photo courtesy of the City of Rock Hill, SC

# WATAUGA COUNTY PARKS & RECREATION

## Parks and Recreation

### Preface

Watauga County is a wonderful place for those seeking outdoor recreational activities. Preservation and promotion of recreational endeavors is of great importance to sustaining the quality of life theme. Recreational activities are also vital to the economic well-being of Watauga County. Most of these activities relate to the natural environment. They include opportunities such as hiking, biking, fishing, rock climbing, canoeing, rafting, kayaking, hunting, skiing, sledding, snow boarding and others.

### Findings

The Parks and Recreation Department, which was formed in 1973, is advised by an 18-member Recreation Commission, and appointed by the Watauga County Board of Commissioners.

The commission's role is to guide and advise the Parks and Recreation Department in its mission to provide for adequate recreational opportunities for all citizens of the County.

Table 23 provides a summary of the recreation facilities that are presently operated by the County and other public organizations.

- In Phase 1 of the "Citizens' Plan for Watauga," survey responses indicated that the public wants "widespread recreational opportunities."
- The Parks and Recreation staff offers both adult and youth team sports and programs and special events.
- The athletic opportunities for adults include softball, basketball, soccer and co-ed volleyball.
- Youth athletics include softball, baseball, basketball and soccer.

Illustration 20 shows the distribution of parks and recreation sites in Watauga County that are owned and managed by federal, state and conservation organizations.

The mission statement of Watauga County Parks and Recreation is:

"The Watauga County Parks and Recreation Department strives to provide a wide variety of quality recreational programming opportunities in the areas of arts, youth and adult athletics, special programs, special events, special populations including Special Olympics, aquatics, and summer youth camps. The department's mission is for these programs to be enjoyable, fun, fulfilling, safe and rewarding for all Watauga County citizens."



### Recommendations

- An important step toward meeting the community's recreational needs is the development of a countywide recreation master plan.
- The plan should be regional in scope, developed with the cooperation and coordination of all municipalities, the Watauga County Board of Education, ASU, Watauga Parks and Recreation, and the public.
- A Recreation Capital Improvement Plan should be incorporated into the master plan and routinely updated.
- Subdivision planning and development plans of various types for medium and high density developments should include provisions for open space and provide for the improvement of recreational space by seeking higher quality standards for the spaces created.
- Because County schools are uniquely situated, they are logical and natural locations for public recreation. Cooperation and coordination between Watauga Parks and Recreation and Watauga County Schools may provide some additional ways to provide for public recreation, and make it available to a wider number of residents who can participate in their own local communities.
- The plan should address present/future needs with an emphasis on:
  - Organized sports
  - Greenways
  - Blueways
  - Walking and bicycling

# Parks and Recreation

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## Watauga County Recreation Facilities (owned and/or operated)

TABLE 23

	Average (total parcel)	Restrooms	Playground	Walking Trails	Picnic Shelters	Baseball/Softball Fields	Athletic/Soccer Fields	Tennis Court	Basketball Court	Fishing	Gym	Swimming Pool
Anne Marie Softball Fields	17.3	•				•						
Complex Field	4.0	•			•	•		•	•			
Cove Creek School Park	7.6	•	•	•	•		•		•		•	
Bethel School Park	3.0		•	•	•		•	•	•		•	
Blowing Rock Elementary School Park	1.7		•	•	•	•					•	
Brookshire Park	6.6	•		•	•		•			•		
Green Valley Elementary School Park	7.6		•	•	•		•		•		•	
Hardin Park Elementary School Park	6.9		•	•	•		•		•		•	
Howards Knob County Park	5.5	•		•	•							
Industrial Fields	7.5	•			•	•						
Mabel Elementary School Park	10.7		•	•	•		•		•		•	
Old Cove Creek Park	4.9	•	•	•	•		•	•	•	•	•	
Optimist Park	5.7	•				•						
Parkway Elementary School Park	5.2		•	•	•		•		•			
Ted Mackorell Soccer Complex	15.5	•					•					
Watauga County High School	32.9	•		•		•	•	•	•		•	
Watauga County Swimming Complex	2.0	•										•
Watauga County Tennis Complex	2.4	•	•					•	•			
Watauga County Tot Lot	1.1		•	•	•							

## Other Public Recreation Facilities

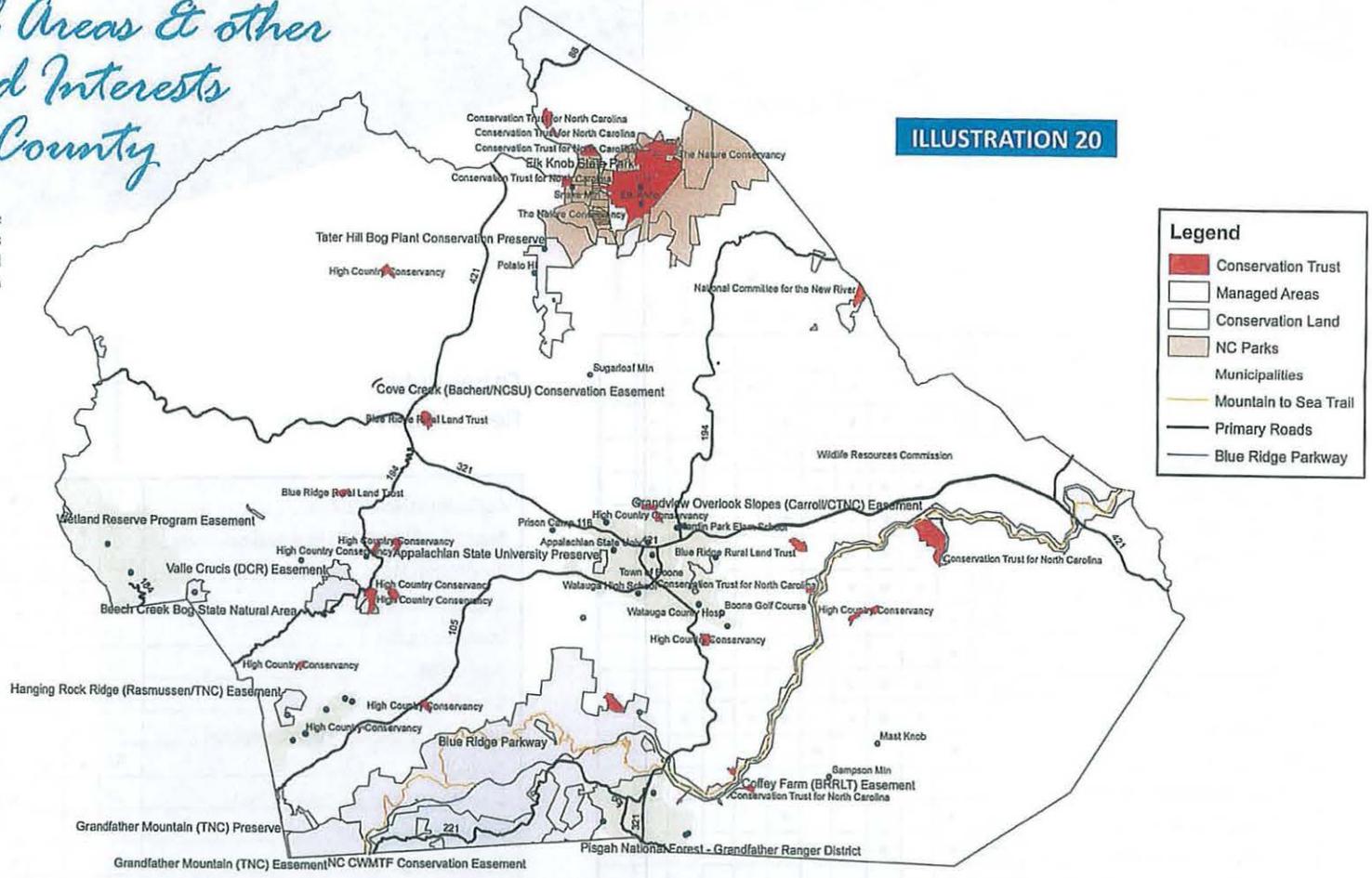
	Average (total parcel)	Restrooms	Playground	Walking Trails	Picnic Shelters	Baseball/Softball Fields	Athletic/Soccer Fields	Tennis Court	Basketball Court	Fishing	Gym	Swimming Pool
Annie Cannon Memorial Park	1.9			•								
Beech Mountain Park / Buckeye Recreation Center	39	•	•	•	•	•	•	•	•	•	•	
Blowing Rock Memorial Park	10.6	•	•		•			•	•			
Blowing Rock DaVant Field	4.8	•		•	•	•	•					
Boone Jaycees Park	1.7	•	•		•							
Broyhill Park	6.4			•						•		
Green Valley Community Park	16.3		•	•	•		•			•		
Grover C. Robbins Memorial Swimming Pool	1.7	•										•
Junaluska Park	8.5	•	•		•		•		•			
Lee and Vivian Reynolds Greenway Trail	3.0			•								
Mountaineer Ruritan Field	1.4	•			•		•					
North Street Park	0.3			•								
Valle Crucis Community Park	20.7	•	•	•	•		•		•	•		
Valle Crucis School Park	9.9		•				•					
Watauga Humane Society's Dog Park	12.6			•								

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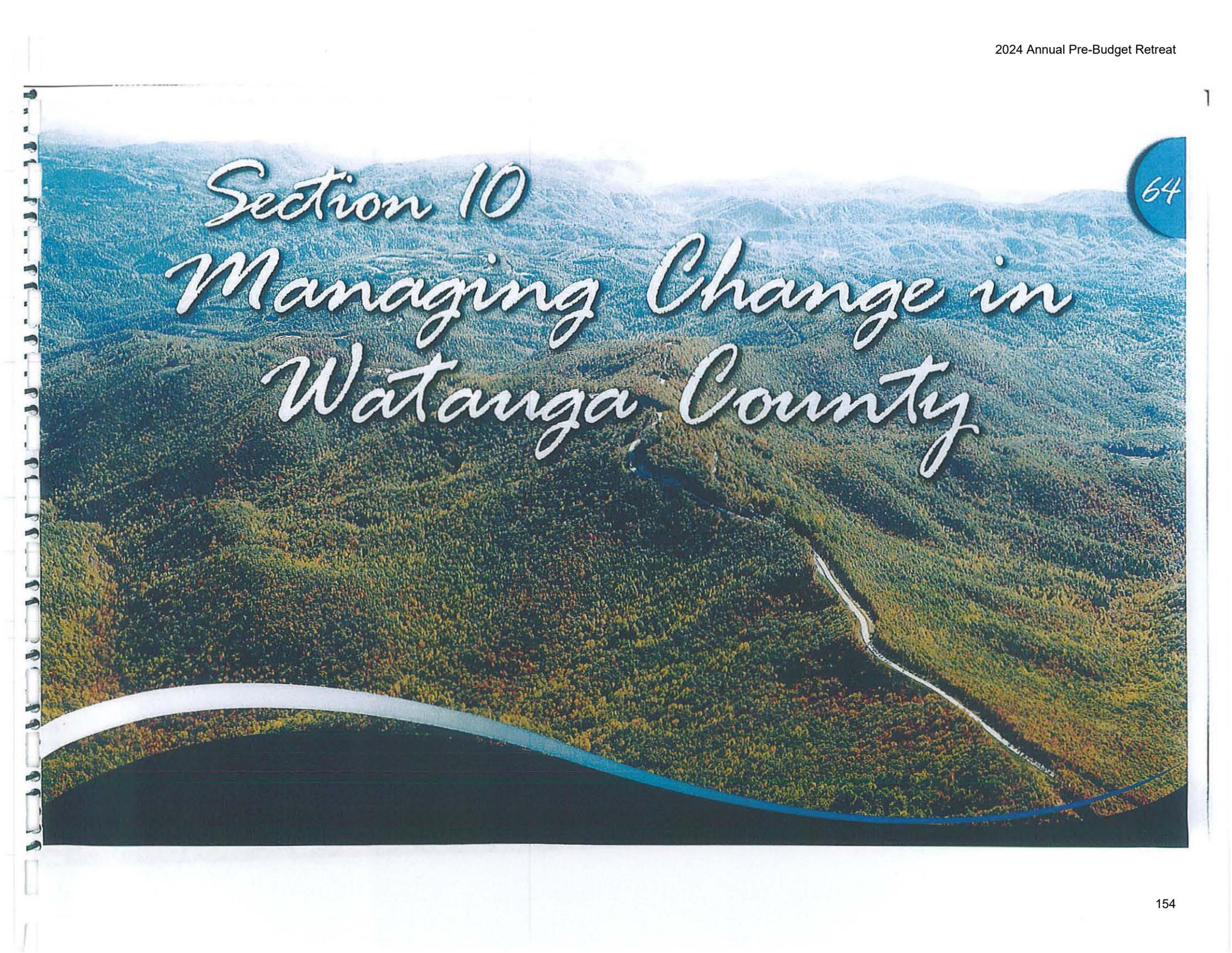
# Recreational Areas & other Public Owned Interests in Watauga County

The map (Illustration 20) shows the distribution of parks and recreation sites in Watauga County that are owned and managed by federal, state and conservation organizations.

ILLUSTRATION 20



Source: [www.ncconemap.com](http://www.ncconemap.com), Martin-McGill, Inc. reprocessed

An aerial photograph of a lush, green forested valley. A winding road or path is visible, leading through the trees. In the foreground, a bridge spans across a river or stream. The overall scene is vibrant and scenic, with various shades of green and blue.

*Section 10*  
*Managing Change in*  
*Watanga County*

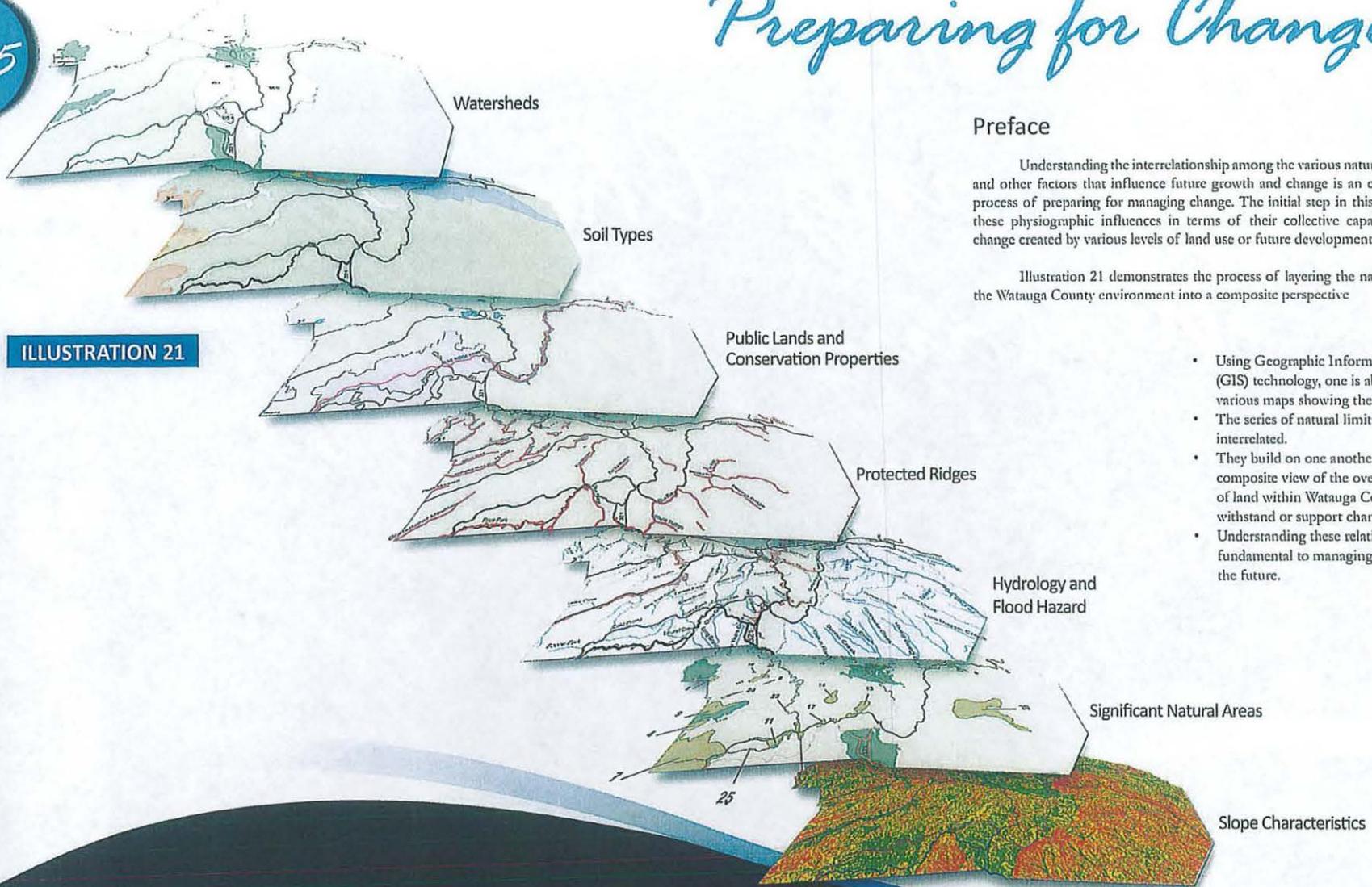
# Preparing for Change

## Preface

Understanding the interrelationship among the various natural or physiographic and other factors that influence future growth and change is an essential step in the process of preparing for managing change. The initial step in this process is to view these physiographic influences in terms of their collective capability to withstand change created by various levels of land use or future development

Illustration 21 demonstrates the process of layering the natural limitations of the Watauga County environment into a composite perspective

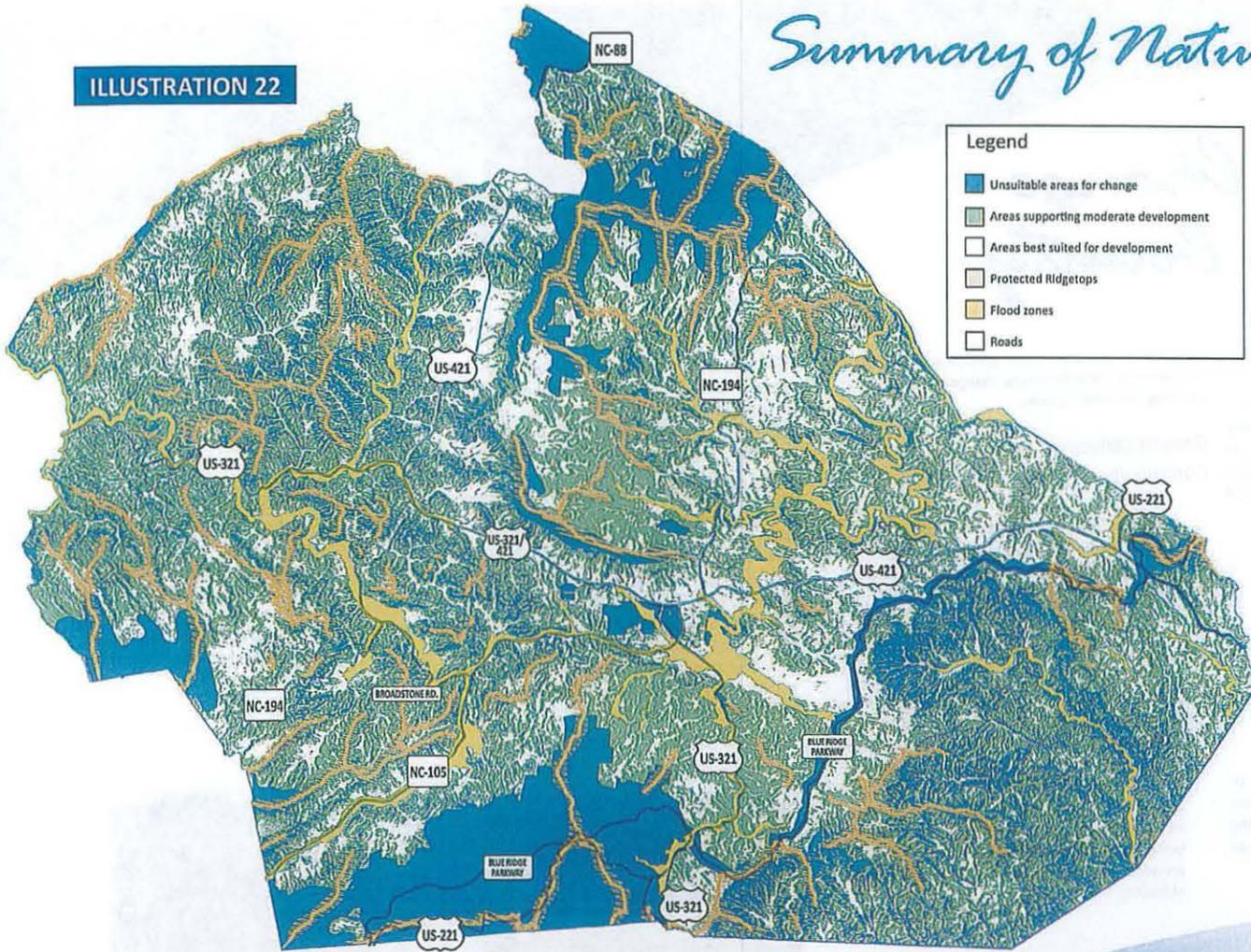
ILLUSTRATION 21



- Using Geographic Information System (GIS) technology, one is able to layer the various maps showing the components.
- The series of natural limitations are interrelated.
- They build on one another to present a composite view of the overall capacity of land within Watauga County to withstand or support changes.
- Understanding these relationships is fundamental to managing such change in the future.

# Summary of Natural Limitations

ILLUSTRATION 22



**Legend**

- Unsuitable areas for change
- Areas supporting moderate development
- Areas best suited for development
- Protected Ridgetops
- Flood zones
- Roads

The categories of suitability of land for development for Watauga County may be explained as follows:

- **Areas Best Suited for Development**

Land areas that have few constraints for development activity. With appropriate services, such land could best accommodate future change (Illustration 22).
- **Areas Supporting Moderate Development**

Land areas that exhibit certain constraints for development in that they may exhibit one or more significant limitation, such as a less than ideal slope characteristic, or location within a protected watershed.
- **Areas Least Suited for Development**

Land that has limited or no development potential because of severe physiographic challenges or other impeding limitation, such as land under public ownership. These areas also encompass protected ridge tops and flood zones.

# Managing Change in Watauga County

## Preface

Change is inevitable in Watauga County; however, future change can be influenced by many factors, which may be altered or utilized to direct or mitigate such change. This fundamental assumption is the basis for managing change. The principal factors that influence change include:

- Transportation Routes
- Physiographic Constraints
- Public Policy
- Water and Wastewater Infrastructure
- Centers of Employment
- Proximity to Urban Centers
- Community Facilities (including schools)
- Land Use Regulations
- Public Health Regulations

The planning, placement, modification or enforcement of such influences become primary tools that are available to the community in managing change. It is therefore incumbent upon Watauga

County to recognize the importance of acknowledging and managing these factors of change and deliberately planning for their impacts.

## Growth Objectives for the Community

Achieving balance between fostering change and protecting community values and important economic, environmental and cultural resources is the foundation of change management.

The following objectives are intended to guide the County:

- Population growth should be concentrated in areas of Watauga County where essential services and infrastructure are adequate to meet the needs of future populations. Population and development densities should vary in accordance with the availability of such services and infrastructure, with more dense concentrations of development being directed to locations where essential services and infrastructure may be provided most efficiently.
- Extension of essential services and infrastructure should be planned to support future growth within these designated concentrations of development, with such extensions being guided by deliberate policies that acknowledge efficiency and change management strategies.
- Priority should be given to achieving development and managing growth that is sustainable and emphasizes efficiency in the consumption of resources, including land, energy, water resources and other necessities that consume or degrade the natural environment of Watauga County.
- Growth in rural areas of the community, outside of planned concentrations of development, should be managed to occur at densities that do not require inefficient investments in essential services and infrastructure.
- Growth outside of planned concentrations of development should not infringe on prevailing agricultural or rural land use patterns in such rural areas.
- Growth management in both urban and rural areas of the community should be sensitive to valuable environmental, cultural, or historic resources and assets.
- Existing unique rural communities, outside of urban concentrations, should be protected. New communities in rural regions, which may require essential urban services, should be discouraged by the County's policies, unless such services are provided by the developers and are self-sustaining services.



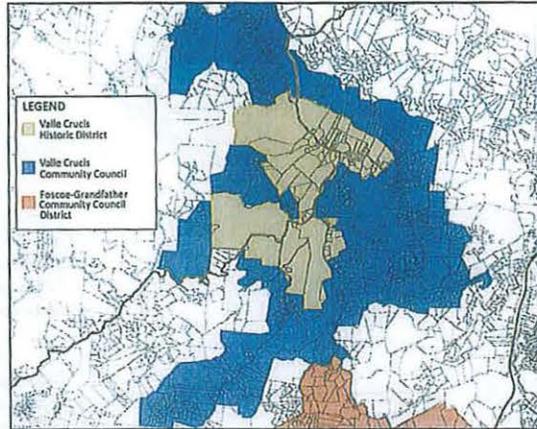


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A. Cove Creek Community Council District



B. Valle Crucis Historic District



C. Foscoe-Grandfather Community Council District

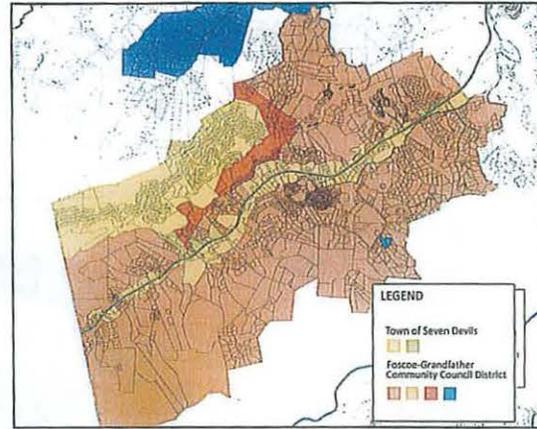
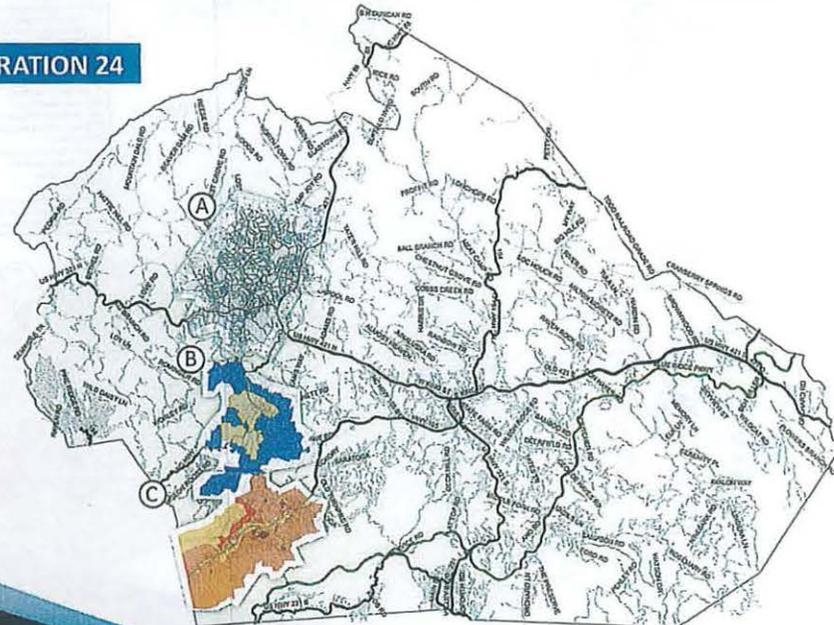


ILLUSTRATION 24

Community Planning Districts

Illustration 24 presents the locations and extent of the three present community planning districts in Watauga:

- No regulations have been adopted for the Cove Creek Community Council District.
- The Valle Crucis Community Council District is primarily dedicated to historic preservation. It contains a designated historic district zone.
- The Foscoe-Grandfather Community Council District is divided into 4 zones, as shown on Map C.



# Managing Future Change in Watauga County

## Preface

The County's strategy for managing change is developed to reflect the diversity of the community and to provide for a logical approach to addressing this diversity of needs and the wide range of factors that influence and direct growth under these unique conditions.

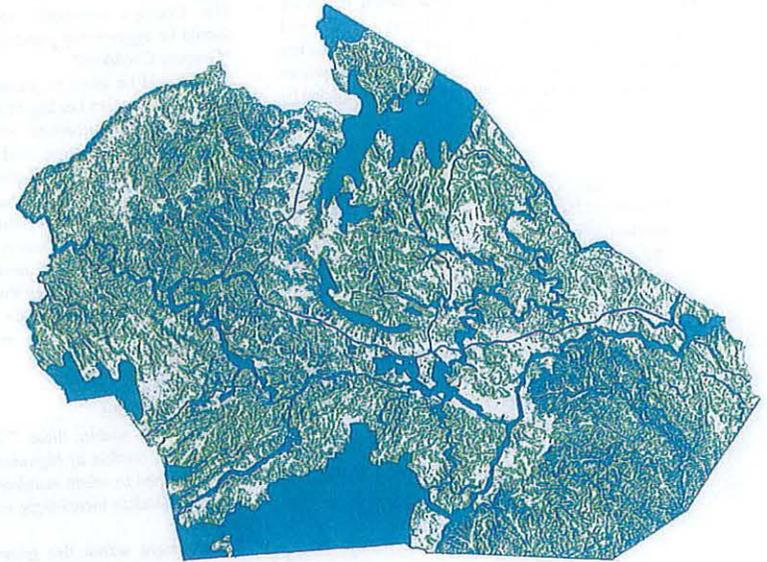
Watauga County is a community in transition. It has evolved from a principally rural environment into a community that is typically urban along its principal highway corridors and progressively more rural and agricultural as distances increase away from those transportation corridors. This urban / rural setting, coupled with its complex physiographic limitations, provides a great challenge.

Growth management issues in the community are complex. A single planning model for the County is probably not adequate to comprehensively address the requirements of this transitional planning environment. Therefore, multiple planning paths may better provide for the flexibility to address the range of factors and issues that are presented to the community.

Emphasis should be directed toward achieving change that reflects sustainability in future development and insures a minimal disruption to the natural environment and maximize use of energy, land resources and other natural and community assets.

The Change Management Strategy for Watauga County divides the County into three Growth Paths, acknowledging the range of planning objectives and developmental environments throughout the community:

- The Watauga "Gateway Corridors"
- Unique Community Areas
- Rural / Agriculture Regions



# NORTH CAROLINA

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## Watauga Gateway Corridors

Watauga County is characterized by distinct and constantly changing primary transportation corridors, which include key segments of highways 421, 321 and 105. These corridors are considered the strategic or key Gateways to the community and managing change within these so called "Gateway Corridors" should be guided by the following principles:

### Population

- The average population densities achieved in these "Gateway Corridors" are, or will in the future, be substantially higher than other regions of the County and generally fall into a range of 500 to 900 persons per square mile.

### Land Use Patterns

- Land use patterns will be generally more complex with wide ranges of residential densities, substantial commercial concentrations, as well as industrial and institutional complexes.
- Within these "Gateway Corridors," the County and its municipalities should aggressively avoid conflicting land uses and maintain minimum standards of quality for development.

### Economic Development

- The County's economic development activities should be aggressively pursued within the Watauga "Gateway Corridors."
- Care should be taken to protect areas identified as prime industrial land or key economic assets.
- Appropriate infrastructure should be developed to sustain this ongoing and planned economic development program. However, investments in public infrastructure should be cost-effective, with economic benefits to the Community outweighing the costs of new investments in infrastructure.
- A formula should be developed to assess this cost/benefit ratio and the County should utilize a concise policy to guide in its future capital investments in economic development related services and infrastructure.

### Essential Services

- Development within these "Gateway Corridors" would be accessible by highways and streets, which are developed to urban standards, having capacities to accommodate increasingly complex volumes of traffic.
- Development within this growth path should be served by water and sewer infrastructure, except for areas that are deemed infeasible to receive such services due to excessive cost, incompatible

slopes, or factors, that serve to isolate certain areas from essential services.

- Transportation, water and sewer planning should be conducted within a regional framework, with active participation by all units of local government. The County should assume a leadership role in such planning activities.

### Environmental Considerations

- Managing change initiatives should acknowledge the presence of sensitive natural areas, such as floodplains, wetlands, unique natural assets and areas exhibiting excessively steep topography, and strive to protect these areas from development, which would damage such resources or diminish their integrity.
- Planning initiatives should attempt to incorporate natural assets into future preservation projects, such as greenways, parks, conservation easements and other ventures, that would serve to protect such areas from serious damage or destruction.
- The County's growth management policies and regulation should be reviewed and revised as required to ensure that new growth is both sustainable and minimizes the consumption of valuable resources and energy.
- The "quality of life" theme should be reflected in all aspects of planning.

### Planning and Organizational Structure

- Much of this "Gateway Corridors" growth path would fall within municipal planning jurisdictions

and be managed within the provisions of urban scale guidelines and regulations, including zoning, subdivision regulations, stormwater ordinances, floodplain regulations, local erosion control ordinances, and other such municipal land use standards and guidelines.

- Planning for areas that fall outside of such municipal planning jurisdictions should be coordinated with municipal programs.
- Tools used for managing change for areas falling within the County's jurisdiction should be comparable and compatible in approach and intensity to planning conducted within the various municipal jurisdictions, except where the County determines that its requirements should vary from those of adjacent municipalities.
- A permanent mechanism for ensuring coordination and consistency in planning in this "Gateway Corridor" setting should be implemented to ensure that planning, growth management activities, transportation, water, sewer, schools, housing and other essential services are conducted within a regional framework. Such a vehicle might be viewed as a Cooperative Planning Council. It would be assigned a formal agenda, by way of an interlocal agreement, for intergovernmental coordination among the local governments that have a direct interest in the "Gateway Corridors."

The general boundaries of the "Gateway Corridors" are shown on Illustration 25.



# Unique Community Areas

Beyond the designated "Gateway Corridors" there are other significant areas of Watauga County that are recognized as established rural communities and which exhibit unique characteristics worthy of preservation. Although these areas may be isolated from the more developed "Gateway Corridors," their service needs are not typical of the most rural regions of the County, primarily due to the density of development or other unique circumstances. At present, these unique Rural Communities include Deep Gap, Todd, Valle Crucis, Cove Creek, Foscoe, Matney, Bethel, Zionville and Mabel.

Some of these unique places are located within the designated "Gateway Corridors," including Deep Gap, Foscoe-Grandfather, and portions of Cove Creek and Zionville. Change in these unique communities would be managed within the parameters established for the "Gateway Corridors."

Managing change within these Unique Community Areas shall be guided by the following principles:

### Population

- The average development density may be higher than other typically rural regions of the County, but would be substantially lower than urban concentrations of population within "Gateway Corridors."

### Land Use Patterns

- Land use patterns should be managed with conscious efforts to prevent incompatible land uses, maintain low population densities, and preserve the integrity of the Unique Community Areas.
- The nature of such communities tends to encourage the mixing of land uses, with limited commercial and service activities inter-dispersed among residential land uses. Unique Community Areas should be more tolerant of mixed land uses, as might be seen in more densely developed areas of the County.
- As growth continues in these unique communities, commercial development should be encouraged to concentrate in nodes, becoming more isolated from residential concentrations.
- However, incompatible industrial or other land uses should be avoided in favor of the predominant residential character of these communities.

### Economic Development

- New economic development activities should not be encouraged within the boundaries of Unique Community Areas, which would demand levels of urban services that are not currently present in the community.
- The natural evolution of commercial activities in Unique Community Areas should not be prohibited, except where such development is incompatible with the character of the community and would tend to damage property values and disrupt the community.

### Essential Services and Infrastructure

- The extent of development in these existing unique communities may dictate certain essential services, including water and sewer, where such services are economically feasible.
- Such infrastructure should be developed as self-sustaining enterprise funds, which can be supported without subsidy by the larger community.

### Environmental Considerations

- County regulations should acknowledge the presence of sensitive natural areas, such as floodplains, wetlands, unique natural assets and areas exhibiting excessively steep topography, and strive to protect these areas from development.
- Planning initiatives should attempt to incorporate such natural assets into future preservation projects, such as greenways, parks, conservation easements and other ventures, that would serve to protect such areas from serious damage or destruction.

### Planning and Organizational Structure

- The County should endeavor to establish some level of ongoing community planning within these individual areas, which would reflect a degree of self-determination in decisions relating to planning and services.

Such planning structure should be incorporated into the structure of the County's planning program. This level of autonomy might help to avoid future unnecessary incorporation of new municipal governments.

- The development of new Unique Community Areas should be discouraged by the utilization of planning services and regulations. New Unique Community Areas should be developed only with the provision of essential services and infrastructure by the forces which are responsible for their planning and development.
- The County should review its present community planning guidelines to ensure that the present ordinance is adequate to meet future needs related to establishing the valuable and unique rural communities.

The general boundaries of the Community Areas are shown on Illustration 25 .

# Rural/Agriculture Regions

All areas that fall outside of the Watauga Gateway Corridors and designated Unique Community Areas would be contained within the designated Rural / Agriculture Regions (Illustration 25). These areas are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped forest lands. Growth management within Rural/Agriculture regions is characterized by the following principles:

### Population

- The average population densities within these areas would be less than the Gateway Corridors and Rural Communities growth paths.

### Land Use Patterns

- Development densities should be substantially lower than those for the Watauga Gateways Corridors, so as to avoid future pressures for extending urban services and infrastructure.
- Development that tends to increase pressure on County government for the provision of essential urban services should be discouraged by policy and by the absence of such urban services and infrastructure.
- Some mixing of residential and non-residential land uses should be encouraged and provided for in future planning and management of growth. Rural service centers providing limited shopping and services should be encouraged within prescribed guidelines.

### Economic Development

- Except for agricultural business activity, no new large-scale economic development activities, such as industrial parks or shopping centers, should be encouraged within the boundaries of such regions of the County.
- The natural evolution of economic activity in Rural/Agriculture Regions should not be prohibited, except where such development is incompatible with the character of the area and would tend to damage property values or be incompatible with the predominant agricultural or residential land uses.

### Essential Services and Infrastructure

- No water and sewer services would be promoted or provided by local government within these areas, due to the inefficiencies of providing such services and their ultimate impacts on rural areas. However, this does not preclude the provision of water and sewer services by private providers for specific areas of development that are self-sustaining.
- Highway transportation would be accomplished principally by two-lane roads that are typically not consistent with urban design standards, except for state highways, which traverse certain areas of the community.

### Environmental Considerations

- Extraordinary care should be taken in these areas to preserve their rural character and to protect valuable farmlands, as well as environmental and cultural resources.



- The suitability of land within these regions of the County should be a principal consideration in determining appropriate developmental densities and segregation of incompatible land uses.

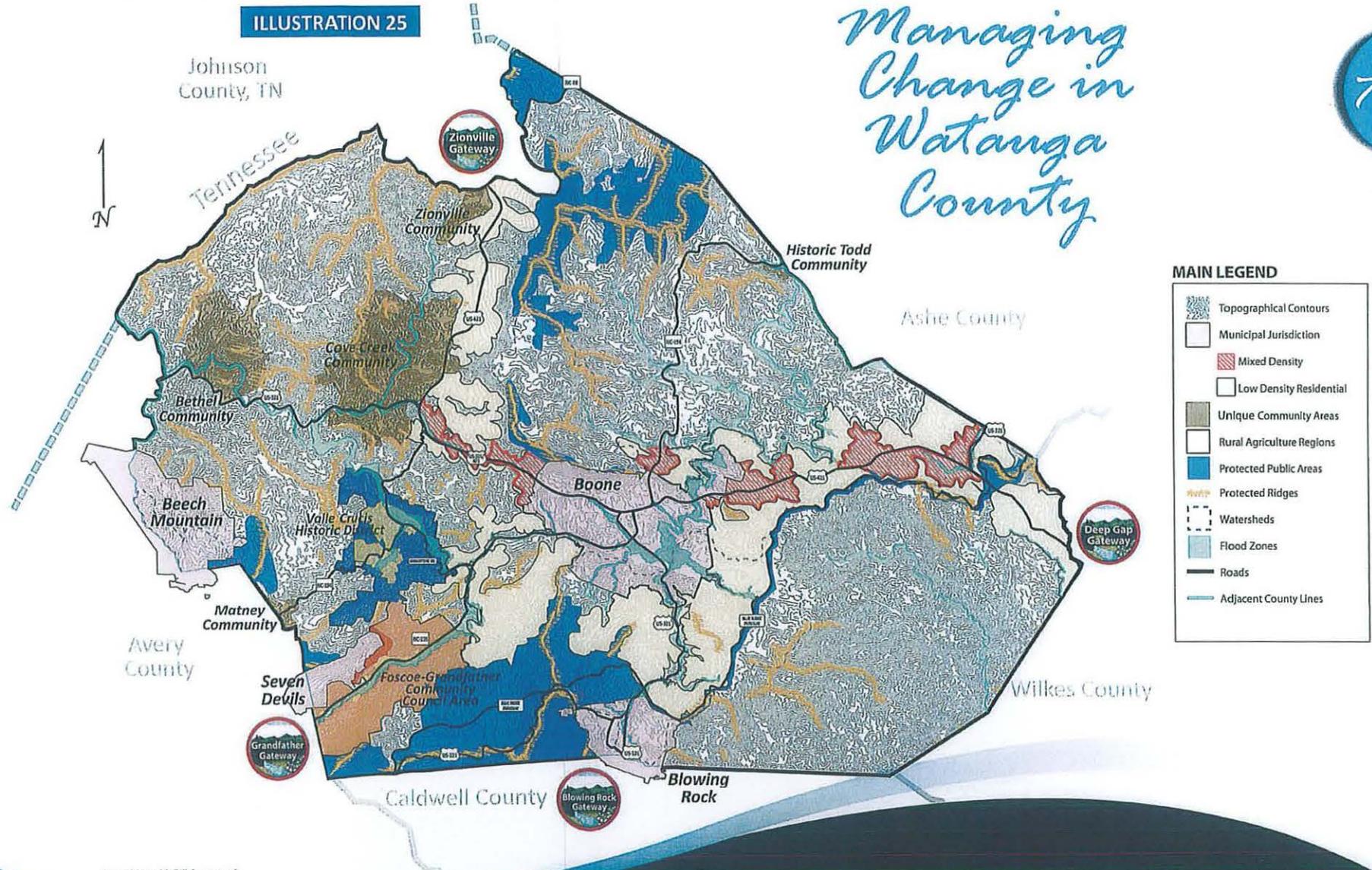
### Planning and Organizational Structure

- Planning for these regions of the community should be managed within the structure of the Watauga County Planning Board and the County Board of Commissioners.

The general boundaries of the Rural / Agriculture Regions are shown on Illustration 25 .

ILLUSTRATION 25

# Managing Change in Watanga County



Source: Martin-McGill, Inc., research



Section 11

Implementation for the  
Citizens' Plan  
for Watanga

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Photo by Hugh Morrison

*Photo courtesy Blowing Rock, T.D.A.*

## Implementation of the Citizens' Plan for Watauga

The "Citizens' Plan for Watauga" should be the beginning point in a process that carries the community forward into a continuum of deliberate strategies and actions designed to understand, anticipate and manage changes that will occur in the future and to ensure that such change is consistent with the will of the Watauga citizenry and compatible with the fragile natural environment that is the essence of Watauga County.

### Public Involvement

The public must be involved in this essential process. This element of awareness and participation is fundamental to the successful implementation of this strategy for managing change.

This Citizens' plan must be followed by many subsequent initiatives that are necessary to deal with the multitude of details and actions that are intended to carry out the vision. The public must understand that this process is continual and that its role in this process is the most essential ingredient for its success.

Public involvement began with Phase One of the planning process and continues with a series of community meetings to present the "Citizens Plan for Watauga" to the public.

### Intergovernmental Coordination

A key consideration in achieving a successful process for plan implementation is meaningful and deliberate cooperation among the local governments, and their management and planning staffs, within Watauga County. Mistrust and competition must not be permitted to delay the creation of a productive and innovative solution to achieving a desirable level of information sharing and collaboration among the County, the four municipalities and ASU. Suggestions for continuing this important involvement process include:

- Establish a "Citizens' Plan for Watauga" newsletter that would be published quarterly on the County's website and further distributed in the community. The newsletter would post news related to important planning and change management initiatives and summarize information and events that relate to this theme.
- Create a "Citizens' Plan for Watauga" Forum composed of a cross-section of community leaders and citizens in Watauga County, including elected officials, business people, institutional representatives, retirees, youth and others who have a stake in managing change in Watauga County. Cultivate an environment in which participation in this forum is both prestigious and meaningful. Meet periodically with this group and present the progress of the preceding year and formulate at least five (5) concrete objectives for the subsequent year.

- Take planning and information about managing change in Watauga County into the schools. The future of Watauga County rests with our children. They must understand and accept this immense responsibility.
- Formalize and enhance the planning consortium among the local governments and ASU to foster intergovernmental collaboration on key planning issues that are both current and prominent to the community.
- Establish quarterly status working retreats of the consortium that are managed by a facilitator that rotates annually among the five governments.
- Formulate specific annual objectives related to plan implementation and sponsor joint participation in work tasks that are of mutual interest to the participants.
- Assign responsibilities among the participants for staffing and participation in the annual "Citizens' Plan for Watauga" Forum.
- Facilitate coordinated involvement in strategic public participation events and processes.

An impression derived during the course of preparing the "Citizens' Plan for Watauga" is that the County's planning program has accomplished many objectives and achieved a great deal of success in spite of limited funding and very little notoriety during its brief history. However, there are many recommendations and issues raised within this plan that will bring new pressures and demands to bear on this very streamline program, which presently assumes responsibility for many aspects of Watauga County government.

This raises the question of how this efficient program will evolve and expand to meet these new stresses and demands. Attention should be given to:

- Assessing the overall programmatic needs associated with the ongoing planning program and the new initiatives that are associated with this plan.
- Evaluating alternative organizational options that could address the increased workload demands, to ensure that the program continues to be a viable and creative mechanism for managing change in Watauga County.
- Establishing an organizational model that would be implemented in phases in the coming years, as the need for growth and change is evident.

# In Conclusion

- Watauga County is a unique and vital place, long appreciated for its natural beauty, vast open spaces, unique climate and wonderful sense of place.
- Its people and communities are special combinations of independent thinking and an expression of history and values.
- It is our good fortune to be part of this diverse community and our responsibility to prepare a prudent and responsible path for change in these times of economic and cultural transition.
- The approach should be a logical process of understanding, participation, soul-searching and decision-making, which would lead us to the means and will to manage the inevitable changes that will confront this generation and future generations.
- It is a challenge that is worthy of our complete attention.

# Martin ■ McGill

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Phone: (828) 255-0313 | Fax: (828) 253-5612  
[dennie@martin-mcgill.com](mailto:dennie@martin-mcgill.com)

## Watauga Medics Inc. Annual Report for 2023

I am delighted to present the annual report of Watauga Medics Inc. Compiling this report allows me to reflect on the tremendous achievements, challenges, and impact Watauga Medics has made over the past year. I am genuinely grateful for the unwavering support and dedication demonstrated by my exceptional team, our valued partners, the incredible community we serve and most importantly the support of Watauga County board of commissioners and administration. Throughout the previous year, Watauga Medics has consistently showcased its commitment to delivering excellence in emergency medical services. Our organization has continued to provide compassionate and professional care even amidst the most demanding circumstances, surpassing the standards we have set over our proud 23-year history.

Our dedicated crews have consistently exceeded expectations by often working double shifts and tirelessly serving the community during holidays, large scale community events and often in the worst of conditions. They consistently offer professional and compassionate care, regardless of the environments they encounter or how many consecutive hours they have worked. We have continuously responded to numerous distressing situations and have managed to restore order from complete chaos countless times each day.

Together, we have undoubtedly made a significant positive impact on the community we serve. Watauga Medics will continue to strive for excellence, constantly seek improvement, and provide unparalleled emergency medical services to the community in the forthcoming year and beyond. Despite labor shortages, increased costs and many other challenges, I remain optimistic and excited about the coming year. We are actively exploring innovative strategies and solutions to address the staffing issues we have experienced. Our commitment to overcoming this challenge is unwavering, and we are actively seeking avenues to attract and retain talented individuals who share our dedication to providing exceptional care to the community.

In closing I want to thank the board of commissioners and Deron for the trust and continued support shown to me over the years. If there are any questions or concerns please don't hesitate to contact me I can always be reached on my cell phone at 828 964-1706

Sincerely,

Craig Sullivan, EMT-P

# Watauga Medics Inc.

921 W. King St. Boone NC 28607 Ph: 828 264 9486 Fax: 828 264 9482 email: medics@boone.net

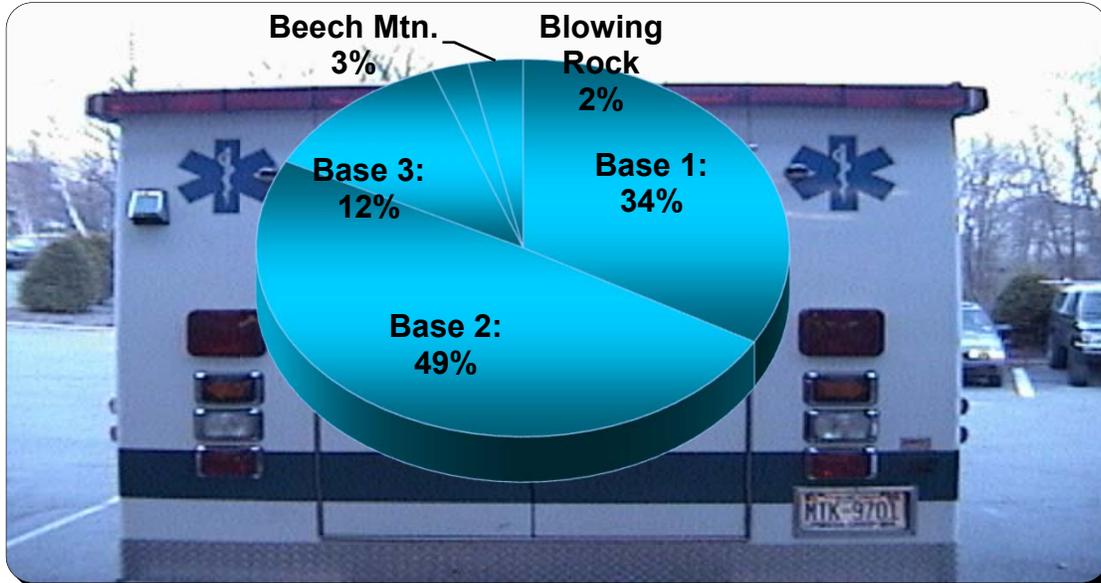
## Year 2023 at a Glance

<b>Total Number of Calls:</b>	<b>6,540</b>
<b>Number of No Transports:</b>	<b>1,942</b>
<b>Total Patients Transported:</b>	<b>4,598</b>
<b>Yearly Average Response Time:</b>	<b>0:09:57</b>
<b>Total Out of County Transports:</b>	<b>613</b>
<b>Total Out Of County Emergency Tranports:</b>	<b>181</b>
<b>Total Number of Emergency Calls:</b>	<b>3,005</b>
<b>Total Number of Patients Transported Emergency:</b>	<b>770</b>
<b>Total Number of Calls in Boone Fire District:</b>	<b>3,527</b>
<b>Total Calls other than Boone:</b>	<b>3,013</b>
<b>Busiest Fire District other than Boone:</b>	<b>BLOWING ROCK</b>
<b>Average Number of Calls per Day:</b>	<b>17.9</b>
<b>Busiest month:</b>	<b>Jan.</b>
<b>Busiest day of the week</b>	<b>Friday</b>
<b>Busiest time of the day:</b>	<b>2:00pm</b>
<b>Number of calls the slowest day of 2023:</b>	<b>4</b>
<b>Number of calls busiest day of 2023:</b>	<b>32</b>
<b>Number of days with 25 or more calls:</b>	<b>28</b>
<b>Number of days wirth 10 or less calls:</b>	<b>12</b>
<b>Yearly average percent increase in calls over last 31 years:</b>	<b>3.83%</b>
<b>Increase percentage in calls from previous year</b>	<b>1.36%</b>
<b>Percentage of Calls that resulted in No Transports (NTP's):</b>	<b>30%</b>
<b>Total Number of DOA's for Year:</b>	<b>42</b>
<b>Total Number of Patients flown from the scene:</b>	<b>13</b>

# Watauga Medics Inc. Year 2023 Annual Report

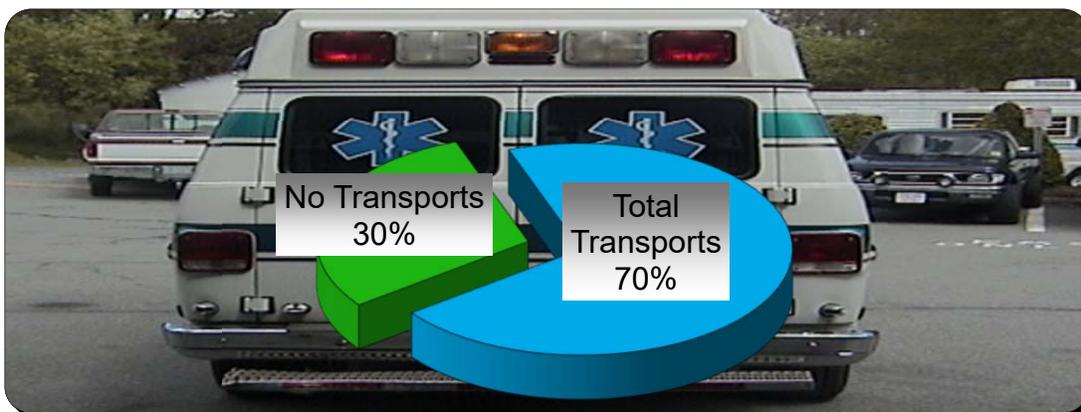
For year ending 2023

	Calls for each Base
Base 1:	2,178
Base 2:	3,223
Base 3:	776
Blowing Rock	148
Beech Mtn.	215
<b>Total Number of Calls</b>	<b>6,540</b>



## No Transports compared to Total Calls

Total Transports	4,598
No Transports	1,942
<b>Total Calls</b>	<b>6,540</b>

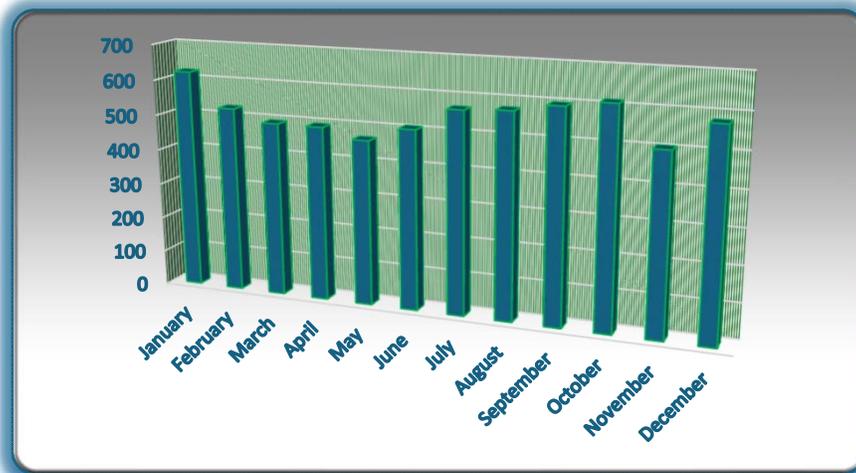


## Watauga Medics Annual Report for 2023

For Year ending 2023

### Calls by the Month

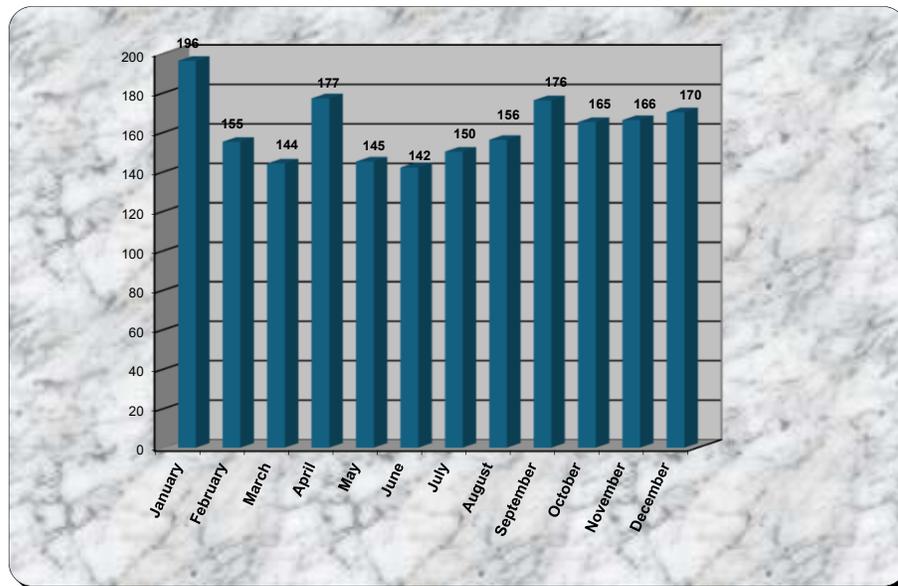
<u>Month</u>	<u>Calls</u>
January	622
February	526
March	493
April	493
May	466
June	506
July	568
August	575
September	596
October	612
November	504
December	579



**Total Calls            6,540**

### No-Transports by Month

<u>Month</u>	<u>NTP's</u>
January	196
February	155
March	144
April	177
May	145
June	142
July	150
August	156
September	176
October	165
November	166
December	170



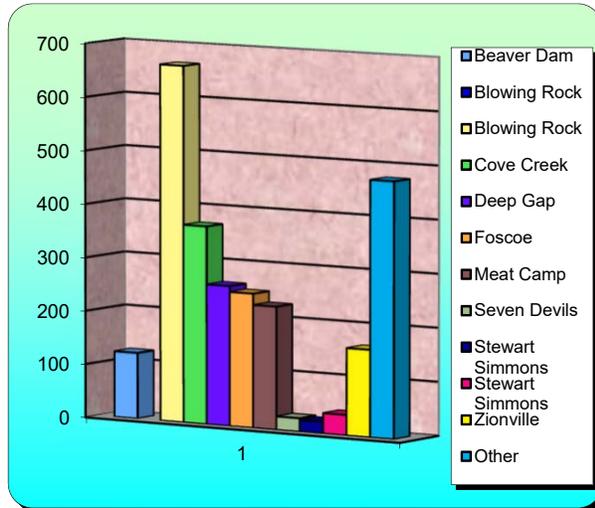
**Total                        1,942**

## Watauga Medics Inc. Year 2023 Annual Report

### For Year Ending 2023

All Calls emerg. And routine

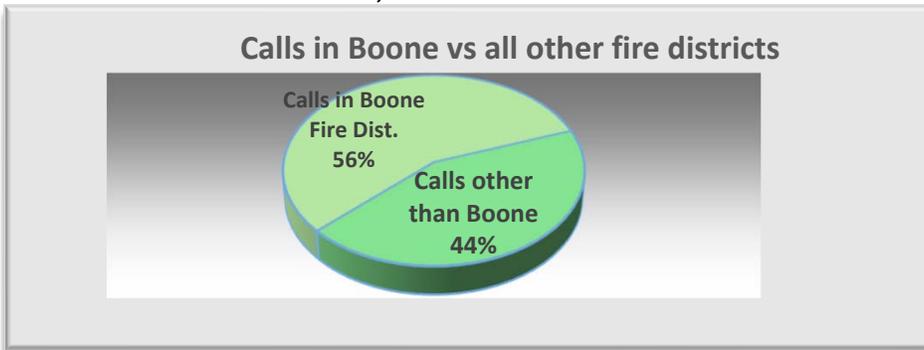
<u>Calls by Fire District</u>	<u>Number</u>
Beaver Dam	123
Beech Mtn.	207
Blowing Rock	665
Cove Creek	369
Deep Gap	261
Foscoe	250
Meat Camp	229
Seven Devils	25
Shawneehaw	22
Stewart Simmons	38
Zionville	162
Fall Creek	23
Other	476



**Calls by Fire District Other Than Boone: 2,850**

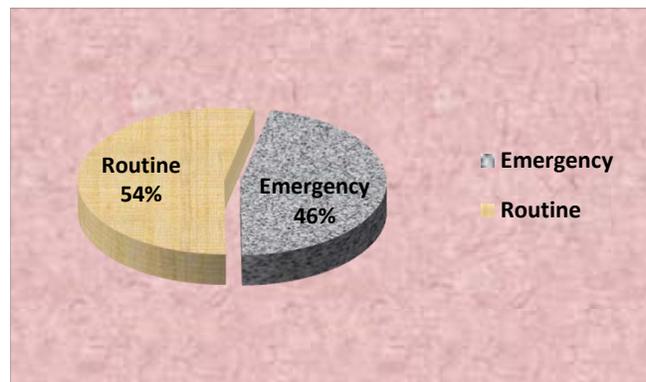
### Calls in Boone vs other districts

Calls other than Boone	<u>2,850</u>
Calls in Boone Fire Dist.	<u>3,690</u>
<b>Total</b>	<b>6,540</b>



### Calls by type of response used:

<u>Type of Response</u>	<u>Number</u>
Emergency	3,040
Routine	3,500
<b>Total</b>	<b>6,540</b>

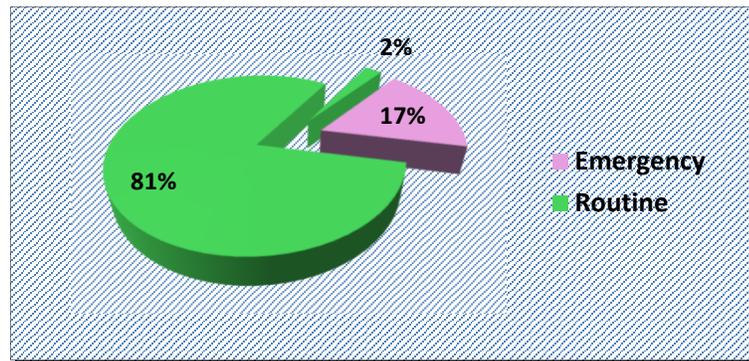


Watauga Medics Inc. Year 2023 Annual Report

For Year Ending 2023

**Type of response used while transporting patients**

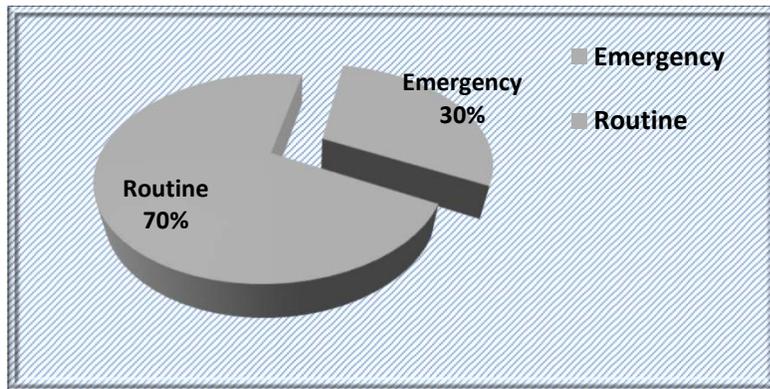
<u>Transport Type</u>	<u>Number</u>
Emergency	770
Routine	3,645
Other	109
<b>Total Transports</b>	<b>4,524</b>



**Type of Traffic for Out-Of-County Trips**

<u>Traffic</u>	<u>Number</u>
Emergency	181
Routine	432

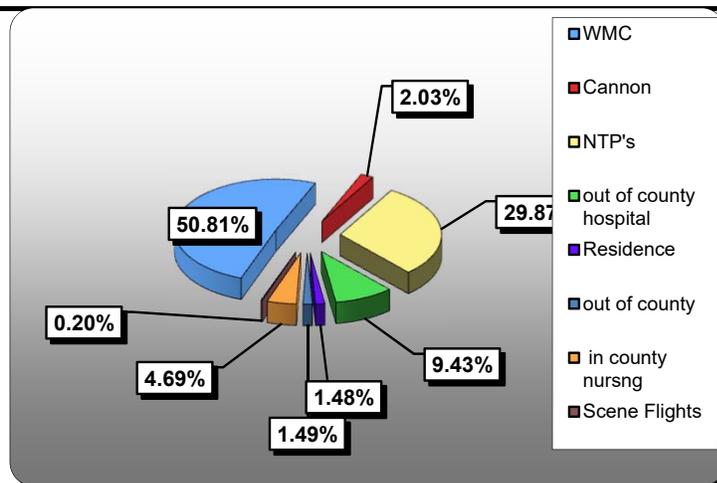
**Total Out of County 613**



**Destination of Calls**

<u>Destination</u>	<u>Number</u>
WMC	3,303
Cannon	132
NTP's	1,942
out of county hospital	613
Residence	96
out of county	97
in county nursng	305
Scene Flights	13
Dr. Office	39
<b>Total</b>	<b>6,540</b>

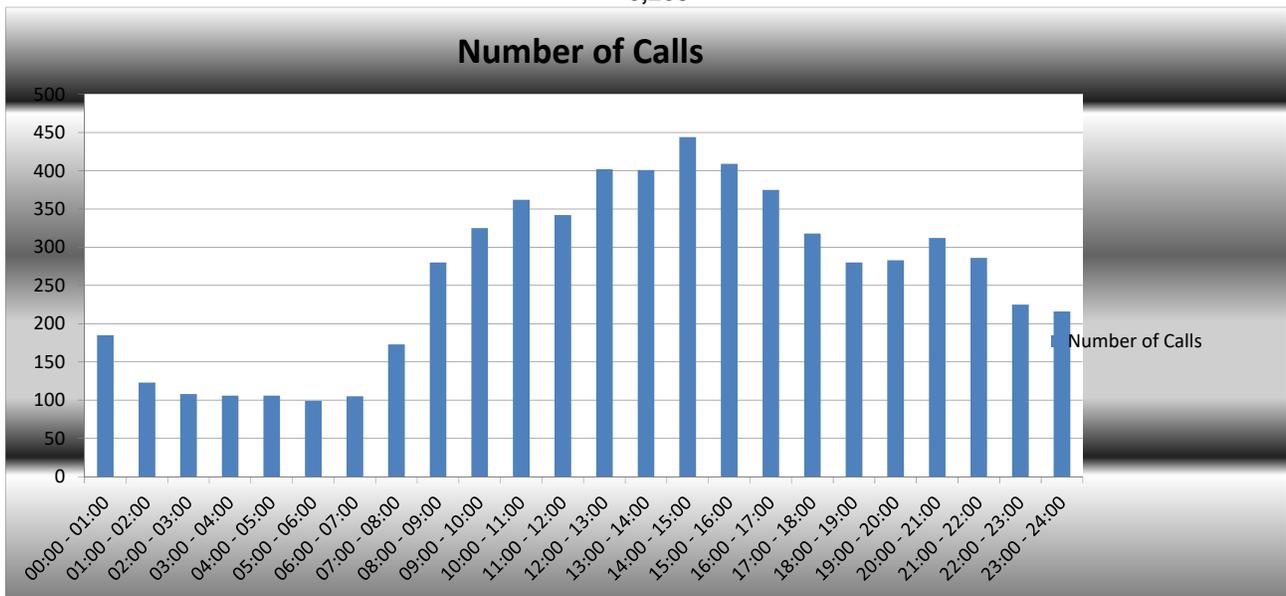
\* WMC: Watauga Medical Center  
 \* NTP: No Transports

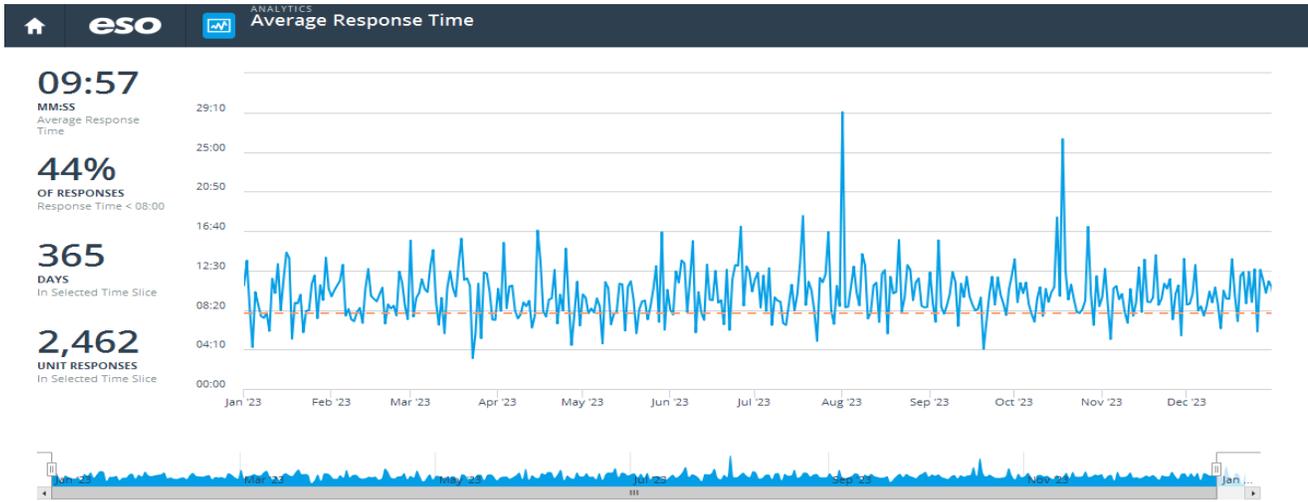


## Watauga Medics Inc. Year 2023 Annual Report

<u>Time of Day</u>	<u>Number of Calls</u>
00:00 - 01:00	185
01:00 - 02:00	123
02:00 - 03:00	108
03:00 - 04:00	106
04:00 - 05:00	106
<b>05:00 - 06:00</b>	<b>99</b>
06:00 - 07:00	105
07:00 - 08:00	173
08:00 - 09:00	280
09:00 - 10:00	325
10:00 - 11:00	362
11:00 - 12:00	342
12:00 - 13:00	402
13:00 - 14:00	401
<b>14:00 - 15:00</b>	<b>444</b>
15:00 - 16:00	409
16:00 - 17:00	375
17:00 - 18:00	318
18:00 - 19:00	280
19:00 - 20:00	283
20:00 - 21:00	312
21:00 - 22:00	286
22:00 - 23:00	225
23:00 - 24:00	216

**6,265**





Counts

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Total
00:00 - 04:59	33	27	30	34	34	30	41	30	44	47	38	31	419
05:00 - 07:59	57	57	58	56	50	49	55	53	69	62	54	55	675
08:00 - 08:59	15	21	12	11	15	10	21	18	19	24	13	17	196
09:00 - 09:59	18	13	9	5	7	6	15	17	20	17	8	22	157
10:00 - 11:59	27	18	13	16	20	35	27	27	30	29	25	20	287
12:00 - 14:59	21	21	22	28	15	29	34	23	24	29	37	29	312
15:00 - 16:59	17	15	14	12	6	10	14	10	14	11	6	10	139
17:00 - 17:59	3	2	8	1	8	5	5	8	2	2	2	4	50
18:00 - 19:59	6	4	11	5	5	6	7	8	10	9	7	3	81
20:00 - 29:59	9	1	9	11	7	13	13	12	19	12	12	11	129
30:00 - 59:59	1	3				3	2	2		4		2	17
<b>Total</b>	<b>207</b>	<b>182</b>	<b>186</b>	<b>179</b>	<b>167</b>	<b>196</b>	<b>234</b>	<b>208</b>	<b>251</b>	<b>246</b>	<b>202</b>	<b>204</b>	<b>2,462</b>

Exceptions 59  
4,983

2023

This page shows how many responses were from each base and what base district they responded to:

**Number of times Base 1 responded**

<b>Base 1</b> 1,311	<b>Base 2</b> 568	<b>Base 3</b> 164	<b>Blowing Rock</b> 29	<b>Beech Mtn.</b> 3
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**Number of Times base 2 responded**

<b>Base 1</b> 202	<b>Base 2</b> 2,774	<b>Base 3</b> 41	<b>Blowing Rock</b> 111	<b>Beech Mtn.</b> 1
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**Number of times base 3 has responded**

<b>Base 1</b> 36	<b>Base 2</b> 166	<b>Base 3</b> 533	<b>Blowing Rock</b> 2	<b>Beech Mtn.</b> 4
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**Number of times Blowing Rock base has responded**

<b>Base 1</b> 4	<b>Base 2</b> 36	<b>Base 3</b> 1	<b>Blowing Rock</b> 88	<b>Beech Mtn.</b> 1
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**Number of times Beech Mountain has responded**

<b>Base 1</b> 0	<b>Base 2</b> 0	<b>Base 3</b> 2	<b>Blowing Rock</b> 0	<b>Beech Mtn.</b> 202
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This section shows emergency response number and times by district

2023

Emergency Response data:

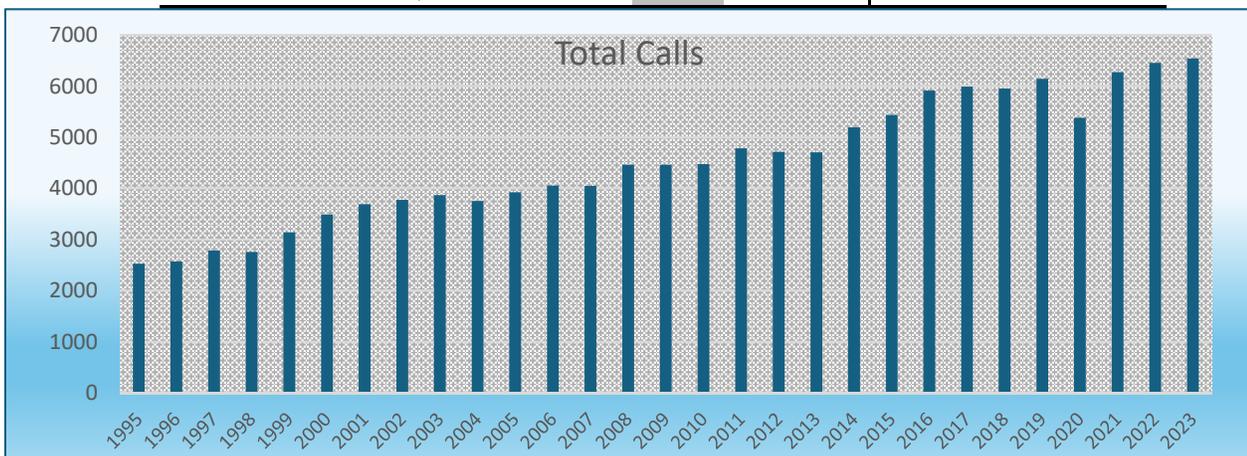
District:	Emerg. Calls	avg. Yearly Rsp.
Beaver Dam	66	21:25
Beech Mtn.	170	9:38
Blowing Rock	313	11:59
Boone	1,508	6:53
Cove Creek	204	10:05
Deep Gap	136	14:26
Foscoe	146	13:53
Meat Camp	144	15:16
Seven Devils	15	20:32
Shawneehaw	9	0:25:27
Stewart Sim	20	0:23:57
Todd	20	20:03
Zionville	97	13:00

**Total Number of Calls by Year**

<u>Year</u>	<u>Total Calls</u>
1991	1,782
1992	1,921
1993	2,017
1994	2,198
1995	2,527
1996	2,571
1997	2,784
1998	2,755
1999	3,139
2000	3,487
2001	3,688
2002	3,775
2003	3,866
2004	3,752
2005	3,922
2006	4,053
2007	4,048
2008	4,460
2009	4,461
2010	4,473
2011	4,783
2012	4,714
2013	4,705
2014	5,191
2015	5,435
2016	5,912
2017	5,990
2018	5,952
2019	6,142
2020	5,380
2021	6,273
2022	6,451
2023	6,540

**Number Increase/Decrease**

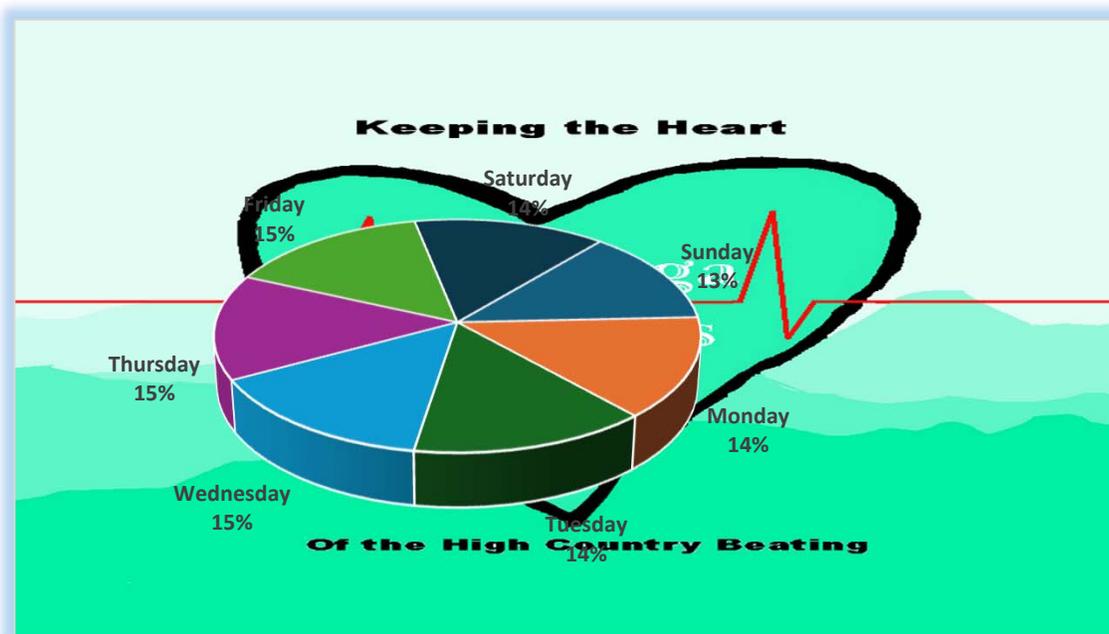
<u>Year</u>	<u>Change</u>	
1991		
1992	139	7.24%
1993	96	4.76%
1994	181	8.23%
1995	329	13.02%
1996	44	1.71%
1997	213	7.65%
1998	-29	-1.05%
1999	384	12.23%
2000	348	9.98%
2001	201	5.45%
2002	87	2.30%
2003	91	2.35%
2004	-114	-3.04%
2005	170	4.33%
2006	131	3.23%
2007	-5	-0.12%
2008	412	9.24%
2009	1	0.02%
2010	12	0.27%
2011	310	6.48%
2012	-69	-1.46%
2013	-9	-0.19%
2014	486	9.36%
2015	244	4.49%
2016	477	8.07%
2017	78	1.30%
2018	-38	-0.64%
2019	190	3.09%
2020	-762	-14.16%
2021	893	14.24%
2022	178	2.76%
2023	89	1.36%



# 2023 Calls by the day of the week

## Total Calls by Day of The Week

	2023	2022	2021	2020	2019
Sunday	806	747	745	676	721
Monday	857	845	897	765	957
Tuesday	870	917	895	782	874
Wednesday	890	870	954	788	896
Thursday	895	863	912	744	908
<b>Friday</b>	<b>923</b>	<b>950</b>	<b>978</b>	768	<b>966</b>
Saturday	872	901	892	745	820
	<b>6,113</b>	<b>6,093</b>	<b>6,273</b>	<b>5,268</b>	<b>6,142</b>



## 2023 Training Report Topics for 2023

12-Lead EKG
Abdominal Aortic Aneurysm (ALS)
Abdominal Trauma (ALS)
Acute Coronary Syndrome - Review and Lab
Acute MI and STEMI (ALS)
Acute MI and STEMI (BLS)
Acute Psychosis (BLS)
Advanced Airway: Intubation
AHA BLS Recert
AHA Recert Class
Airborne and Bloodborne Pathogens
Airway 1
Airway Lab
Ambulance Safety and Design
Amputation and Hemorrhage Control
Anaphylaxis (ALS)
Applying Classroom Skills in the Field
Asthma (BLS)
Basic Airway Mastery
Bradycardia
Burns (ALS)
Burns (BLS)
Capnography and Pulse Oximetry
Capnography for Respiratory Distress
Carbon Monoxide Poisoning (ALS)
Chest Trauma (ALS)
CHF Vs. COPD (ALS)
Clinical Complications of Tracheostomy Tube
Considerations for Pediatric Cardiac Arrest
Current Trends in Stroke Care
Diabetic Emergencies (ALS)
Emergency Vehicle Driving Dynamics
ACLS
PALS

Awareness During CPR
Lung Sounds
Respiratory
Return of Spontaneous Circulation
Safe Transport of peds
Seizures (ALS)
Sexual Harassment in the Workplace
Safety
Snakebites And Stings (ALS)
Splinting Lab
Stroke (ALS)
system update 2023
Triage (ALS)
OB Kits
Obstetrics
Pain Management
Pediatric Assessment (ALS)
Pediatric Head Trauma (ALS)
Pediatric Respiratory Emergencies
Pediatric Seizures (ALS)
Pediatric Shortness Of Breath (ALS)
Pediatric Spinal Injuries (ALS)
Pregnancy and Dyspnea (ALS)
Pregnancy and Trauma (ALS)
Managing the Pediatric Arrest (ALS)
Methamphetamine Abuse (BLS)
Naloxone, Epi, and Glucometry
Non-Invasive Capnography
Hemorrhage Control/ Exam
Intubation
FTO/Preceptor
Hazmat First Responder Awareness
Head Injuries (ALS)
ITLS

**Total Training Hours Logged by all Staff for 2023**

**715 Hours**

<b>Name</b>	<b>Level</b>		
Craig Sullivan	Director	EMT-P	
Amber Jackson	Admi/Billing		
Candace Barker	Admin/HR	EMT-P	
Ricky Roark	Maint.	EMT-P	
Pete Pickering	Admin/training	EMT-P	
Savanah Greer	Billing		
Jenna kaunath	Billing		
Sunnie Sullivan	Scheduling		
Angela Seeley	Supervisor	EMT-P	Matt Scharm EMT
Julian Pereira	EMT(paramedic student)		Meghan Burr EMT
Kaylyn Keller	EMT-P		Luke Dover EMT
Brianna Seeley	EMT-P		Jackson Lamb EMT
Courtney Miller	EMT(paramedic student)		Jacob Starnes EMT
John Whitener	EMT-P		Jacob Rye EMT
Dustin Turpin	EMT		Alyssa Nucklous EMT
Veronica Shelton	Supervisor	EMT-P	Mattie Norris EMT
Adam Cleary	Supervisor	EMT-P	Thomas Landrum EMT
Hannah Buchanan	EMT(paramedic student)		Hope Neeson EMT
Nate Lucas	EMT-P		Eric Thomas EMT
Jessee Devaney	EMT(paramedic student)		Micheal Banks EMT-P
Jack Reedy	EMT-P		Faye Kelly EMT-P
Kevin Norris	EMT-P		Nate McCoy EMT-P
Conrad Poe	EMT-P		Alex Jolly EMT-P
Britney Johnson	EMT-P		Gary Palmerlou EMT-P
Brad Chenausky	Supervisor	EMT-P	Ethan Todd EMT-P
Trenton Winebarger	EMT-P		Josiah Davies EMT-P
Mosses White	EMT		Carlson Tester EMT
Lena Kilby	EMT(paramedic student)		Ben Stoneking EMT
Erin Oliver	EMT-P		Caleb Garges EMT
Kurt Kaunath	EMT-P		
Gregg Bryant	EMT-P		
Randy Smith	EMT-P		
Nate Brennan	EMT-P		
Anthony Woodard	EMT-P		
Josh Poe	EMT-P		
Heather Mckeehan	EMT-P		

**2023 This section shows which facilities have the highest call volume****What facilities are generating calls: All calls emergency and routine**

Watauga Medical Center	930
Hospitality House	253
Glenbridge	135
Foley Center	146
Deerfield Ridge	92
Ski Beech	56
App. Ski Mountain	46
App. Brian Estates	37
Magistrates Office	32
RHA	30

**A closer look at calls in Boone and Blowing Rock****Boone: Tot. Emerg. 1,508**

Deerfield Ridge	33
WMC	25
Hospitality house	114
GlenBridge	30
App. Brian Estates	12
ASU campus/facility	98
High School	10

**Blowing Rock: Tot. Emerg 313**

Foley Center	45
Blowing Rock Clinic	24
App Ski Mountain	15

**What was the main complaint as reported to dispatch:**

Abdominal Pain/Problems	109
Allergic Reaction/Stings	50
Altered Mental Status	12
Animal Bite	11
Assault	39
Assist Invalid	19
Back Pain (Non-Traumatic)	88
Breathing Problem	389
Burns/Explosion	4
Carbon Monoxide/Hazmat/Inhalation/CBRN	8
Cardiac Arrest/Death	95
Chest Pain (Non-Traumatic)	286
Choking	13
Convulsions/Seizure	171
Diabetic Problem	108
Electrocution/Lightning	2
EMS Special Service	13
Eye Problem/Injury	3
Falls	683
Fire	53
Headache	19
Heart Problems/AICD	49
Heat/Cold Exposure	5
Hemorrhage/Laceration	137
Medical Alarm	88
No Other Appropriate Choice	102
Overdose/Poisoning/Ingestion	195
Pregnancy/Childbirth	15
Psychiatric Problem/Abnormal Behavior/Suicide Attempt	94
Sick Person	1094
Stab/Gunshot Wound/Penetrating Trauma	6
Standby	32
Stroke/CVA	155
Traffic Accident	622
Transfer/Interfacility/Palliative Care	912
<b>Traumatic Injury</b>	<b>207</b>
Unconscious/Fainting	377
Unknown Problem/Person Down	70
Well Person Check	34
Other	53

**2023 list of equipment:**

**Ambulances:**

<b>M1:</b>	2016	Chevy	4x4
<b>M2:</b>	2020	Chevy	4x4
<b>M3:</b>	2023	Chevy	4x4
<b>M4:</b>	2018	Chevy	4x4
<b>M5:</b>	2020	Chevy	4x4

**Medical Equipment**

**Cardiac Monitors**

<b>6</b>	Zoll	X-series	12 lead monitor
<b>2</b>	Zoll	M series	12 lead EKG

**Lucas devices:**

<b>6</b>	Physio control Automated CPR device
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**Stretchers**

<b>6</b>	Stryker power stretchers
<b>3</b>	Manual Stryker stretchers

**King Visions**

<b>9</b>	Video King Vision
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**Training Equipment**

<b>1</b>	IV arm
<b>1</b>	Sim man manikin
<b>4</b>	Intubation manikins
<b>2</b>	Pediatric manikins
ACLS, PALS, ITLS course materials	
Projector, computers for training, iPads for training	
Numerous training supplies and equipment	

Other equipment and supplies:

Splints, suction devices, airway equipment,  
Bags, drugs and medical supplies

<b>M6:</b>	2022	Chevy	4x4
<b>M7:</b>	2015	Chevy	4x4
<b>M8:</b>	2021	Chevy	4x4
<b>M9:</b>	2020	Chevy	4x4
<b>Service</b>	2015	Chevy	2x4

**Office Furniture:**

Office Desks, Beds, Chairs, Tables  
File cabinets, Appliances, and  
various office supplies etc.

**Radios:**

<b>4</b>	Dual band VHF/Viper walkies
<b>14</b>	Kenwood 32 Chanel walkies
<b>9</b>	VHF Kenwood Mobils
<b>9</b>	Mobil vipers installed in uinits
<b>1</b>	Motorola repeater
<b>4</b>	Base stations

**Computers:**

<b>8</b>	Panasonic tough books
<b>3</b>	Dell Laptop Comp.
<b>8</b>	Dell Desktop Comp.
<b>8</b>	Printers/Scanners

**Other:**

Heaters in bay area  
Lift in garage  
Tools and vehicle spare parts  
Tire changer  
Tire balancer

# Watauga Medics Inc

921 W. King St. Boone NC 28607. Ph: 828 264-9486 [medics@boone.net](mailto:medics@boone.net)

Director: Craig Sullivan

Cell: (828) 964-1706

Date: 1/15/2023

RE: Watauga Medics Inc. billing Policy

Watauga Medics Inc. makes every effort to obtain insurance information and submit all bills to Medicare, Medicaid, or private insurance first. Only after insurance has paid and if an approved amount is remaining our system generates bills to patients or responsible parties for any remaining balance. We only bill Medicare approved rates for services. All calls are billed as an BLS, BLS emergency, ALS non-emergency, ALS emergency, or ALS 2. Each of these call types has an allowable amount approved and published each year by the Centers for Medicare Services, 80% of this is the maximum amount Medicare will pay for a call. That same amount is basically what most private insurance companies will pay or sometimes less. Medicaid on the other hand pays far less. Medicare, Medicaid and private insurance all have mandatory write offs that are required. For example, during any given year Medicare write offs total between \$30,000.00-\$50,000.00 while private insurance write-offs normally total over \$100,000.00 and Medicaid write offs will total over \$200,000.00 each year. These write-offs are mandatory and patients can not be billed for these amounts. In addition to the mandatory write-offs When a patient receives a bill they are always given every opportunity to make any payment amount they are comfortable with and no interest is ever added to the bill and as long as payments are made or when a payment is not made if contact is made to our office we will never turn them over to a collection agency. Only after no insurance is found and 4 bills have been sent to a patient without any response phone calls are then made in an effort to reach patients. If no progress is made we will turn the account over to a collection agency.

I have always instructed our billing office to make every effort to work with patients and if they identify someone who is truly struggling and is making efforts to pay their ambulance bill to write off at least half of that bill to

We have added an online payer portal on our website over the last couple years to make it easier for patients to pay. This is fast becoming the biggest source of patient payments we receive.

If there are ever any questions concerning our billing practices or any other aspect of Watauga Medics, please feel free to contact me any time. Thank you.

Sincerely,

Craig Sullivan

## Middle Fork Greenway Update

Watauga County Commissioners Budget Retreat March 1, 2024

MFG Budget Resources: Where funds have come from over the years.

<b>Total Raised: 2015 - 2023</b>	<b>Amount</b>
Spent to date	\$7,332,385
\$ pledged /in-hand to be spent in 2024-2026	\$7,662,620
<b>Total</b>	<b>\$14,995,005</b>

<b>State &amp; Fed Grants – 56%</b>	
\$2,408,547	Spent
\$6,027,988	To be spent in 2024-2026
<b>\$8,436,535</b>	<b>Total</b>

<b>Watauga Co. TDA Funding - 23%</b>	
\$2,589,995	Spent
\$880,005	To be spent in 2024-2025
<b>\$3,470,000</b>	<b>Total</b>

<b>Private Foundations, Individual Donations, RoundUp for the Greenway, Blowing Rock TDA – 21%</b>	
<b>\$3,088,470</b>	<b>Total</b>

Acres Protected in the Corridor: 90 acres

Stream Miles protected: 2.8 miles

2 miles of Greenway on the ground

2.5 miles underway to be constructed in 2024 – 2026

2 miles to be determined

5 Pocket parks open for the community to enjoy (2 more to develop)

**Thank you for maintaining the completed sections of the Middle Fork Greenway, take ownership of newly developed parks and trail, and advocating for additional trail to be constructed.**



**TO:** Watauga County Board of Commissioners  
Deron Geouque, Watauga County Manager

**FROM:** Wright Tilley, Executive Director

**RE:** TDA Update for Watauga County Board Retreat

**DATE:** 2/21/2024

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The Watauga County Tourism Development Authority (TDA) is pleased to provide this update for the 2024 Watauga County Commissioners' Retreat.

Attached to this memo is a copy of the current FY 23/24 Occupancy Tax chart through December 2023. This chart compares the current fiscal year to the last fiscal year. Also attached is a copy of the full FY 22/23 Fiscal Year occupancy tax collections.

Fiscal year 21/22 was a record year for occupancy tax collections, so we knew it would be highly unlikely that we would sustain those levels in FY 22/23. We were very pleased with our FY 22/23 collections which were only down 2.38% over the record year. For the first six months of the new FY23/24 fiscal year we are up 4.94% over last year for that same period.

### **Watauga TDA Highlights:**

- Closed the FY 22/23 fiscal year with occupancy tax collections of over \$4.1 million.
- Current FY 23/24 fiscal year occupancy tax collections are up 4.94% over last year for July through December. This amounts to an additional \$121,309.61 in occupancy tax funds over last year, six months into the fiscal year.
- Calendar year 2023 occupancy tax collections were \$4,272,957.81
- The TDA continued to support the Watauga Choose & Cut program in 2023 with a \$5,900 marketing grant to the Watauga County Christmas Tree Association.
- Our ad campaign entitled "Inspiring Awe Since 1849" continued to produce good results this past year and we increased the digital advertising spend a little in the current fiscal year. The campaign continues to emphasize outdoor recreation and natural beauty, but

also showcases arts & cultural programming, and local food & beverage. In addition to advertising mediums including, digital, paid search, print, radio, tv, out-of-home, native and paid social media and public relations strategies, we added more “influencer” inspired copy and testimonials. We also created a new brand anthem video that showcases the beauty and activities of the Boone area.

- We launched a new campaign focused at visitors to the Boone area called “Preserve The Awe.” This campaign reminds and/or educates the traveler about recreating responsibly. It incorporates language from Outdoor NC and the “leave no trace” principles into the copy. We are planning to increase this campaign this year with more ads and visual reminders.
- During 2023, the Watauga County TDA purchased a new property for the TDA offices and a downtown visitor information center. This property, located at 171 Grand Blvd is a 1941 Brick home on the corner of Grand Blvd. and Queen Street. Repairs to the interior are underway and we hope to be in the new space by July.

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Visit NC and NC Commerce released their 2022 report on County Level Visitor Spending during 2023. We hope to have the 2023 numbers by mid- Summer.

- Watauga County is ranked 15th out of North Carolina’s 100 counties in terms of visitor spending. (NC Commerce/ Visit NC)
- Tourism in Watauga County generated visitor spending of \$501.33 million in 2022, which had a growth rate of 7.8% over 2021. This includes spending on lodging, food & beverage, recreation, retail, and transportation. (NC Commerce)
- Local tax revenues generated by tourism in Watauga County in 2022 amounted to \$ 18 million. According to the NC Commerce Department, this represents a \$647 tax savings to each county resident.
- 3,090 jobs in Watauga County were directly attributable to travel & tourism in 2022.

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**TDA Infrastructure/Product Development Projects:**

- Blue Ridge Conservancy & Middle Fork Greenway – The Watauga County TDA continues its commitment to helping make the Middle Fork Greenway a reality in addition to supporting other public access and land conservation efforts of the Blue Ridge Conservancy. In 2023 we paid out almost a million to help with the Tweetsie Underpass construction project and the design, and engineering and permitting for the Angler property portion of the greenway. We also provided funding to BRC for the new paddle access area on the Watauga River in Valle Crucis.

- County-wide Wayfinding Phase 2 : - The TDA has secured encroachment agreements with the DOT for phase 2 of the wayfinding signs. Installation of those new signs will begin this spring. This will complete all the county-wide signs except for the ones on Hwy 105, due to the ongoing construction there.
- Rocky Knob Park – I am pleased to report that we are underway with our Rocky Knob Park additions. Greene Construction won the bid and has begun work on a new deck and covered picnic area next to the pump track. In addition, we are adding some new parking spaces, a decorative fence to the front on the pump track and an event area on the other side of the pump track with a paver base.
- Tourism Master Plan – The TDA recently finalized the **Imagine Watauga** Master Plan. This 15-20 year plan was developed by Destination By Design after research, public engagement, and community forums. This plan will serve as a strategic planning document for future infrastructure growth/projects around Watauga County.
- Howard Knob Park – As you all are aware, we received at \$300,000+ Accessibility in Parks Grant in 2023 to help with renovations and upgrades to Howard Knob Park. Destination By Design has begun work around the picnic area and work on the new ADA accessible overlook will begin as soon as we receive the final engineered plans from the architectural and engineering firms.

**Occupancy Tax Collection Report**

July 2022 to date

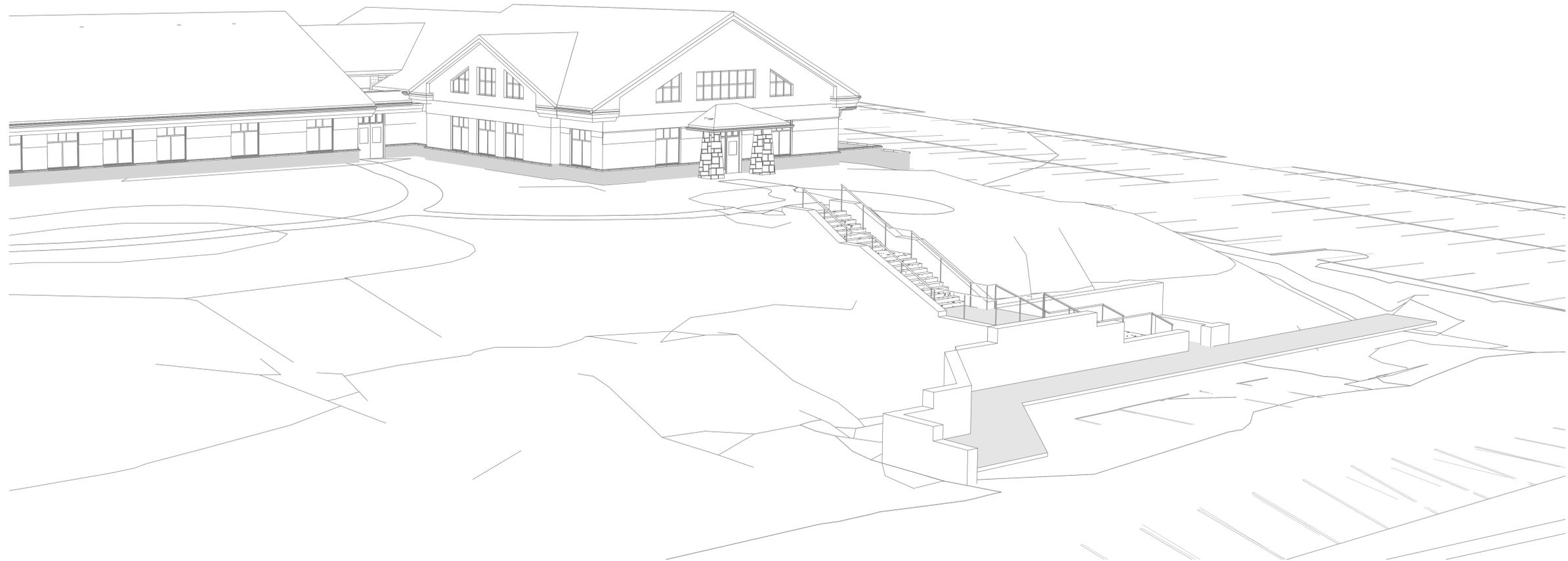
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	March	April	May	June	JULY to Date
<b>BR</b>													
20/21	143,262.60	139,757.36	129,464.93	204,286.54	108,352.71	110,332.76	120,003.28	104,087.54	83,824.29	90,101.51	124,003.99	155,395.63	
21/22	226,829.62	191,155.32	160,261.30	240,139.82	140,957.77	151,674.80	109,536.78	109,563.63	84,511.91	110,776.05	131,328.50	160,685.73	1,817,421.23
<b>22/23</b>	<b>209,400.41</b>	<b>186,790.34</b>	<b>177,694.52</b>	<b>231,021.93</b>	<b>126,060.26</b>	<b>148,720.61</b>	<b>102,083.86</b>	<b>95,435.10</b>	<b>76,956.45</b>	<b>96,511.84</b>	<b>120,721.48</b>	<b>155,844.00</b>	<b>1,727,240.80</b>
	(17,429.21)	(4,364.98)	17,433.22	(9,117.89)	(14,897.51)	(2,954.16)	(7,452.92)	(14,128.53)	(7,555.46)	(14,264.21)	(10,607.02)	(4,841.73)	(90,180.43)
	-7.80%	-2.38%	10.88%	-3.80%	-10.66%	-1.94%	-6.80%	-12.89%	-8.94%	-12.87%	-8.07%	-3.01%	-4.96%
(20/21)													
<b>Boone</b>													
20/21	158,116.33	143,603.50	163,988.58	225,467.56	131,486.14	178,045.79	179,471.61	173,463.81	135,621.73	120,766.30	143,421.07	173,769.78	
21/22	237,600.90	195,023.51	181,611.80	294,653.63	163,317.90	187,299.65	161,540.29	162,882.51	130,768.56	141,202.66	159,180.99	188,586.63	2,203,669.03
<b>22/23</b>	<b>228,927.75</b>	<b>205,671.17</b>	<b>221,678.29</b>	<b>279,813.07</b>	<b>149,616.87</b>	<b>186,371.86</b>	<b>136,858.15</b>	<b>140,790.22</b>	<b>139,608.20</b>	<b>133,483.27</b>	<b>159,307.54</b>	<b>189,265.89</b>	<b>2,171,392.28</b>
	(8,673.15)	10,647.66	40,066.49	(14,840.56)	(13,701.03)	(927.79)	(24,682.14)	22,092.29	8,839.64	7,719.39	126.55	679.26	(32,276.75)
	-3.65%	5.46%	22.06%	-5.00%	-8.40%	-0.50%	-15.30%	-13.56%	6.80%	-5.50%	flat	0.36%	-1.46%
(20/21)	44.80%	43.22%	35.20%	24.10%	13.79%	4.68%	-23.70%	-18.83%	2.94%	10.53%	11.08%	1.09%	
<b>Watauga</b>													
20/21	377,331.40	358,877.47	309,299.99	380,066.83	228,272.21	431,116.27	336,852.31	371,306.62	302,362.83	268,311.42	269,531.83	342,748.98	
21/22	429,137.02	365,467.33	293,048.51	475,872.27	354,729.74	420,273.87	419,688.00	339,650.85	265,915.27	253,100.43	293,386.94	342,497.61	4,252,767.84
<b>22/23</b>	<b>513,233.61</b>	<b>390,481.23</b>	<b>343,902.63</b>	<b>453,965.72</b>	<b>359,741.12</b>	<b>395,601.62</b>	<b>380,549.15</b>	<b>301,130.56</b>	<b>198,961.43</b>	<b>210,934.74</b>	<b>253,877.18</b>	<b>349,269.21</b>	<b>4,151,648.20</b>
	84,096.59	25,013.90	50,854.12	(21,906.55)	5,011.38	(24,672.25)	(39,138.85)	(38,520.29)	(66,953.84)	(42,165.69)	(39,509.76)	6,771.60	(101,119.64)
	19.60%	6.84%	17.35%	-4.60%	1.40%	-5.87%	-9.30%	-11.34%	-25.17%	-16.66%	-13.50%	0.02%	-2.38%
(20/21)	36.00%	8.81%	11.19%	19.44%	57.60%	-8.20%	13.00%	-18.90%	-34.19%	-21.40%	-5.80%	0.02%	
<b>TTLS</b>													
Prior Yr	893,567.54	751,646.16	634,921.61	1,010,665.72	659,005.41	759,248.32	690,765.07	612,096.99	481,195.74	505,079.14	583,896.43	691,769.97	8,273,858.10
Cur Yr	951,229.53	782,510.27	742,384.76	957,532.91	634,651.77	729,557.37	617,952.57	536,271.81	414,551.79	438,409.23	532,872.14	694,379.10	8,050,281.28
\$'s +/-	57,661.99	30,864.11	107,463.15	(53,132.81)	(24,353.64)	(29,690.95)	(72,812.50)	(75,825.18)	(66,643.95)	(66,669.91)	(51,024.29)	2,609.13	(223,576.82)
% +/-	6.45%	4.11%	16.93%	-5.30%	-3.70%	-3.90%	-10.54%	-12.38%	-13.85%	-13.20%	-8.70%	0.38%	-2.70%

**Occupancy Tax Collection Report**

July 2023 to date

	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>JULY to Date</u>
<b>BR</b>													
2021	226,829.62	191,155.32	160,261.30	240,139.82	140,957.77	151,674.80							1,111,018.63
2022	209,400.41	186,790.34	177,694.52	231,410.73	126,060.26	148,720.61							1,080,076.87
<b>2023</b>	<b>230,215.65</b>	<b>194,274.16</b>	<b>187,970.37</b>	<b>246,898.60</b>	<b>141,057.67</b>	<b>156,294.50</b>							<b>1,156,710.95</b>
	20,815.24	7,483.84	10,275.85	15,487.87	14,997.41	7,573.89							76,634.08
	<b>9.94%</b>	<b>4.00%</b>	<b>5.78%</b>	<b>6.69%</b>	<b>11.89%</b>	<b>5.09%</b>							<b>7.10%</b>
<b>Boone</b>													
2021	237,600.90	195,023.51	181,611.80	294,653.63	163,317.90	187,299.65							1,259,507.39
2022	228,927.75	205,671.17	221,678.29	279,813.07	149,616.87	186,371.86							1,272,079.01
<b>2023</b>	<b>214,753.42</b>	<b>207,191.70</b>	<b>222,405.41</b>	<b>283,719.71</b>	<b>157,311.22</b>	<b>190,215.12</b>							<b>1,275,596.58</b>
	(14,174.33)	1,520.53	727.12	3,906.64	7,694.35	3,843.26							3,517.57
	<b>-6.19%</b>	<b>0.74%</b>	<b>0.33%</b>	<b>0.37%</b>	<b>5.14%</b>	<b>2.06%</b>							<b>0.28%</b>
<b>Watauga</b>													
2021	429,137.02	365,467.33	293,048.51	475,872.27	354,729.74	420,273.87							2,338,528.74
2022	513,233.61	390,481.23	343,902.63	453,965.72	359,741.12	395,601.62							2,456,925.93
<b>2023</b>	<b>517,238.25</b>	<b>419,111.42</b>	<b>370,606.58</b>	<b>488,459.15</b>	<b>372,014.24</b>	<b>410,805.90</b>							<b>2,578,235.54</b>
	4,004.64	28,630.19	26,703.95	34,493.43	12,273.12	15,204.28							121,309.61
	<b>0.08%</b>	<b>7.07%</b>	<b>7.76%</b>	<b>7.59%</b>	<b>3.41%</b>	<b>3.84%</b>							<b>4.94%</b>
<b>TTLS</b>													
Prior Yr	951,561.77	782,942.74	743,275.44	965,189.52	635,418.25	730,694.09							4,809,081.81
Cur Yr	962,207.32	820,577.30	780,982.36	1,019,077.46	670,383.13	757,315.52							5,010,543.07
\$'s +/-	10,645.55	37,634.56	37,706.92	53,887.94	34,964.88	26,621.43							201,461.26
% +/-	<b>1.11%</b>	<b>4.80%</b>	<b>5.07%</b>	<b>5.58%</b>	<b>5.50%</b>	<b>3.64%</b>							<b>3.47%</b>





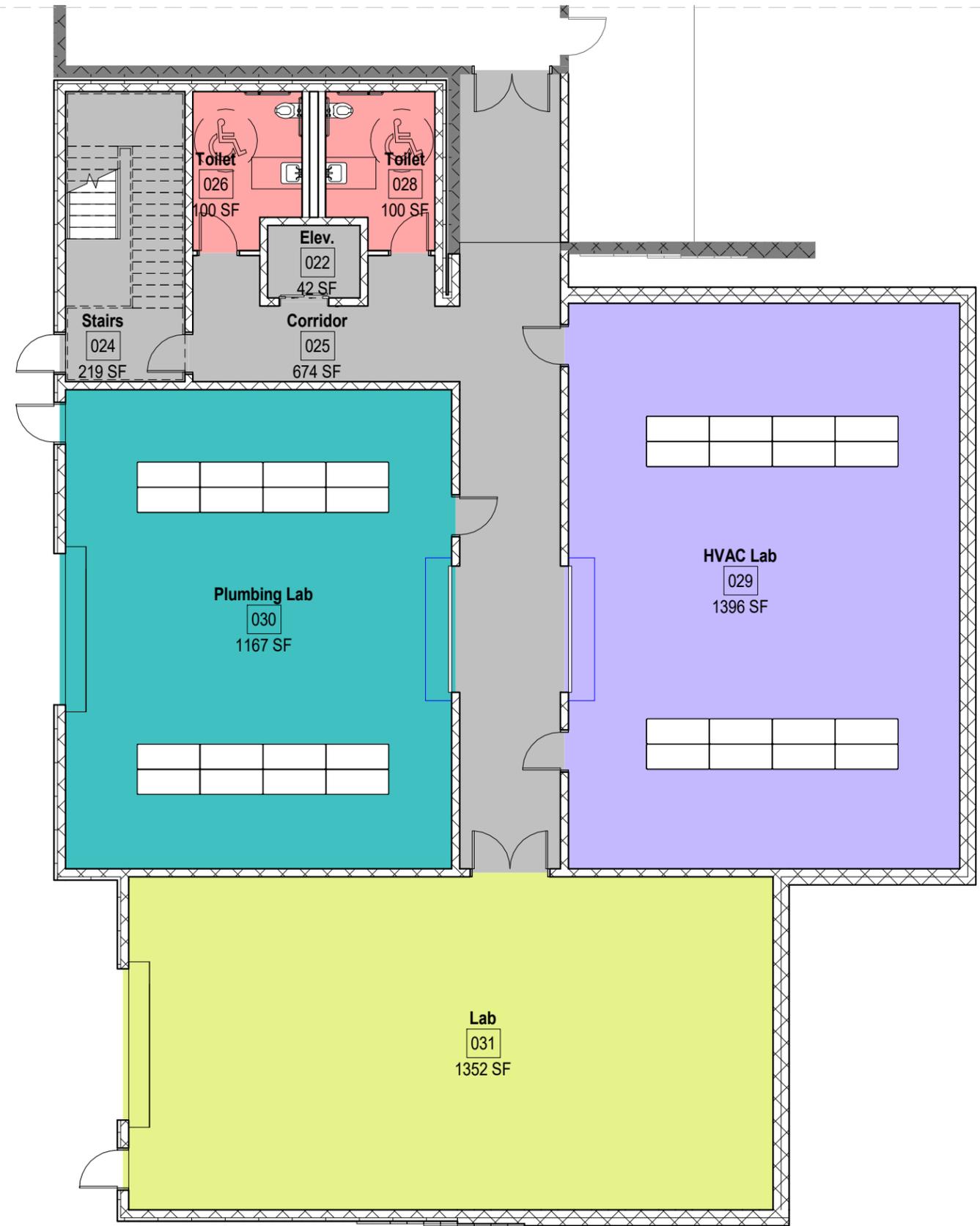
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04/19/21







**37%** of Watauga County are **cost-burdened**.  
7,482 households

**Renters** who have difficulty affording their homes:



**66%**  
4,932 households

**Homeowners** who have difficulty affording their homes:



**20%**  
2,550 households

Families that spend more than 30% are considered **cost-burdened**, more than 50% are considered **severely cost-burdened**.

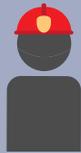
## Average Annual Salaries



Elementary Teacher  
**\$48,360**



Childcare  
**\$28,260**



Firefighter  
**\$25,930**

An income of **\$45,600 per year** is needed to afford the Fair Market Rent.

**\$21.92**  
**hour**  
**Housing Wage:**

The hourly wage needed to afford a Fair Market Rent apartment.

**\$1,140**  
**monthly**  
**Fair Market Rent\*:**

A FMR increase of **10%** in the last year

A FMR increase of **25%** in the last five years

\*Fair Market Rents, regularly published by HUD, represent the cost to rent a moderately-priced dwelling unit in the local housing market. The above FMR is for a two-bedroom unit. Visit [nchousing.org/county-fact-sheets](http://nchousing.org/county-fact-sheets) for complete annual salary data.

## When Housing Costs Too Much

When housing costs become too much, a family can lose their home. This takes an incredible toll not only on a family, but also on the entire community.

Ranks

**#98**

for evictions among renter households.

(1 = highest and 100 = lowest)



**32** families faced a foreclosure this year...

**1.25%** of all cost-burdened homeowners.



**133** families faced an eviction filing this year...

**2.70%** of all cost-burdened renters.

Scan the QR code for a complete look at this year's data



The mission of the North Carolina Housing Coalition is to lead a movement to ensure that every North Carolinian has a home in which to live in dignity and opportunity.

Join the movement: [@NCHOnline](https://twitter.com/NCHOnline) | [nchousing.org](http://nchousing.org)

# WORKING TO FORTIFY THE AREA'S *economic development*

BY DAVID JACKSON, BOONE AREA CHAMBER OF COMMERCE CEO/PRESIDENT

In January 2023, the Boone Area Chamber of Commerce became the administrator of the Watauga Economic Development Commission, providing staffing and program support through a contract with the Watauga County Board of Commissioners. During the first year of this relationship, the Watauga EDC has spent considerable time fortifying the economic development foundation throughout the county.

Lack of attainable housing, long wait lists for childcare, and continued instability in the local labor markets make traditional business recruitment less than genuine. The Watauga EDC and Boone Area Chamber of Commerce have concentrated on enhancing outcomes in these three core areas over the last year while providing support for existing area businesses.

Stresses on the housing market are not unique to Watauga County or Northwest North Carolina. Those looking to buy or lease space are faced with escalating costs, inflation-driven construction pricing, and less-than-ideal diversity in housing



The Watauga EDC meets regularly at various locations around the county.

stock.

The Chamber and Watauga EDC have been active participants in the formation of the Watauga Housing Council, a local organization that has explored new housing opportunities and solutions, works with partners to identify funding and other financial resources, collects key data on

See **DEVELOPMENT** on page 46



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target communities within the local housing sector, and maintains support toward a long-term, collective impact effort on housing. Through this group, the Chamber hosted two employer-led housing forums over the past year to work with the local business community on identifying needs and potential funding for workforce housing projects.

The Watauga EDC has remained active with the Watauga Community Housing Trust (WCHT), helping the organization reorganize after a multi-year hiatus. Joe Furman, Director of Economic Development for the Boone Area Chamber of Commerce, serves on the organization's Board of Directors and has provided invaluable support and historical background as the group seeks projects that align best with backing from a local housing trust. In mid-2023, the WCHT purchased its first

property in the historic Jun 2024 Annual Pre-Budget Retreat continued work toward renovating the space to sell the house to a family at an affordable price.

Equally crucial toward stabilizing the economic development landscape in Watauga County is the coordination of efforts to increase the quality and quantity of childcare.

In Fall 2023, the Watauga EDC commissioned a comprehensive study of the childcare landscape through a partnership with Dancy Research and Appalachian State University's Reich College of Education faculty members. This study will survey parents, educators, business leaders, and other community members to provide data about workforce participation and the potential barriers caused by insufficient access to childcare, identify gaps in local childcare, and recommend how to fill those gaps.

The Chamber and Watauga EDC are among many community partners in the Elevate Watauga initiative. The focus is to develop and refine an action plan for our community to advance promising policies and programs that ensure every parent has the support they need to give their children a strong start in life. The Chamber houses a specific Early Childhood Development Fund within its foundation, which raises funds for specific programs within the scope of this mission.

As communities throughout North Carolina are challenged to attract and sustain a consistent labor pool, the STABLE Workplaces initiative aims to enhance the workplace culture and support for employers among area businesses. The

See **DEVELOPMENT** on page 48



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Alice Salthouse,  
CEO

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Leigh Ann Byrd,  
COO

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Boone, NC  
828-406-1925

Avery Medical Office  
448 Cranberry St  
Newland, NC  
828-737-0221

Avery Dental Office  
504 Pineola St  
Newland, NC  
828-742-1018

High Country Community Health Primedical  
240 NC-105 EXT. Suite 100,  
Boone, NC 28607  
828-264-7311

STABLE program will provide staff training and leadership development for evolving workplaces, assisting businesses in scheduling technical staff training while also working to instill policies around human resources and professional development that promote a healthy workplace culture.

The Chamber and Watauga EDC have partnered with MyFutureNC to enhance dialogue between business and industry leaders and local educators. MyFutureNC is a statewide non-profit organization that works to identify county-specific, data-driven workforce attainment strategies based on specific industry needs. MyFutureNC then works with local partners to ensure certificate programs and degree-granting institutions are aligned with the area's labor

needs. The Chamber and Watauga EDC are leading the charge toward the adoption of a county-wide resolution and plan to support this effort and to champion its outcomes.

The Boone Area Chamber of Commerce and Watauga EDC remain committed to supporting businesses of all types and sizes within the High Country community. The Watauga Leadership Institute provides continuing leadership education platforms for over 40 local professionals annually. Caldwell Community College & Technical Institute houses its Small Business Center at the Boone Chamber office, linking small businesses and entrepreneurs with resources and counseling made available through North Carolina's SBC network.

The Chamber and Watauga EDC work to keep local leaders apprised of various community topics and discussions through its quarterly Economic Indicators series, which includes timely updates on five key economic data points. The Chamber also hosts its annual Economic Kickoff and State of the Community luncheons, bringing expert speakers and panelists in front of the local business community to provide context regarding current economic conditions. Each spring, the Chamber and Watauga EDC also host Vision Northwest North Carolina. This annual regional economic development summit brings relevant topics to business owners, government employees, and agency leaders throughout the Economic Development Partnership of North Carolina's 12-county northwest prosperity zone.

If you are interested in more information about the advocacy efforts of the Boone Area Chamber of Commerce or the Watauga EDC, visit boonechamber.com or call (828) 264-2225.

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# ECONOMIC INDICATORS 2023

# 4

Dr. Harry Davis, *NCBA Professor of Banking, Economist*  
Joe Furman, *Watauga Economic Development*  
Wright Tilley, *Boone Area Tourism Development Authority*  
James Milner, *CCIM, Appalachian Commercial Real Estate*  
Stacie Pineda, *Stacie Pineda Real Estate Group*

# Q4 ECONOMIC INDICATORS 2024



... Sign of a strong finish to our tourism calendar.

*Dr. Harry Davis,  
NC Bankers Association*

## WATAUGA COUNTY'S CURRENT ECONOMIC CONDITIONS



### Residential Home Sales

High Country  
Q4 2023  
**401**

High Country  
Q4 2022  
**554**

Watauga %  
Q4 2023  
**49.6% (199)**



### New Single-Family Homes

Q4 2023  
**67**

Q4 2022  
**62**

Percent Change  
**8% Increase**



### Unemployment Rates

October 2023  
**2.8% 3.3% 3.9%**  
Watauga NC US

November 2023  
**2.8% 3.4% 3.7%**  
Watauga NC US

November 2022  
**3.2% 3.6% 3.7%**  
Watauga NC US



### Occupancy Tax

October 2023  
**\$1,019,077.46**

November 2023  
**\$670,383.13**

November 2022  
**\$635,418.25**



### Net Sales Tax Collections

October 2023  
**\$3,002,646.95**

November 2023\*  
**\$2,683,358.28**

November 2022  
**\$3,102,329.60**

*\*Approximately \$652K refunds reduced the net; its under \$50K in a normal month, large refunds occur a couple of times a year.*

*Beginning with this report – Q4 2023 Indicators – the first two months of the quarter, compared to the second month of the prior year will be reported for sales tax collections, occupancy tax collections, and unemployment rates. The purpose is twofold: to account for occasional reporting time lags by NC agencies, and to maintain consistency of the indicators from quarter to quarter. As always, we strive for timeliness and accuracy of the data.*

# Q4 ECONOMIC INDICATORS 2024

DR. HARRY DAVIS, NC BANKERS ASSOCIATION

Watauga County continues to enjoy strong economic metrics. The unemployment rate in November was 2.8% for the county. That number is lower than both the State and National unemployment figures, and Watauga County boasts the third-lowest unemployment rate in all of North Carolina.

The real-estate market remains strong but higher interest rates and the lack of inventory of homes continue to dampen the numbers. For example, residential home sales in the High Country declined from 554 in Q4 2022 to 401 in Q4 2023. At the same time, new home sales increased slightly from 62 in Q4 2022 to 67 in Q4 2023. Housing affordability continues to be at the worst level in 40 years for both the High Country and the nation.

The inventory of existing homes remains low because people are either “locked-in” or “locked-out”. “Home owners are “locked-in” because they don’t want to trade their low mortgage rate for a higher one and home buyers are “locked-out” because they can’t afford the high mortgage rate or home prices.

Overall economic activity in Watauga County continues at a brisk pace. Occupancy taxes for November 2023 are over \$670,000, which exceeded performance from November 2022. In addition, net sales taxes remain strong for both October and November of 2023, which is another sign of a strong finish to our tourism calendar.

The National, State, and local economies continue to surprise to the upside. Every month that goes by increases the chance of a “soft-landing” rather than a recession. Very few economists and analysts expected this kind of strength at this time. For the High Country we can expect solid but moderate economic growth for 2024.



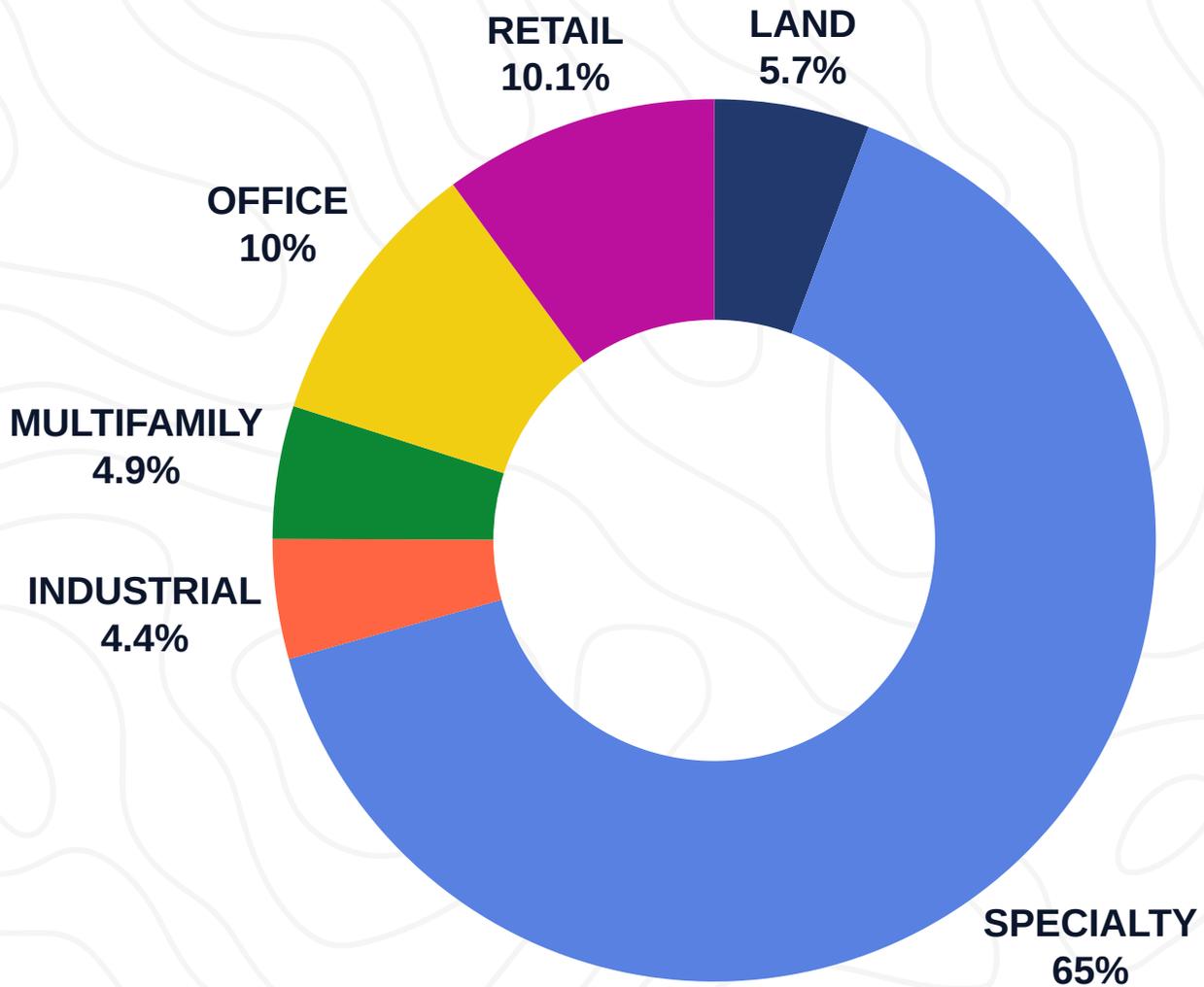
## REFERENCES

- Residential Home Sales data provided by High Country Association of Realtors, HC = Alleghany, Ashe, Avery, & Watauga Counties
- Net Sales Tax Collection data provided by the North Carolina Department of Revenue
- Unemployment data reported by the NC Department of Commerce
- Occupancy Tax data provided by Watauga Co. TDA, total includes Boone, Blowing Rock, and Watauga County
- Single Family Home Application data provided by Watauga County, Town of Beech Mountain, Town of Boone, Town of Blowing Rock, & Town of Seven Devils



# ECONOMIC INDICATORS 2024

## COMMERCIAL REAL ESTATE SALES



**JAMES MILNER, CCIM**



Interest rates continue to impact transactional activity within the local market. This, combined with the ongoing imbalance of supply and demand, will put ongoing downward pressure on transactional activity.

### QUICK STATS

6	TOTAL # OF SALES
\$15,390,000	TOTAL SALES
\$10,000,000	LARGEST SALE
\$675,000	SMALLEST SALE

# Q4 ECONOMIC INDICATORS 2024

**JAMES MILNER, CCIM, APPALACHIAN COMMERCIAL REAL ESTATE**

At the beginning of 2023, it was said that transactional sales volume would be down, now that we are at the end of the year, we have the information to validate that statement to the tune of 34.84%. This is the reduction in sales volume (per the criteria utilized) between 2022 and 2023. The total 2023 commercial real estate sales volume (per the criteria utilized) was \$90,899,000 versus \$139,510,500 in 2022. In the previous quarter (Q323), the reduction was 10.77% and from this same time last year (Q422), it is a significant 55.22%. This trend is expected to continue into at least the first half of 2024.



Regarding permitting activity for the fourth quarter, some highlights include The Social working to complete upfit in the Vetro Building and has applied for a permit with an estimated project cost of \$786,523. United Community Bank has applied for a permit to construct a new branch on their Blowing Rock Road property with an estimated project cost of \$2,500,000. Appalachian State University is working on Tennis and Softball facilities at the App 105 campus with an estimated project cost of \$7,200,000. Spring Hill Suites has applied for a permit for a new hotel at the corner of Bub Teems Road and US Highway 421 S with an estimated project cost of \$15,000,000.

The housing crisis continues to be apparent, with a lack of supply to meet the demand. The housing situation will only worsen with a drop in interest rates as many of these buyers are sitting on the sidelines. Once they enter the market, this will drive prices up even further. With the Town of Boone working on a new comprehensive plan in 2024, this could provide possible incentives or vehicles for the supply of housing while looking forward to Boone's growth. Regarding commercial real estate, leasing continues to be a viable option for users; however, the supply available in all product types is also limited, maintaining current market rental rates.

## REFERENCES

- The data used in this analysis is sourced from CoStar, HCAR MLS, and public records.
- The data used in this analysis is for sales transactions only in Watauga County of \$500,000 or greater.
- The data used in this analysis excludes any transfer that was a partial interest (less than 100%) or an internal transfer.
- The data used in this analysis treats any improved properties that were demolished for redevelopment at the time of sale or that the improvements had no contributory value at the time of sale as land sales.
- The data used in the permitting section of this report is from the Town of Boone Planning and Inspections office, application for a building or zoning permit does not imply that the project will occur.

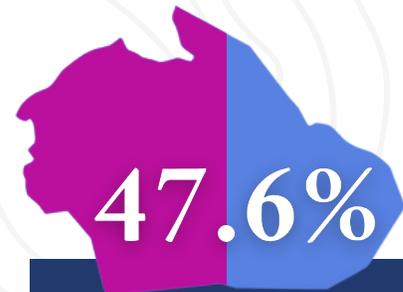
# Q4 ECONOMIC INDICATORS 2024

STACIE PINEDA, STACIE PINEDA REAL ESTATE GROUP

## RESIDENTIAL REAL ESTATE



The High Country's beauty and superior living conditions are gaining attention from the world at large, as the 2023 real estate market can attest. In a nutshell, we ended 2023 as we ended 2022 in the High Country real estate market. Second homes, luxury homes, and investment buyers drove the High Country's 2023 real estate market. 47.6 percent of all property and land owners in Watauga County had their tax cards mailed to addresses out of the county. A shift towards luxury homes is evidenced in the \$700,00 - \$900,000 price range, where 2023 sales volume increased by 43% despite a decrease of 8.5% when analyzing all price ranges.



OF ALL PROPERTY AND LAND OWNERS IN WATAUGA COUNTY HAD THEIR TAX CARDS MAILED TO ADDRESSES OUT OF THE COUNTY.

Primary resident owners are watching the market, and the temptation of a high-priced sale does not beat the risks. Between primary residents holding onto their homes and the push by investors to buy up short-term rental homes, first-time buyers are struggling to achieve homeownership. Anecdotal experience tells us that primary residents are comfortable in the \$300,000-\$600,000 price range, and at publication, there were only eighty-six homes in Watauga County in this price sector and twenty-four of those are located in Beech Mountain. Sales volume in that price range decreased 14.2% in 2023. High prices, low inventory, higher interest rates, and high construction costs are slowing down middle-range sales.

In the primary residential market, buyers have responded by taking the slow and thoughtful approach to buying and coming up with creative solutions such as increased multi-generational housing and downsizing their needs.

A shift in the market is not expected in the immediate future. It is hoped that Spring will include more listings to help with primary residential purchasing power. There is a huge demand for second/investment homes, and the High Country continues to get lots of attention from national publications, travel guides, and online sources. This, combined with the steady growth of the university, sets the area up for a dynamic future in the real estate world.

## CITATIONS

Data used is sourced from High Country Association of Realtors MLS.

# Watauga County

myFutureNC 2024 Attainment Profiles



Boone-Wilkesboro Prosperity Zone Sub-Region  
**2024 Annual Pre-Budget Retreat**  
**Peer County Type:** Rural - Non-Metro  
**Local Education Agencies:** 1 (2023)  
**Charter Schools:** 1 (2023)

**2030 Proposed Watauga County Attainment Goal: 13,321 (Stretch Goal: 13,384)**

**2030 State Attainment Goal: 2 million**

## Population Spotlight

2020 Census: 54,077  
 2022 Estimate: 55,089  
 Change: 1,012

## Growth Rate

**1.9%** County vs. **2.5%** State

**\$57,888**  
 Median Household Income (2022)  
 State: \$67,516

**61%**  
 Home Owners (2022)  
 State: 67%

**8.8%**  
 Child Poverty Rate (2022)  
 State: 17.2%

**5.6%**  
 Opportunity Youth Rate (2021)  
 State: 12.1%

**77%**  
 Households with Broadband (2022)  
 State: 77%

**3.2%**  
 Unemployment Rate (2022)  
 State: 3.7%

## Educational Attainment

Watauga County residents ages 25-44, 2022

Less than high school | High school graduate (including GED) | Some college, no credential | Short-term credential | Associate degree | Bachelor's degree | Graduate or professional degree

**No Degree or Credential**  
**3,534**  
 33.1%

**Have Degree or Credential**  
**7,133**  
 66.9%



Note: Numbers may not add up to 100% due to rounding

## Top Opportunities for Growth

These three areas represent the biggest opportunities for Watauga County to improve future attainment outcomes.



### Math Performance

47% of Watauga County 3-8 graders earn college-and-career-ready scores in Math, below the state goal of 86%.



### Reading Performance

45% of Watauga County 3-8 graders earn college-and-career-ready scores in Reading, below the state goal of 73%.



### FAFSA Completion

64% of Watauga County high school seniors complete the FAFSA, below the state goal of 80%.

## Promising Attainment Practices

The new **Promising Attainment Practices Database** is a curated, searchable, and filterable collection of about 250 county, region, and state-level initiatives and programs that directly address various components of the state's attainment challenge. The Database allows local and regional initiative leaders and other stakeholders to identify groups across the state who are developing or operating initiatives designed to boost attainment.

Follow link to discover how Watauga County has been meeting local needs:

[https://dashboard.myfuturenc.org/promising-attainment-practices/?wdt\\_search=Watauga](https://dashboard.myfuturenc.org/promising-attainment-practices/?wdt_search=Watauga)

## LABOR MARKET ALIGNMENT

### In Boone-Wilkesboro Prosperity Zone Sub-Region:

**83.4%**

of postsecondary degrees and credentials conferred by regional institutions are aligned with labor market needs.

#### Top areas of misalignment:

**Health Science** below bachelor's  
**Transportation, Distribution & Logistics** below bachelor's  
**Business Management & Administration** bachelor's

**17** Individuals served in an ApprenticeshipNC program in 2020

### UNC and NC Community College Outcomes:

**5,202** graduates in 2020

**69%** of 2016 graduates were employed in NC in 2021

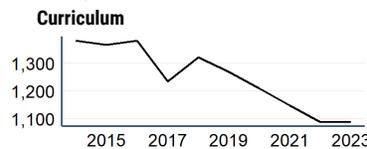
**\$44,421** annual average earnings of graduates employed in NC (includes both part-time and full-time jobs)

**44%** of adults (ages 25-44) in Watauga County earned a **family sustaining wage**, 2022

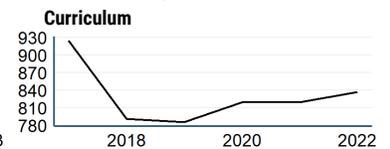
### Watauga County is served by:

**High Country Workforce Development Board**  
**High Country Council of Governments**

### UNC System College Enrollment



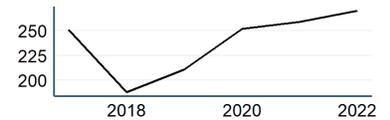
### NC Community College Enrollment



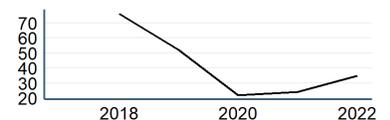
### Top 3 Five-Star Jobs in Boone-Wilkesboro Prosperity Zone Sub-Region

Job Title	Annual Growth
Nurse Practitioners	4%
Logisticians	3%
Occupational Therapy Assistants	3%

### First-time Curriculum Enrollments



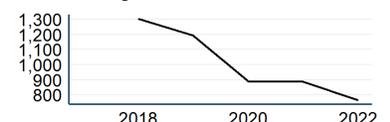
### Basic Skills



### Top 3 Employers in Watauga County

Employer	Employment Range
Appalachian State University	1000+
Appalachian Regional Healthcare Sys	1000+
Samaritan's Purse	500-999

### Continuing Education



### Adult Learners

Watauga County resident enrollments in NC Community Colleges, Fall 2022

- 35 Basic Skills
- 765 Continuing Education
- 837 Curriculum

17% of Watauga County residents have student loan debt; 5% of debt holders had student loans in default. 2022

### Success of Watauga County High School Graduates

- 88% of students who enroll persist to their second year versus 78% in peer counties. 2022
- 65% of students who enroll earn a degree or certificate within 6 years versus 55% in peer counties. 2022

### Top destinations of all college-goers, Fall 2023

- 1,007 of all college-goers attended Caldwell CC and TI
- 89 of all college-goers attended Wilkes CC
- 49 of all college-goers attended Appalachian State University

64% of seniors completed the FAFSA in 2023, compared to 62% statewide; 54 more need to complete in 2023 to meet state goal of 80%. 2023

81% of graduates reported intentions to enroll in a postsecondary institution versus 68% in peer counties. 2022

67% of graduates enrolled in a postsecondary institution within 12 months versus 52% in peer counties. 2022

44% of Watauga County students have parents with no college degree (either 2- or 4-year) versus 57% in peer counties.

### How students in Watauga County traditional schools are doing:

Watauga County has met the goal for Pre-K enrollment. (Goal: 75%). 2023

45% of 3-8 graders are earning college-and-career-ready scores (level 4 or 5) in reading, compared to 30% statewide; 872 more needed to meet state goal of 73%. 2023

47% of 3-8 graders are earning college-and-career-ready scores (level 4 or 5) in math, compared to 35% statewide; 823 more needed to meet state goal of 86%. 2023

91% of 9th graders graduate within four years, compared to 87% statewide; 14 more needed to meet state goal of 95%. 2023

17% of students are chronically absent from school, compared to 32% statewide; 288 less needed to meet state goal of 11%. 2022

Watauga County has a student-to-school counselor ratio of 303:1 versus 325:1 in peer counties. 2022

2% of students drop out of high school (33 total students), compared to 2% statewide. 2022

### Degree Credentials Awarded, 2022

763 certificate | 499 associate | 4,461 bachelor's

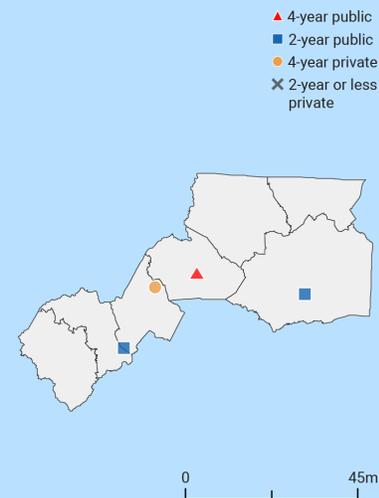
### Postsecondary assets in Boone-Wilkesboro Prosperity Zone sub-region

Public, 4-year or above  
Appalachian State University

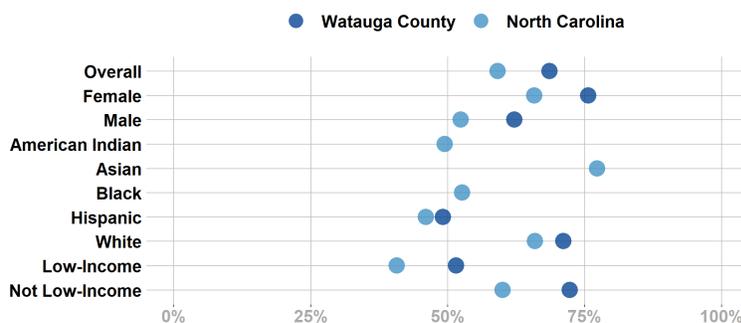
Public, 2-year  
Mayland Community College, Wilkes Community College

Private not-for-profit, 4-year or above  
Lees-McRae College

Private not-for-profit, 2-year



### Postsecondary Enrollment Rates for Select Groups in Watauga County, 2022

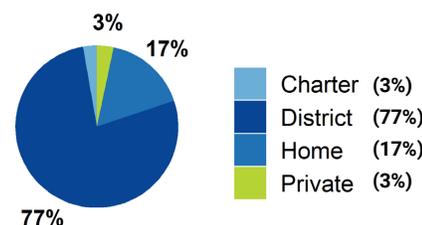


Note: Outcomes for groups with less than 10 students, <5% or >95% are not displayed.

### School Choice

5,920 total students were enrolled in K-12 in Watauga County in the 2022-23 school year.

Note: This profile focuses on outcomes of students enrolled in district schools.



### Access to Postsecondary Credits

Students in Watauga County completed 498 Career & Technical Education (CTE) credentials (industry-valued credential data available in Spring 2024) and 170 concentrations in 2022. The top three CTE concentrations completed include Human Services; Transportation, Distribution, & Logistics; and Hospitality & Tourism.

303 high school students took at least one AP course (21%) versus 7% in peer counties (2022).

278 high school students participated in Career & College Promise programs (43%) versus 39% in peer counties (2022).

For more information about each indicator, including data sources and methodology, visit:

[dashboard.myfuturenc.org/county-data-and-resources/](https://dashboard.myfuturenc.org/county-data-and-resources/)



## WATAUGA COUNTY CHILDCARE STUDY

The Watauga County Childcare Study is approximately 70% complete covering the current state of Watauga County and its childcare options. Some of the findings from the study include:

**ECONOMY:**

- Watauga County firms employ 27,664 workers here.
- 10,500 people drive into Watauga County for work.
- 7,500 Watauga County residents leave the county for their job.
  
- More than 1,200 new jobs have been created in the past 5 years, a 4.7% growth rate.
  - The sectors creating the most jobs over the past 5 years are:
    - Health Care (516 jobs)
    - Education (265 jobs)
    - Professional & Technical (244 jobs)

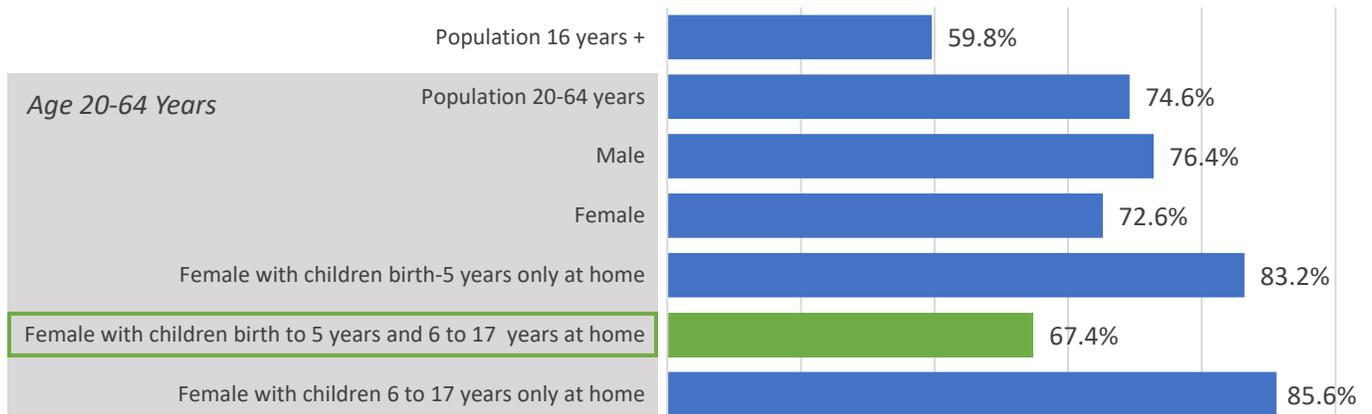
27,664

Watauga County jobs

1,200

New jobs  
(5 year growth)

**LABOR FORCE PARTICIPATION:**



- There is a significant drop in labor force participation of Watauga County females with their own children ages birth to 5 years AND 6-17 years living at home.

*Notes: Jobs as of Q3 2023. Labor Force participation rates are 5-year averages.*



## WATAUGA COUNTY CHILDCARE STUDY

### CHILDCARE:

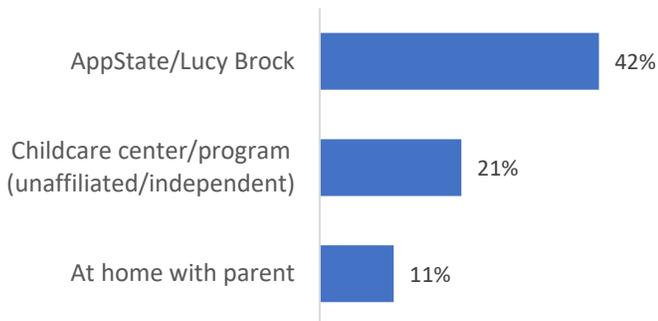
- There are 34 Licensed childcare centers in Watauga County as of December 2023
- These programs provide care for approximately 900 children from birth to 12 years old.
- Approximately 7-10 part-time programs provide ½ day care in a variety of settings from churches to outdoor/nature-led programs.

**900**  
Children in  
Licensed Childcare

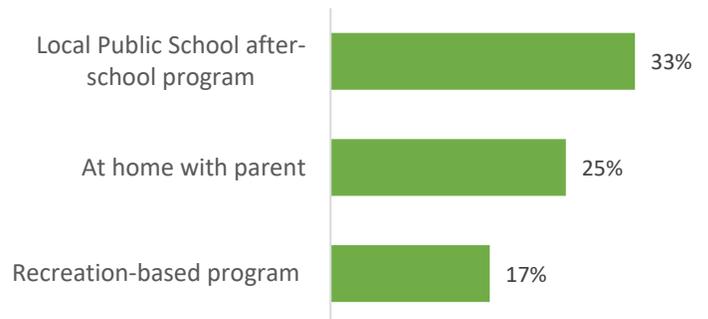
### CHILDCARE PREFERENCES:

Top based on survey responses

#### Birth-5 Years Childcare Preferences



#### After-School Care Preferences





2024 Annual Pre-Budget Retreat  
**BOONE AREA CHAMBER OF COMMERCE**  
579 Greenway Rd; Suite 101  
Boone, NC 28607  
828-264-2225  
Fax 828-264-6644  
[www.boonechamber.com](http://www.boonechamber.com)  
E-mail: [david@boonechamber.com](mailto:david@boonechamber.com)

**Boone Area Chamber of Commerce Economic Development, Inc  
Early Childhood Education & Development Fund**

- After board approval from the Boone Area Chamber of Commerce Economic Development, Inc (BACCED), and The Children’s Council of Watauga County, the Early Childhood Education & Development Fund was transferred to BACCED in late December 2023.
- BACCED is the established 501c3 non-profit foundation of Boone Area Chamber of Commerce, Inc. Its current members include:
  - Heidi Ragan, Chair\*
  - Mark Gould, Chair-Elect\*
  - Talia Freeman, Immediate Past Chair\*
  - Joe Nash, Treasurer\*
  - Dr. Leslie Alexander
  - Amy Crabbe
  - Chuck Eyer
  - Edward Hinson
  - Jason Triplett
- David Jackson is President/CEO\*
- Joe Furman is Director of Economic Development
  - \* - holds same positions with Boone Area Chamber of Commerce BOD
- BACCED and The Children’s Council of Watauga County are working to revise an advisory board made of local practitioners and professionals that will advise the BACCED board on program assessments and the success of outcomes. These positions will be similarly sourced from the setup of the Elevate Watauga Advisory Board and will work to ensure any funds awarded to grantees are in compliance with the nature of their request. While the Children’s Council of Watauga County is helping to recruit members to this advisory board, to ensure proper expertise is represented, this advisory board will be approved by and report through the BACCED BOD. This is expected to be completed in March 2024.
- Support from private businesses and donors that was going to the Early Childhood Education & Development fund when it was with The Children’s Council are now coming to BACCED, earmarked specifically for the fund.

BACCED operates with the following principles as related to distributing funds from the Early Childhood Development Fund. Any project seeking funding must prove to address one or more of the following criteria:

- Prenatal-to-age-3 programs.
- Addressing issues of childcare quality, accessibility, and affordability, both for providers in a sustainable business model and for families in access to care with an emphasis on infant and toddler slots/programs.
- Implementation of a universal family connection and referral strategy which provides initial screening and referrals for maternal depression, early care and education, and child health and developmental services to all newborns in Watauga County.
- Increasing availability of evidence-based models of home visiting and parent education for families with young children ages birth to 3 with an emphasis on those impacted by trauma, poverty, and addiction.
- Increasing training/certification and pay scale of early care teachers and assistants.

The Early Childhood & Development Fund is one of five focus areas of BACCED, and specific directives around these areas are organized and staffed by the Boone Area Chamber of Commerce.

- Early Childhood Education & Development Fund
- STABLE Workplaces
- Housing support
- Chamber Capital Needs
- General operating and support

**Project Summary**

Name of Organization:

Project Point of Contact Name and Title:

Mailing Address:

Phone Number:

Email:

**Project Title/Description**

Funded Amount:

Total Expenditures (from financial report):

**OUTCOMES**

**What progress was made toward completing the project as outlined in the funding application?**

**Please provide a brief outline of the action steps completed to-date toward achieving the project purpose(s).**

**Are there any additional or uncompleted action items in your work plan for this project?**

**What positive impacts resulted from the completion of this project?**

**What obstacles and/or challenges (if any) did you experience in completing your project?**

**BACC, EDC Inc. Early Childhood Education & Development Fund:**

**Fund distribution policy**

1. Recipient shall be a 501c3 non-profit organization.
2. Funds shall not be used for lobbying or to influence an election.
3. Funds shall not be used for non-charitable purposes.
4. Funds shall only be used for:
  - Prenatal-to-age-3 programs;
  - Addressing issues of child care quality, accessibility, and affordability, both for providers in a sustainable business model and for families in access to care with an emphasis on infant and toddler slots/programs;
  - Implementation of a universal family connection and referral strategy which provides initial screening and referrals for maternal depression, early care and education, and child health and developmental services to all newborns in Watauga County;
  - Increasing availability of evidence-based models of home visiting and parent education for families with young children ages birth to 3 with an emphasis on those impacted by trauma, poverty, and addiction;
  - Increasing training/certification and pay scale of early care teachers and assistants.

## **Application For Funding Support From Early Childhood Education & Development Fund**

### **Project Summary**

Name of Organization:

Project Point of Contact Name and Title:

Mailing Address:

Phone Number:

Email:

Total amount of funding requested:

Project beginning and ending dates:

Application date:

### **Project Title:**

**Describe how the project will address one or more of the following Early Childhood Education & Development Fund purposes:**

- Prenatal-to-age-3 programs.
- Addressing issues of child care quality, accessibility, and affordability, both for providers in a sustainable business model and for families in access to care with an emphasis on infant and toddler slots/programs.
- Implementation of a universal family connection and referral strategy which provides initial screening and referrals for maternal depression, early care and education, and child health and developmental services to all newborns in Watauga County.
- Increasing availability of evidence-based models of home visiting and parent education for families with young children ages birth to 3 with an emphasis on those impacted by trauma, poverty, and addiction.
- Increasing training/certification and pay scale of early care teachers and assistants.

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Printed name and signature of applicant



**WATAUGA COUNTY  
BOARD OF EDUCATION**

Margaret E. Gragg Education Center  
175 Pioneer Trail Boone, NC 28607  
(828) 264-7190

February 19, 2024

To: Watauga County Commissioners  
Mr. Deron Geouque, *County Manager*

From: Watauga County Board of Education  
Dr. Leslie Alexander, *Superintendent*

Re: Preliminary Budget Discussion for FY 2024-25

The Watauga County Schools system appreciates the continued support of the Watauga County Commissioners and their ongoing commitment to the generous funding of our schools. We are proud of the success of our school district, and we recognize that the support of the County Commissioners is a critical part of that success.

As we plan for the upcoming school year, we estimate an average salary increase of 3% for all employees. We continue to see an increase in employer-paid benefit costs, and will need to add approximately 3% above our current rates into the budget to cover those estimated costs. While we will no longer receive ESSR funding, the needs created by the pandemic are ongoing. Our district has been successful in making gains in recovering from learning loss that occurred during the pandemic. Part of this success has been due to the interventionists hired with ESSR funding. We have planned to reduce the majority of ESSR-funded positions. However, we will request funding this year to retain the few positions that we consider essential to continue meeting the academic needs of our students.

Looking at our ongoing capital needs, we will need to complete routine maintenance items like roofs, carpets, and tiles. Additionally, we need to invest in technology to ensure school security, along with the scheduled replacement of computers for students and staff. We are looking forward to the completion of Valle Crucis School and cannot wait to move students and staff into the new building. While we are excited to open this new school, we realize we need to start planning for the building of a new Hardin Park School, and the construction of additional classroom space at Parkway School.

We will continue to provide any additional information you need to make the best possible decisions about the appropriate level of funding for our schools. We appreciate the consistency of the local funding you provide during

these ongoing uncertain times at the state and federal levels. Thank you for your consideration and continued support in providing high-quality and safe education to all the students of Watauga County Schools.

**Facilities Plan:**  
**Watauga County Schools Capital Improvement Plan**

\* Pending funding for new facilities and renovations

*Revised 2/19/2024*

<b><u>YEAR 2024-25: \$4,345,000</u></b>	
<b><u>Annual Maintenance Items</u></b>	
● Roof Maintenance	\$ 100,000
● Pavement Repair	\$ 80,000
● Carpet & Tile Replacement	\$ 45,000
● Door Replacement	\$ 20,000
● HVAC Sewer Pump Replacement	\$ 25,000
● Generator @ Maintenance Shop	\$ 80,000
● Cafeteria Tables	\$ 8,000
● Replace Kitchen/Cafeteria Equipment	\$ 70,000
● Band / Art Program Equipment	\$ 40,000
● Custodial Floor Equipment	\$ 22,000
● Vehicle Replacement	\$ 150,000
● Activity Bus Replacement	\$ 125,000
● Furniture / Equipment	\$ 70,000
● Classroom Presentation Technology	\$ 80,000
● Student / Staff Instructional Devices	\$ 200,000
● Design Parkway Addition	\$ 500,000
● Phase 1 Renovations	\$ 2,000,000
● Bi-Directional Amplifiers/Radio Upgrades	\$ 250,000
● Fencing for Safety Needs @ All Schools	\$ 180,000
● 2 Fire Alarm Panel Replacements	\$ 140,000
● Dump Truck Replacement	\$ 100,000
● 40-foot Lift on Tracks	\$ 50,000
<b><u>YEAR 2025-26: \$4,976,000</u></b>	
● Annual Maintenance Items	\$ 1,025,000
● Roof Maintenance	\$ 80,000
● Pavement Repair	\$ 200,000
● Carpet / Tile Repair	\$ 45,000
● Door Replacement	\$ 20,000
● HVAC / Sewer Pump Replacement	\$ 25,000
● Gym Floor Screening and Recoat	\$ 25,000
● Cafeteria Tables	\$ 18,000
● Replace Kitchen / Cafeteria Equipment	\$ 60,000

<ul style="list-style-type: none"> <li>● Band / Art Program Equipment \$ 40,000</li> <li>● Custodial Floor Equipment \$ 18,000</li> <li>● Vehicle Replacement \$ 150,000</li> <li>● Activity Bus Replacement \$ 120,000</li> <li>● Furniture / Equipment \$ 70,000</li> <li>● Classroom Presentation Technology \$ 80,000</li> <li>● Addition @ Parkway School \$ 3,000,000</li> </ul>	
<b><u>YEAR 2026-27: \$1,995,000</u></b>	
<ul style="list-style-type: none"> <li>● Annual Maintenance Items \$ 1,250,000</li> <li>● Bulk Storage for Salt &amp; Storage \$ 350,000</li> <li>● Renovate Parts/Tool Rooms \$ 35,000</li> <li>● Upgrade Central Food Storage \$ 25,000</li> <li>● Phase 1 Renovations Design at Remaining Schools \$ 300,000</li> </ul>	
<b><u>YEAR 2027-28: 3,590,000</u></b>	
<ul style="list-style-type: none"> <li>● Annual Maintenance Items \$ 1,025,000</li> <li>● Upgrade Central Exhausts @ Bus Garage \$ 50,000</li> <li>● Add Additional Parking @ Central Office \$ 240,000</li> <li>● Add Lift for Service Vehicles \$ 25,000</li> <li>● Upgrades @ Central Office \$ 150,000</li> <li>● Replace Dump Truck \$ 100,000</li> <li>● Phase 1 Renovations \$ 2,000,000</li> </ul>	
<b><u>YEAR 2028-29: 3,100,000</u></b>	
<ul style="list-style-type: none"> <li>● Annual Maintenance Items \$ 1,050,000</li> <li>● Misc. Painting and Maint. @ Central Office \$ 50,000</li> <li>● Phase 1 Renovations \$ 2,000,000</li> </ul>	
<b><u>YEAR 2029-30: 3,050,000</u></b>	
<ul style="list-style-type: none"> <li>● Annual Maintenance Items \$ 1,050,000</li> <li>● Phase 1 Renovations \$ 2,000,000</li> </ul>	
<b><u>YEAR 2030-31: 3,075,000</u></b>	
<ul style="list-style-type: none"> <li>● Annual Maintenance Items \$ 1,075,000</li> <li>● Phase 1 Renovations \$ 2,000,000</li> </ul>	
<b><u>YEAR 2031-32: 3,075,000</u></b>	
<ul style="list-style-type: none"> <li>● Annual Maintenance Items \$ 1,075,000</li> <li>● Phase 1 Renovations \$ 2,000,000</li> </ul>	

<b><u>YEAR 2032-33: 3,575,000</u></b>	
• Annual Maintenance Items	\$ 1,075,000
• Hardin Park Design	\$ 2,500,000
<b><u>YEAR 2033-34: 1,600,000</u></b>	
• Annual Maintenance Items	\$ 1,100,000
• Phase 2 Design	\$ 500,000
<b><u>YEAR 2034-35: 4,100,000</u></b>	
• Annual Maintenance Items	\$ 1,100,000
• Phase 2 Renovations	\$ 3,000,000



# Watauga County Emergency Services

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**Fire Marshal ♦ Emergency Management ♦ Communications**

## Radio Infrastructure Update

While the public safety radio infrastructure has been a long-term project, it is with pleasure that we are able to report significant progress over the past year. This summary will provide the current status of the overall project and plans moving forward. For clarification, VIPER stands for Voice Interoperability Plan for Emergency Responders and is the North Carolina Statewide 700/800Mhz public safety radio network. Engineered Towered Solutions (ETS) is the state contractor for tower construction and provided the additional updates under the ETS section of each site.

As this project has been ongoing in some form since well before my time with the County, I feel it prudent to share some highlights of the history of this project. This document does not intend to serve as a comprehensive review and as such I will be happy to provide answers to specific questions at the budget retreat.

### Pre-September 2018

- Jeff Virginia and Dr. Marvin Hoffman worked on a plan to simulcast a 5-channel 5-site VHF system in the County incorporating both current and new sites.
  - o No formal real estate conversations were had regarding site selection or availability
  - o No formal engagement of the FCC had occurred to determine if this was even possible

### September 2018 – March 2020

- Reviewed current progress and began conducting proof of concept of the study presented by Dr. Hoffman
- During the time a transition was made from using Dr. Hoffman as a consultant to a subject matter expert on tower and system construction, 10-18 Consulting
- It was realized unfortunately during proof of concept that the solution presented in the study wasn't going to work for the following reasons:
  - o The coverage maps were not representative of geography and its challenges
  - o VHF spectrum availability showed no feasibility in getting the frequency pairs necessary to license such a system
  - o The real estate acquisition process was extremely difficult in that the site had to have the right characteristics and a willing landowner

### March 2020 – July 2021

- March 2020 marked a significant change in the project as we had to reevaluate the total scope of the project, expected outcomes, and realistic budget estimates
- The COVID-19 project ceased the majority of progress for well over a year as regulatory processes all but stopped along with private sector impacts



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- We did get the first ever inspections and mapping of the towers at Rich Mtn and the Comm Center done and remediated concerns as a result of that inspection
- Staff focus also was divided as we supported pandemic response including PPE acquisition, site support, and in Winter 2020 vaccination site operations

### July 2021 – Present

- Transitioned concept of operations to Primary VIPER with a VHF outbound paging system. This will require 6 sites, 2 of which are existing sites
- Site evaluation and acquisition took extensive time with several sites in the Foscoe and Meat Camp areas all being evaluated and denied for various reasons.
- 5 sites for the system with only one site currently not fully secured but well into the process with a favorable outcome expected based on information currently available. A deeper description on the current status of the sites and system is below.
  - o Rich Mountain
  - o Buckeye
  - o Sampson
  - o Powderhorn
  - o Transfer Station
  - o Foscoe/Seven Devil's area (under negotiation)
- A planning meeting with NCSHP VIPER on February 6<sup>th</sup> showed significant progress as the sites and channel amounts were decided upon based on current system information

### **System-wide Status**

- Meetings have progressed very well with a close symbiotic partnership moving forward as the VIPER team has agreed to take over maintenance and operations of a huge portion of the system once constructed saving several thousand dollars a year in maintenance and contract cost
- The system will have 12 channels (22 talk paths with TDMA enabled) which includes all current capacity and room for continued growth
- VHF equipment that will be remaining in service for paging purposes has been replaced with new equipment
- Consoles and consolettes have been upgraded to accept the system changes
- The Fire Commission's Communications sub-committee is meeting regularly to discuss what a final operations picture looks like
- Testing of a better VHF paging outbound-only paging option is being tested this year
- Review of a back-up VHF system utilizing existing licenses is being done this year. The system will have the same limitations of the current VHF system but will be a valuable backup if the primary has a failure



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### **Communications Center (VHF/VIPER)**

- The communications center's radios have been upgraded to include the rack-mounted radios and portables used as our required back-up
- The console replacement is complete
- The integration of our consoles with VIPER in addition to going on the State's ESINet for 911 phones allows for a fully remote and redundant option for our communications center operations

### **Buckeye Knob (VHF/VIPER)**

- As of February 6<sup>th</sup>, ETS has been engaged to do the tower study requirements for the addition of two antennas and a microwave dish. This will determine any potential tower upgrade requirements

### **Rich Mountain (VHF/VIPER)**

- The tower is being redesigned to accommodate NC SHP moving to our site
  - o This "drop and swap" will be on a 199' tower allowing for further propagation, and most importantly more real estate on the tower for microwave dishes to integrate the system with the Statewide network infrastructure
- Remediation for NEPA requirements is currently being accomplished by the NC Forest Service at no cost to the County
- Final tower loading is being established with the first meeting completed February 6<sup>th</sup> and final decisions hopefully done by February 16<sup>th</sup>. The biggest concern is who is staying on the current tower which is not being taken down. These remaining tenets will probably be by UNC Health-Appalachian, the Watauga County HAM club, and the Watauga County Schools system.

#### **ETS Update:**

FAA = complete; 2023-ASO-12787-OE; issued 6/27/2023 expires 12/27/2024

NEPA = complete; issued 4/15/2023

FCC/ASR = complete; File Number A1251042 Registration number 1327000

CD's = In Progress; pending final tower loading; ETS issuing Rev B preliminary construction drawings

Construction Staking - On Hold; Tentatively forecasted for end of Q1; pending your notice to proceed with scheduling

### **Sampson (VIPER)**

- This site went live in late Spring 2022 with significant coverage improvements in the southern area of Watauga County, specifically the Aho community, Blue Ridge Mountain Club, Sampson, and other areas along that corridor



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- Additions to this site will be a revised microwave path to increase redundancy and include the system in the simulcast network directly
- Additional channels will be added in accordance with VIPER specifications

### **Powderhorn Mountain (VIPER)**

- This site was donated by the Powderhorn POA to Stewart Simmons Fire Department for the purpose of constructing a tower
- Construction approval was delayed by the FCC (staffing issues, no biologist)
- This site is dependent upon the Transfer Station being completed for simulcast operations but there is also a possibility of a microwave path to the Sampson site, this is being evaluated closer by VIPER as they need to determine final tree height in the area of the Blue Ridge Parkway.
- This site has a revenue potential through leasing space to a cell phone provider. This possibility will be further explored as construction continues and the fiber line is installed by Blue Ridge/SkyLine

#### **ETS Update:**

FAA = complete; 2022-ASO-15257-OE; issued 6/2/2023 expires 12/2/2024

NEPA = complete; issued 11/11/2022

Environmental Assessment = complete; issued 6/30/2023

FCC/ASR = In Progress; Application A1247896 "Env. Certification" Status

- ETS was informed that the FCC appears to have hired a biologist in order for this application to proceed.

CD's = Rev 0 issued 12/23/2022

Construction Staking – On Hold; Tentatively forecasted for end of Q1; pending your notice to proceed with scheduling

### **Transfer Station (VIPER)**

- This site is being evaluated as the microwave hub for a simulcasted system and coverage for Meat Camp/Southern Boone/Deep Gap
- This site would be constructed at the top of the bike park, neighboring with existing towers
- Access to the site is via Hidden Pond Rd via a negotiated easement

#### **ETS Update:**

FAA = complete; 2023-ASO-405-OE; issued 10/2/2023 expires 4/2/2025

NEPA = complete; issued 12/27/2023

FCC/ASR = In Progress; Application A1273052 "National Notice" Status

- Local public notice completed; in "National Notice" status meaning FCC 180 day clock has started; comments and petitions to deny are due 30 days after public notice is issued, occasionally these take up to 45 days. Any comments and petitions extend the timeline up to 180 days. Forecasting for approval in March.



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CD's = On Hold; pending final tower loading  
Construction Staking – On Hold; Tentatively forecasted for end of Q1; pending your notice to proceed with scheduling

### ***Foscoe/Seven Devils (VIPER)***

- This site has moved to a new location based on real estate needs and is being reviewed by engineers
- This location is moving forward and we are in due diligence for initial approvals prior to requesting an approved lease to avoid undue use of funds.

### **ETS Update:**

FAA = On Hold; pending approval to proceed with filing  
NEPA = In Progress; Forecasting for (120) days or 3 months. ETS will provide regular updates to forecast.  
FCC/ASR = On Hold; pending NEPA to proceed  
CD's = On Hold  
Construction Staking – On Hold; Tentatively forecasted for end of Q2; pending other deliverables and notice to proceed with scheduling

As an example of a finished site, this is the Sampson Site:



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