



**TOWN OF LAKE LURE
ASSET MANAGEMENT ADVISORY BOARD
MEETING PACKET**

TUESDAY FEBRUARY 27, 2018

9:30 A.M.

LAKE LURE MUNICIPAL CENTER



REGULAR MEETING OF THE ASSET MANAGEMENT ADVISORY BOARD

February 27, 2018

9:30 a.m.

Lake Lure Municipal Center

AGENDA

1. Call to Order
2. Adoption of the Agenda
3. Approval of Minutes: January 23, 2018
4. Disclosure of Potential Conflicts regarding Agenda Items by Board Members
5. Status Report for TOLL Property Holdings (*inventory last updated 4/20/15*)
 - a. Potential acquisitions
 - b. Property identified for disposition
 - c. Property development activity
6. Old Business
 - a. Continue review of all abstracts for TOLL Land Assets
7. New Business
 - a. Marina Bay Presentation
 - b. Destination By Design Tourism Plan Concept Review
 - c. ABC Store Lease Agreement
8. Adjournment



Minutes of the Regular Meeting of the
Asset Management Advisory Board

January 23, 2018

Lake Lure Municipal Center

Present: Charlie Ellis, Chair
Bob Wald
Andy Bell
Tom McKay
Mike Holden
Linda Turner

Also Present: John Moore, Commissioner
Ron Nalley, Town Manager
Shannon Baldwin, CD Director

CALL TO ORDER

Chairman Ellis called the meeting to order at 9:30 a.m. and welcomed those present.

APPROVAL OF THE AGENDA

Linda Turner made a motion to approve the Agenda as presented. Andy Bell seconded and the motion carried 6-0.

APPROVAL OF THE MINUTES

Bob Wald made a motion to approve the October 10, 2017 and December 12, 2017 minutes. Mike Holden seconded and the motion carried 4-0.

DISCLOSURE OF POTENTIAL CONFLICTS

Chairman Ellis asked if any Board members had any potential conflicts with the items on the Agenda. There were none.

STATUS REPORTS

1. Potential Acquisitions – No properties have been identified for acquisition.
2. Properties Identified for Disposition – No properties have been identified for disposition.
3. Property Development Activity
 - i. Purchase of Property along Boy's Camp Road – Town Manager Ron Nalley reported that the Town had closed on the 2.68 acres of riverfront property on Boys Camp Road. Mr. Nalley reminded the Board that they had recommended the purchase of the property to Town

Council in April and that it was a strategic property in the Rocky Broad River Small Area Plan. Potential uses include public access to the river and lake for recreational opportunities, bicycle rentals, tent camping, greenway connections, restrooms and additional parking. Mr. Nalley is hopeful that a Parks and Recreation Trust Fund grant will help pay for a portion of the acquisition. Mr. Baldwin also pointed out that this tract of land was a part of the only property around Lake Lure where the owner owned a portion of the lake bottom.

UNFINISHED BUSINESS

Continue Review of all Abstracts for TOLL Land Assets – Continued review of the Asset Abstract will be carried over to the Board's next meeting.

Morlan Subdivision – Lots 7, 8, and 9 – Mr. Nalley reported that during the last Board Retreat, Town Council expressed interest in expanding the Marina to accommodate 40 new slips. While developing the project scope, it was brought to the Town's attention that a new fire code regarding the need for a fire suppression system on the docks was now required. This increased the project cost by approximately \$85,000. Based on the increased cost, the Board requested that the Lake Operations Director evaluate other areas of the lake for the potential development of new docks whose expansion would not trigger the new fire code requirements. A review of the Morlan Subdivision lots was included in this review. Mr. Nalley suggested that following the presentation by Mr. Givens to Town Council, that he could make the same presentation to the Asset Management Advisory Board. Mr. Nalley also recommended that the Board could receive an update on the Town Center planning effort around Marina Bay being done in conjunction with the Rutherford County Tourism Strategic Plan. Chairman Ellis requested that Mr. Givens attend their next meeting in order to discuss his review of property for the new docks and that the Board be given an update on the Rutherford County Tourism Plan.

Beach, Marina and Tour Boat Concession Agreement Update – Mr. Nalley reported on the progress made during the negotiations of the Concession Agreement with Lake Lure Tours. A final agreement is expected at Town Council's February 7th meeting. In response to a question from Mr. Bell, Mr. Nalley discussed what he considered to be the most notable improvements between the two agreements. Mr. Bell reiterated the possible need of the steering committee to stay active in order to review progress and help establish milestones/goals for reconsideration of the agreement at the end of the five year term and help analyze the value of operating the services ourselves.

NEW BUSINESS

Purchase of Property along Boy's Camp Road – The Board discussed this agenda item during the Property Development Activity of the Agenda.

Workforce Housing Discussion – Mr. McKay discussed the recent planning efforts by the Isothermal Planning and Development Commission regarding the need for workforce housing in Rutherford County. Mr. McKay stated that more attention to this matter was needed by Lake Lure. Chairman Ellis agreed and stated that representatives from the Town had met on a couple of occasions to determine what steps might be taken to help facilitate this discussion. Mr. John Moore stated that he has had experience in this area and would like to be included in any discussions regarding workforce housing. The Board agreed to take up this discussion at a later date.

ADJOURNMENT

There being no new or further business, Mr. Bell made a motion to adjourn the meeting. Mr. Wald seconded and the motion passed 6-0. The meeting was adjourned at 11:20 a.m.

ATTEST

Charlie Ellis, Chair

Michelle Jolley, Interim Town Clerk



LAKE OPERATIONS OFFICE

To: Ron Nalley, Town Manager

From: Dean Givens, Lake Operations Director

Date: February 9, 2018

Subject: Dock Evaluation

In this year's budget, Council approved expanding the marina by forty slips. The original cost estimate I provided was approximately \$160,000 and this was budgeted to complete the project.

After submitting this figure in the 2017/18 budget, Ron Morgan told me that there are new fire codes that require fire suppression systems that will need to be met on this project. Now that I have this new information and applied it to the marina project, the new estimates are at \$245,000, to be a turnkey project.

At the November 2017 Town Council meeting, Council asked that I look at other possible areas around the lake to see if we could build docks for rental in a cost effective way. The attached documents are my findings.

I evaluated six different locations around the lake starting with Buffalo Shoals Rd., then moved on to Rumbling Bald Resort, Dam area north, Dam area South, ABC Store and finally the Marina Bay Boardwalk. While conducting my study, it became obvious that the Marina Bay Boardwalk area would be the best option for the Town to invest in rental docks. This area scored highest among the six areas in the study in all parameters used.

Please see the completed study attached.

Thanks.

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION**

Meeting Date: February 13, 2018

SUBJECT: Marina Boat Slip and Dock Evaluation

AGENDA INFORMATION:

Agenda Location: New Business
Item Number D
Department: Lake Operations
Contact: Dean Givens, Lake Operations Director
Presenter: Dean Givens, Lake Operations Director

BRIEF SUMMARY: During the December 2016 Board Retreat and the development of the current fiscal year budget, Town Council expressed interest in expanding the Marina to accommodate a total of 40 new slips. While developing the project scope, it was brought to the Town's attention that a new fire code regarding the need for a fire suppression system on the docks was now required. This increased the project cost by approximately \$85,000. Based on the increased cost, the Board requested that the Lake Operations Director evaluate other areas of the lake for the potential development of new docks whose expansion would not trigger the new fire code requirements.

RECOMMENDED MOTION AND REQUESTED ACTIONS: None at this time pending further direction from Town Council.

FUNDING SOURCE: Not Applicable

ATTACHMENTS: Project Evaluation Report dated February 9, 2018.

STAFF'S COMMENTS AND RECOMMENDATIONS: Following a detailed review of potential sites, staff recommends that Council look at incorporating the dock expansion project into the boardwalk project. The proposed configuration and expansion could potentially create up to 94 additional slips (168 total slips) and generate approximately \$200,000 in additional revenue. As envisioned, this project may help fund the marina and boardwalk projects currently under consideration as part of the Tourism Study by the Rutherford County TDA.

Site Plan Scores

	Buffalo Shoals	Rumbling Bald	Dam North	Dam South	ABC Store	Marina Boardwalk
Utilities	2.5	5	0	0	5	5
Accessibility	2.5	0	2.5	2.5	5	5
Parking	0	5	5	5	5	5
Launch Ramp	0	5	5	5	5	5
Boat Slips	5	5	0	0	5	5
Slope	0	5	5	5	5	5
Zoning	0	5	0	0	5	5
Shoreline	5	5	5	0	2.5	5

Total Score	15	35	22.5	17.5	37.5	40
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Average Score	1.8	4.3	2.8	2.1	4.7	5
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Weighted Score	5	11.6	7.5	5.8	12.5	13.3
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Dock Project Summary

Buffalo Shoals Rd.

This property is comprised of 3 adjoining parcels. Each parcel is non-conforming as to lot size and with greater than 30%-40% slope, the parcels would be subject to Town's MHSD regulations. The slope of all parcels is consistently greater than 30% without a plateau for building structures. There is no city water in this area, and sewer is approx. 500' south of this property. Parking would be difficult along Buffalo Shoals road due to narrow and curvy two lane road and very limited shoulder room at these lots. With approx. 300' of shoreline, floating docks could provide 20+ boat slip rentals, providing revenue to the Town. **Total Score: 15**

Rumbling Bald

This location does not have public access and would require mutual agreement with RBR. This would be a good area with respect to amenities, launch ramp, parking and RBR slip rental waiting list. It would be possible to construct up to 24 slips in this area. The area would need to be dredged to accommodate the slips and boats and would likely require annual dredging. **Total Score: 35**

Dam North

This location is where a Town boathouse is located and has 300' of usable shoreline for floating docks. The slope of the land is between 30-40% slope and only approx. 60' from road to water. Access to the lake would be fairly easy and there is adequate room for parking, however there is no city water or sewer available in this area. There is currently no boat launch ramp in this area but it may be possible to install a deep water launch ramp in this location. **Total Score: 22.5**

Dam South

This location is where the Lake Operations building is located. It has approx. 100' of usable shoreline for a floating dock system. This is the proposed location for the CIP budget requested Town boathouse. No city water or sewer at this location, but does have septic. The well has been tested and cannot be used as potable water due to high levels of bacteria and heavy metals. The shoreline is greater than 30% but only 15' from the top of bank to the edge of water. There is a concept drawing for the entire dam area as a park, drawn by Vic Knight. **Total Score: 17.5**

ABC Store

This location is where the current Town police boathouse and where Lake Ops and Public Works boats are moored. By Pool Creek Park there is a floating dock that allows for temporary mooring of up to four boats. There is enough shoreline to support rental boat slips for approx. 20 boats but would need some maintenance dredging. Suitable parking, proximity to a Town park, utilities, boat launch and slope of the land make this a good project area. **Total Score: 37.5**

Marina Boardwalk

This location has been included in the CIP budget due to the dilapidated nature of the boardwalk. Recent discussions related to improving not only the boardwalk, but also the Lake Lure Tours building with the help of the TDA, as well as the fact that this is where the current Town Marina is, makes this area score high in terms of overall feasibility. This area currently has water and sewer available; it is easily accessed from Memorial Highway; it offers the greatest amount of parking compared to the other sites; it has a launch ramp; and it has a suitable slope for accessing the current and any proposed facilities. With more than 300 feet of shoreline this location could accommodate up to 168 boat rental slips. It would replace the current slip configuration (existing slips could be used) and would provide a good revenue source for the marina projects. **Total Score: 40**

Parameters

Utilities	Water/Sewer	5 Pts.
	Water or Sewer	2.5 Pts.
	Neither	0 Pts.

Accessibility	Hwy/Main Rd.	5 Pts
	Secondary Rd.	2.5 Pts
	Private	0 Pts.

Parking	10 + Cars	5 Pts.
	5-9 Cars	2.5 Pts
	0-4 Cars	0 Pts.

Zoning	Allowed Use	5 Pts.
	Conditional Use	2.5 Pts
	Rezone	0 Pts.

Launch Ramp	Present	5 Pts.
	No Ramp	0 Pts.

Boat Slips	20 +	5 Pts.
	15-19	2.5 Pts.
	0-14	0 Pts.

Slope	0-10%	5 Pts.
	11-20%	2.5 Pts.
	21+	0 Pts.

Shoreline	300' +	5 Pts.
	200-299'	2.5 Pts
	0-199	0 Pts.

Buffalo Shoals Rd.

Utilities:

- City water is not available.
- Town sewer is possible. Closest connection is 500 feet away.

Accessibility:

- Located on a curvy narrow secondary road.

Parking:

- No existing parking is available.

Zoning:

- This land is in 3 different parcels and zoned R-1.
- Individually these lots would be non-conforming due to lot size.
- Would require rezoning from R-1 to GU.

Launch Ramp:

- No ramp currently.

Boat Slips:

- Greater than 20 slips

Slope:

- Two lots are greater than 30%
- One lot is greater than 40%
- Neither lot has a plateau.

Shoreline:

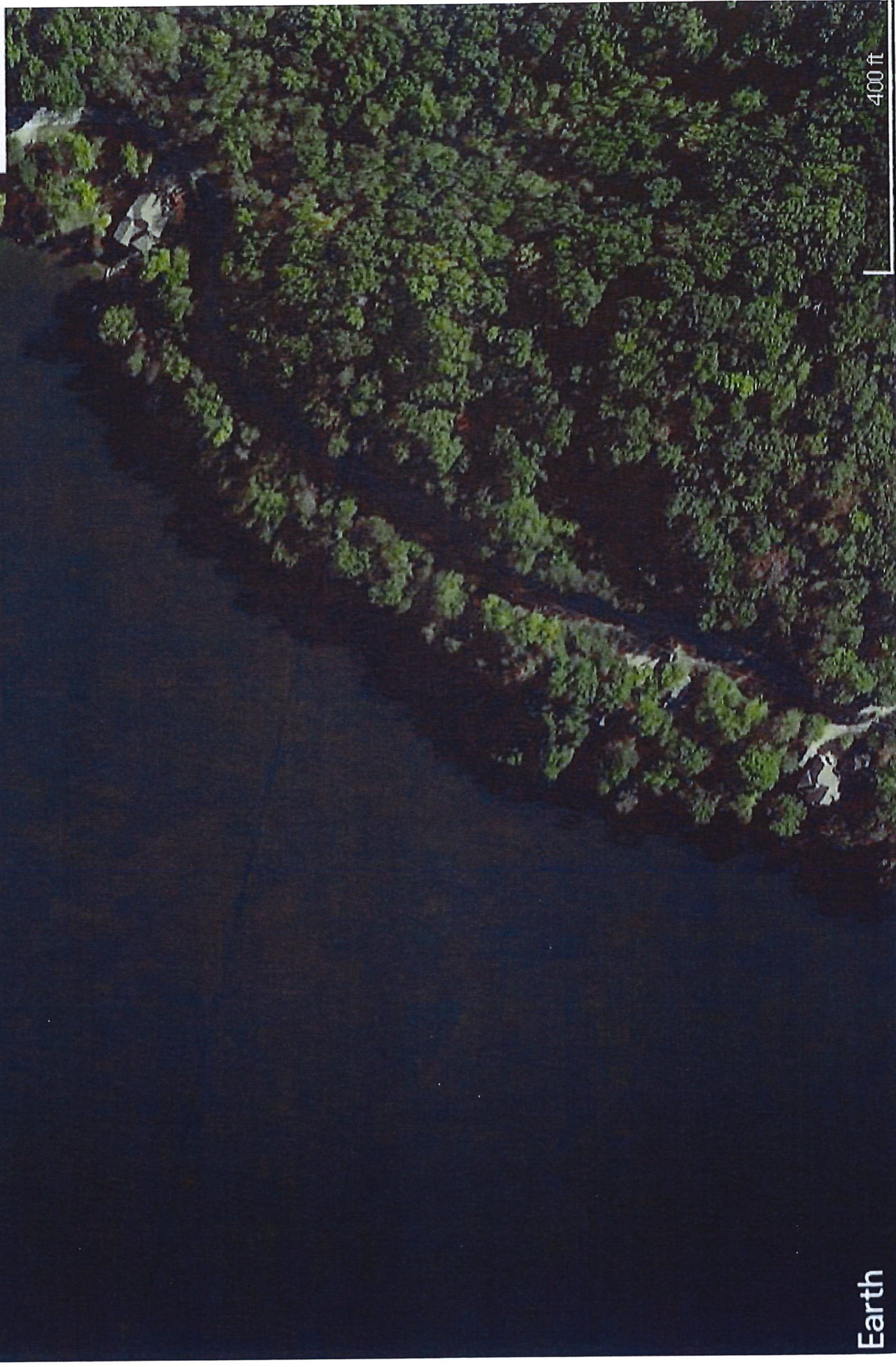
- If lots were combined, there would be approx. 300' of shoreline.

World Map

Description for your map.

Legend

-  Lake Lure
-  Rumbling Bz



Earth

Rumbling Bald Resort

Utilities:

- City water and sewer is available.

Accessibility:

- Private property.

Parking:

- parking is available greater than 10 cars

Zoning:

- RBR is zoned R-3, allowed use.

Launch Ramp:

- Yes.

Boat Slips:

- Greater than 20 slips

Slope:

- 0 – 10%

Shoreline:

- Greater than 300'

Map

description for your map.

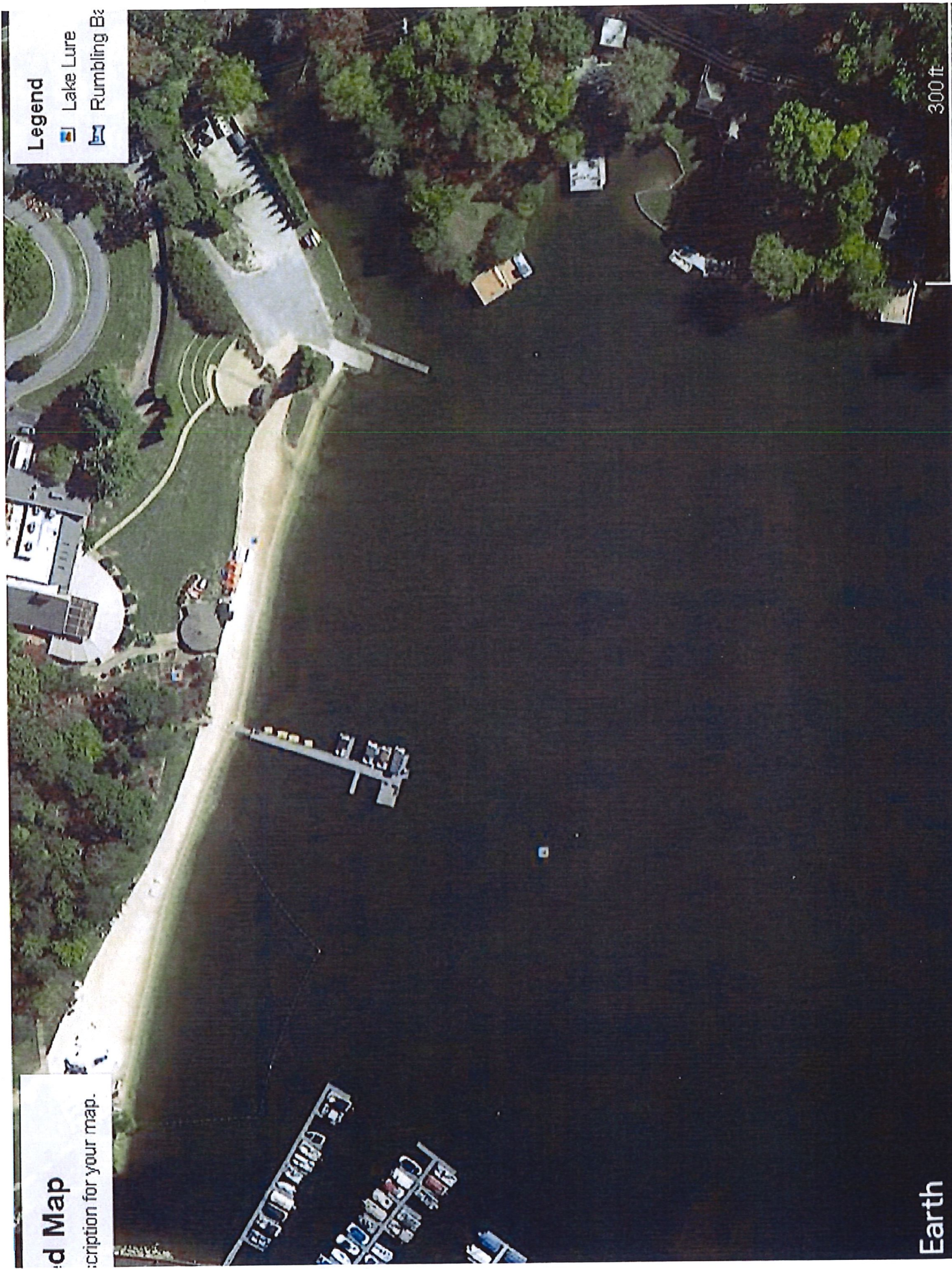
Legend

 Lake Lure

 Rumbling Bells

Earth

300 ft



Lake Lure Dam North

Utilities:

- No city water or sewer available.

Accessibility:

- Secondary road.

Parking:

- parking is available greater than 10 cars

Zoning:

- Area is zoned CG, allowed use.

Launch Ramp:

- No ramp

Boat Slips:

- Greater than 20 slips

Slope:

- Greater than 21%

Shoreline:

- Greater than 300'

id Map

cription for your map.

Legend

-  Lake Lure
-  Rumbling Bz



Earth

100 ft

Lake Lure Dam South

Utilities:

- No city water or sewer available.

Accessibility:

- Secondary road.

Parking:

- parking is available greater than 10 cars

Zoning:

- Area is zoned CG, allowed use.

Launch Ramp:

- No ramp

Boat Slips:

- Greater than 20 slips

Slope:

- Greater than 21%

Shoreline:

- 0-199

3D Map

Description for your map.

Legend

-  Lake Lure
-  Rumbling Bz



Earth

100 ft

ABC Store

Utilities:

- Water and sewer available.

Accessibility:

- Hwy/Main Rd.

Parking:

- parking is available greater than 10 cars

Zoning:

- Area is zoned CG, allowed use.

Launch Ramp:

- Yes

Boat Slips:

- Greater than 20 slips

Slope:

- 0-10%

Shoreline:

- 200-299

id Map

cription for your map.

Legend

-  Lake Lure
-  Rumbling B



Earth

200 ft

Marina Boardwalk

Utilities:

- Water and sewer available.

Accessibility:

- Hwy/Main Rd.

Parking:

- parking is available greater than 10 cars

Zoning:

- Area is zoned CG, allowed use.

Launch Ramp:

- Yes

Boat Slips:

- Greater than 20 slips

Slope:

- 0-10%

Shoreline:

- Greater than 300'

id Map

cription for your map.

Legend

-  Lake Lure
-  Rumbling Bz



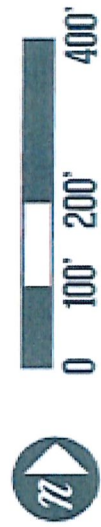
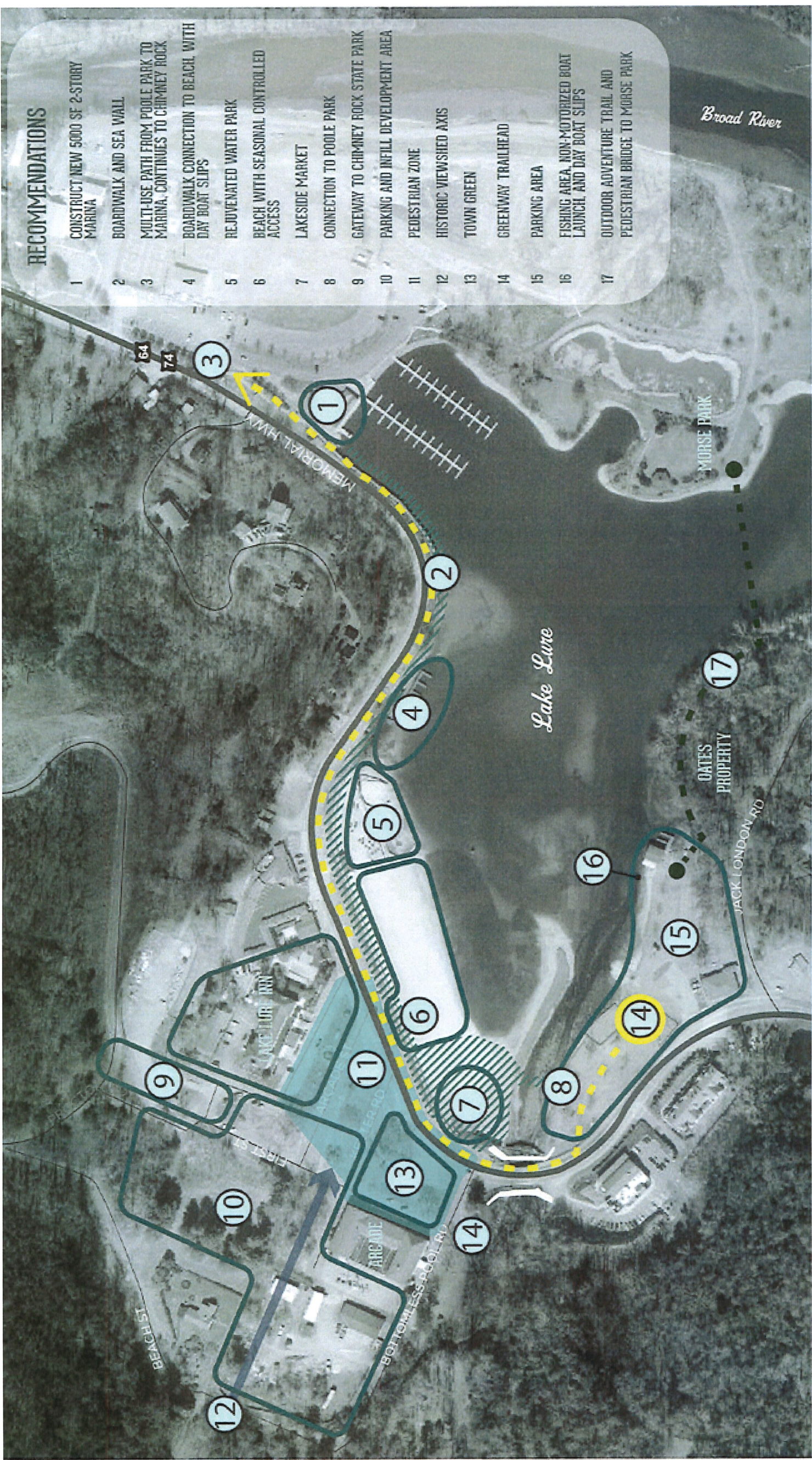


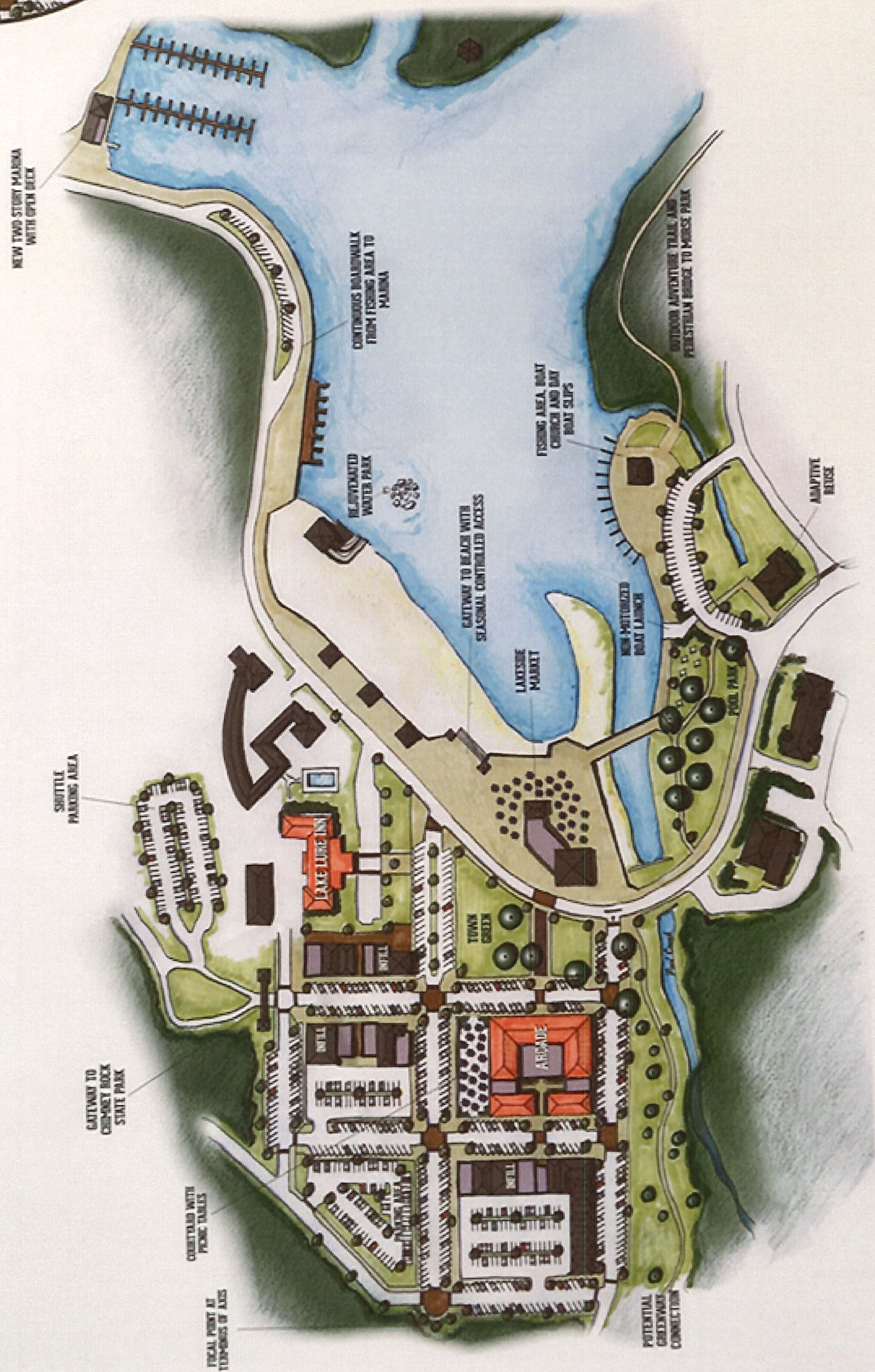
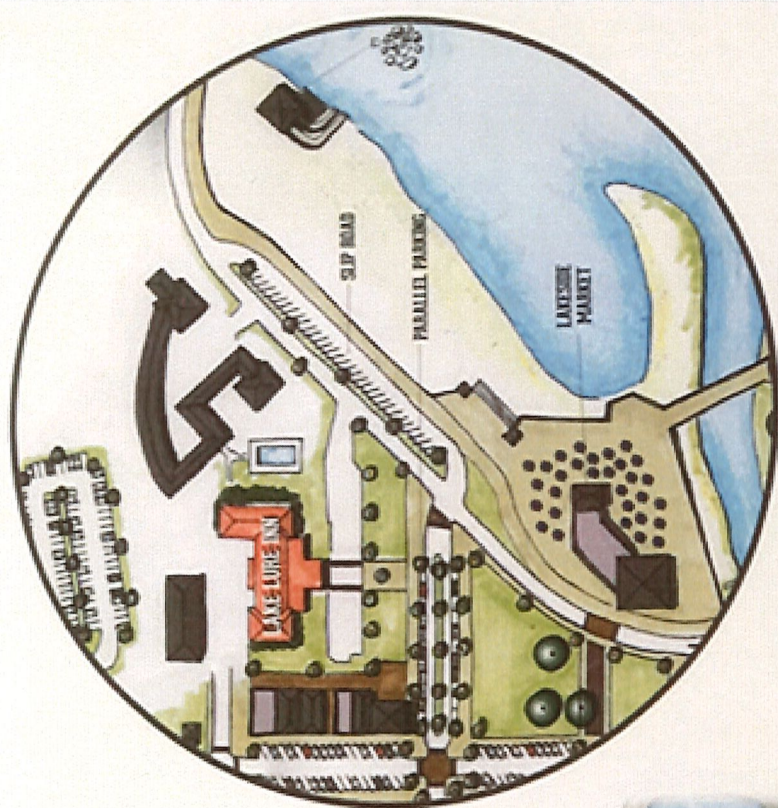
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Imagery Date: 10/18/2015 lat 35.433152° lon -82.228793° elev 992 ft eye alt 2640 ft

Google Earth





North Carolina
Rutherford County

LEASE AND AGREEMENT

THIS LEASE AGREEMENT, made and entered into as of 11th day of October, 2011, by and between TOWN OF LAKE LURE, a municipal corporation located in Rutherford County, North Carolina, party of the first part, "Landlord", (hereinafter also referred to as the "Town"); and the TOWN OF LAKE LURE BOARD OF ALCOHOLIC BEVERAGE CONTROL, party of the second part, "tenant" (hereinafter also referred to as "ABC Board").

WITNESSETH:

That for and in consideration of their mutual covenants, the Town hereby leases and demises to the ABC Board, and the ABC Board hereby hires and rents from the Town, a building, adjacent parking, which is currently located on the following tract or parcel of land:

Situate, lying and being in the Town of Lake Lure, Chimney Rock Township, Rutherford County, North Carolina, and being more particularly described as follows:

BEGINNING at a point located South 75 deg. 24 min. 31 sec. West 165.28 feet from an iron bar beside an axle, said iron bar being located in the Southernmost corner of lots 69 and 70, Block 3, Luremont Section of Chimney Rock Mountains Inc., said beginning point also being located in the Westernmost right of way of Jack London Road, and running thence from said beginning point thus established South 73 deg. 05 min. 15 sec. West 120 ft to an iron pin; thence running South 16 deg. 54 min. 45 sec. East 81.30 feet to an iron pin in the Northern margin of the right of way for U.S. Highway 74; thence running with said margin of said right of way curving to the right on a radius of 319.48 feet an arc distance of 110.39 feet (Cord North 71 deg. 07 min. 54 sec. East 109.85 feet); thence leaving said right of way of U.S. Highway 74 and running with the right of way of Jack London Road on a curve to the left on a radius of 15.64 feet an arc distance of 29.42 feet (Cord North 27 deg. 08 min. 56 sec. East 25.27 feet); thence continuing with the right of way of Jack London Road North 26 deg. 44 min. West 21.97 feet to a stake; thence continuing with said right of way on a curve to the right on a radius of 249.19 feet an arc distance of 37.95 feet (Cord North 22 deg. 22 min. 13 sec. West 37.92 feet) to the place and point of BEGINNING. Containing .216 acres, more or less.

Said property being that shown on a survey by Roger M. Lyda, R.L.S. entitled "Property of Town of Lake Lure" dated January 9, 1980.

This property is conveyed subject to easements, restrictions and rights of way of record.

Being the same and identical property which was conveyed by the Town of Lake Lure Board of Alcoholic Beverage Control to the Town of Lake Lure, a municipal corporation of Rutherford County, by deed dated March 1, 1986, and of record in Deed Book 482, at page 756, Rutherford County Registry.

This Lease is made upon the following terms, conditions and covenants:

SECTION ONE

TERM OF LEASE

This Lease is for a term commencing on October 11, 2011 lasting twelve (12) months and shall be automatically renewed annually unless either party gives written notice sixty (60) days prior to the end of the lease period.

SECTION TWO

RENT

Tenant shall pay to Landlord an annual rent of \$6,030.00 Dollars during the term of the lease, payable in equal monthly installments of \$502.50 Dollars in advance on or before the first day of each month during the term hereof.

SECTION THREE

TAXES AND LIENS

In the event the Town is exempt from any taxes or assessment, but the ABC Board is not, then the ABC Board covenants and agrees to pay promptly all taxes and assessments of every kind or nature which are now or may hereafter be imposed or assessed upon the premises, except as otherwise expressly provided in this Lease