

Incorporated 1927

# Town of Lake Lure

P. O. Box 255 • Lake Lure, NC 28746-0255 • 704/625-9983 • FAX 704/625-8371

## **MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL HELD TUESDAY, JUNE 27, 1995, 7:30 P. M. AT THE FAIRFIELD MOUNTAINS BALD MOUNTAIN COUNTRY CLUB**

**PRESENT:** Mayor Max E. Lehner  
Mayor Pro-tem Bud Schichtel  
Commissioner Bill Bush  
Commissioner Bill Church  
Commissioner Jack Donovan

John R. Strutner, Town Manager  
Sam Karr, Finance Director  
J. Christopher Callahan, Town Attorney

**ABSENT:** N/A

### **CALL TO ORDER**

Mayor Lehner called the meeting to order at approximately 7:30 p.m.

### **INVOCATION**

Attorney Callahan gave the invocation.

### **APPROVAL OF MINUTES**

Commissioner Schichtel moved, seconded by Commissioner Donovan, to approve the following minutes as written:

<b>Budget Workshop Meeting</b>	<b>06/23/95</b>	<b>9:30 a.m.</b>
<b>Recessed Regular Meeting</b>	<b>06/16/95</b>	<b>9:30 a.m.</b>
<b>Budget Workshop Meeting</b>	<b>06/02/95</b>	<b>9:00 a.m.</b>

## **Page 2- Minutes of the June 27, 1995 Regular Council Meeting**

<b>Closed Session</b>	<b>06/16/95</b>	<b>9:30 a.m.</b>
<b>Closed Session</b>	<b>06/13/95</b>	<b>9:30 a.m.</b>
<b>Closed Session</b>	<b>06/02/95</b>	<b>9:00 a.m.</b>

and amend the minutes of **May 23, 1995 Regular Meeting** on page two (2) by adding the paragraph to read as follows:

**After much discussion, Commissioner Bush moved, seconded by Commissioner Schichtel, to come out of the Public Hearing and re-enter the regular session of the meeting.**

### **PUBLIC HEARING -- TOWN BUDGET FISCAL YEAR 1995-96**

Commissioner Donovan moved, seconded by Commissioner Bush, to enter into the public hearing. The vote of approval was unanimous.

Notice of the Public Hearing was duly given within the legal classified advertising section of the Tuesday, June 20, 1995 and Wednesday, June 21, 1995 issue of the Daily Courier which is published by Forest City Publishing Company.

Councilmembers were presented with a copy of the Town Manager's Message and Budget Estimates for Fiscal Year 1995-96. Town Manager Strutner read the report aloud and gave a summary (Copy attached).

Finance Director Sam Karr prepared handouts of the 1995-96 Town Budget Ordinance, Resolution Establishing a Capital Reserve Fund, and Town Manager's Budget Message and Budget Estimates. These handouts were made available to the public for review.

Mayor Lehner invited citizens who wanted to speak during the public hearing. The following citizens requested to speak:

1. Hugo Moirano, a resident of Lake Lure, raised questions about the capital items (governor work, standby generator, and gate hoists) budgeted for

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repairs at the Lake Lure Hydroelectric Plant. Mr. Moirano also asked questions regarding the availability of standby pumps at the Hydro Plant and does the meter measuring the sewer usage at Chimney Rock work?

2. Ed Finan, a resident of Lake Lure, stated that the Lake Lure residents contribute a lot of taxes to the County. Mr. Finan asked what does the County contribute to the Town of Lake Lure?

3. John L. Bittle, owner of Bittle Construction, stated that he would like to be able to continue connecting new homes onto the Town's sewer system. Mr. Bittle asked if the Town was going to look at increasing the size of the waste water treatment plant and is the Town currently on a moratorium?

Councilmembers responded to the above questions and stated the following:

1. Currently there are no standby pumps at the Hydro Plant. The meter used to measure the sewer usage at Chimney Rock does work. Rutherford County has agreed to participate with the Town of Lake Lure in smoke-testing Chimney Rock during the Fall of 1995.

2. The Lake Lure library and new EMS building are a direct result of Lake Lure citizens and the governing body lobbying for more support from Rutherford County. The County representative for Lake Lure is Commissioner Toby Goode. The County has also built a convenience center for recycling located in Green Hill which will benefit the people of Hickory Nut Gorge community. All agreed that they would like to see more support from the County since they are the second largest taxpayer next to Forrest City.

3. The Town's sewer system is not on a moratorium. The Town has available a study prepared by McGill Associates, P.A., consulting engineers on expanding the waste water treatment plant. The Town will be making efforts to eliminate surface water getting into the waste water system and continue repairing leaks.

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With no further items of discussion, Commissioner Schichtel moved, seconded by Commissioner Church, to come out of the public hearing and re-enter the regular session of the meeting. The vote of approval was unanimous.

### **ADOPTION OF THE BUDGET ORDINANCE 1995-1996 FISCAL YEAR**

Councilmembers were presented with a proposed Budget Ordinance for the 1995-1996 Fiscal Year. Commissioner Schichtel moved, seconded by Commissioner Church, to adopt the Budget Ordinance 1995-1996 Fiscal Year as presented by the Town Manager and Finance Director. The vote of approval was unanimous. (Budget Ordinance attached).

Councilmembers expressed their appreciation to the Town Manager and Staff for all of their work in preparing documentation for the budget.

### **RESOLUTION ESTABLISHING 1995-1996 CAPITAL RESERVE FUND**

Councilmembers was presented with a proposed resolution establishing a capital reserve fund for the Town of Lake Lure. Commissioner Bush moved, seconded by Commissioner Donovan, to approve the 1995-1996 Resolution Establishing a Capital Reserve Fund as presented by the Town Manager. The vote of approval was unanimous. (Resolution attached).

### **AUDIENCE OF CITIZENS**

The following requested to speak under audience of citizens:

1. Ed Finan, a resident of Lake Lure, asked what were the figures for the Lake Lure Golf Course comparing revenue versus expenditures this year and previous years. Mr. Finan also asked if there would be any improvements to the driving range and was the Town planning to expand the 9-hole Golf Course to 18-holes in the future.

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2. Hugo Moirano, a resident of Lake Lure, expressed the need to make the Lake Lure Golf Course more attractive.

Mayor Lehner stated that in 1991 councilmembers decided to make an effort to turn the golf course around by increasing revenue and making improvements to the golf course. Lehner also said that an effort will be made to expand the 9-hole course to 18-holes when the Town gets the 9-hole Golf Course in good shape first.

Councilmembers agreed the driving range needed improvements and efforts would be made to improve the Golf Course.

### **OTHER OLD BUSINESS**

There was no other old business.

### **OTHER NEW BUSINESS**

#### **A. SCHEDULE PUBLIC HEARING TO CONSIDER REZONING OF LAKE SIDE PIZZA PROPERTY**

Mary Lynne Ray, Deputy Zoning Administrator, presented Council with the following memorandum of June 6, 1995, from the Lake Lure Zoning and Planning Board regarding recommendation to rezone property owned by Charles Blackwell and Ricky Mcfalls know as the Lake Side Pizza property:

At their June 6, 1995 regular meeting, the Town of Lake Lure Zoning and Planning Board considered a request to rezone property owned by Charles Blackwell and Ricky McFalls and located at the corner of U.S. Highway 64/74-A and Harris Road. The property is currently zoned R-1 Residential, but the owners have petitioned that the zoning be changed to C-1 General Commercial.

Though residentially zoned, the property has been used commercially continuously since 1986. In June 1986, the property was granted a variance

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to be used as an appliance store and received subsequent variances to allow its use as a real estate office/development office and then as a restaurant.

The owner explained that the building on the property was originally built for commercial use with a cement floor, 12 inch centers, and no interior supporting walls and that his was the first commercial enterprise in the area.

As you may remember, in 1993, the Zoning and Planning Board recommended, and Council enacted the creation of a commercial hub to include all the property between Harris Drive and Highway 64/74-A and to extend beyond Harris Drive to include all the property owned by Thomas Dockery along Highway 64/74-A. At the time this commercial hub was created, the Lake Side Pizza property was considered for inclusion based on its commercial nature but was not included, primarily because of its location in relation to Harris Drive.

Members of the Zoning and Planning Board, in deliberating this petition for rezoning, considered the property's continued commercial use, the building's design for commercial use, and the property's proximity to a commercial hub. The Board felt that the size and topography of the property in question, (approximately 100 feet X 100 feet), would restrict the size and type of commercial use to which the property could be put.

As the property has been used commercially for many years already, members felt that rezoning the property to General Commercial would have little impact on the surrounding residential properties.

Taking all these considerations together, the Zoning and Planning Board respectfully recommends that the property owned by Charles Blackwell and Ricky McFalls and known as the Lake Side Pizza property (Chimney Rock Township Tax Map 514, Block 1, Lot 137-A) be rezoned from R-1 Residential to C-1 General Commercial and that a public hearing be scheduled for July 25, 1995 so that Council may consider and act on this petition for rezoning. Thank you.

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Ms. Ray also presented Councilmembers with copies of a letter from Charles Blackwell and Rickie McFalls, and a petition addressed to Town Council from the Planning and Zoning Board Chairman recommending approval for change in zoning. (Letter and petition attached).

Commissioner Bush moved, seconded by Commissioner Church, to call for a public hearing to be held at the Tuesday, July 25, 1995 regular Council meeting, Lake Lure Community Center, 7:30 p.m., regarding rezoning property owned by Charles Blackwell and Ricky McFalls known as the Lake Side Pizza property. The vote of approval was unanimous.

### STAFF REPORTS

Town Manager Strutner gave an up-to-date status on the progress of the new Lake Lure Municipal Center Building.

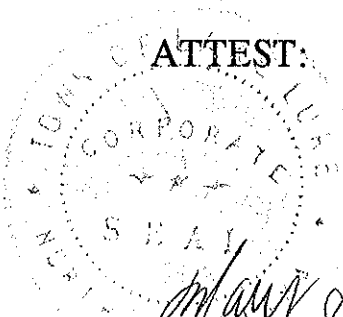
### COUNCIL COMMENTS

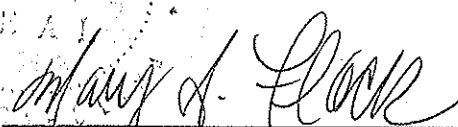
Commissioner Donovan requested that it be noted for the record that \$193,100 of the Capital Reserve Fund is budgeted for improvements to the Hydro-electric Plant (Governor work \$16,600.00, standby generator \$16,500.00, two gate hoists \$160,000.00).

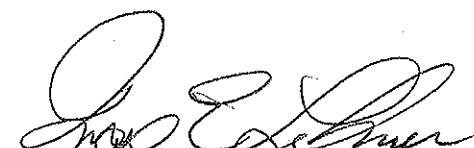
### ADJOURNMENT

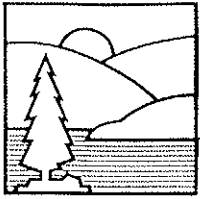
With no further items of discussion, Commissioner Bush moved, seconded by Commissioner Church, to adjourn the meeting. The vote of approval was unanimous.

ATTEST:



  
Mary A. Flack, CMC/AAE  
Town Clerk

  
Mayor Max E. Lehner



# Town of Lake Lure

P. O. Box 255 • Lake Lure, NC 28746-0255 • 704/625-9983 • FAX 704/625-8371

Incorporated 1927

TO: MAYOR AND COMMISSIONERS OF THE TOWN OF LAKE LURE

RE: Town Manager's Budget Message and Budget Estimates  
for Fiscal Year 1995-1996

Submitted: June 27, 1995

Gentlemen:

In accordance with Section 159-12 of the General Statutes of North Carolina, I am pleased to submit for your consideration the final Budget Message and Budget Estimates for Fiscal Year 1995-1996.

Budgeting is more than a process of balancing revenues and expenditures. In fact, it might best be described as the process of allocating **scarce** resources to **unlimited** demands.

Budgets are financial instruments enacted for the purposes of **planning, controlling and evaluating**. A budget is a dollars and cents **plan** of operation for a specific period of time. This "budget plan" contains information about the types and amounts of proposed expenditures, the purposes for which they are being made, and the proposed means of financing them. Budgets are also viewed as devices of **control** in governments in that when the budget is enacted by the legislative body, the expenditure estimates become appropriations - both authorizations to and limitations upon the administration. Lastly, the various financial reports and audits which are part of the continuous budget monitoring process serve as the basis for **evaluating** budget execution and attainment of the "objectives" implicit in the budget, e.g. service levels and completion of capital projects.

It is recognized by realistic, conscientious decision makers that good government is not cheap government. The crux of modern public administration is "managing to get the right things done" (termed as **effectiveness**) both **efficiently** and **economically**. In order to fulfill this three-pronged goal, municipal government must also be adaptive, perceptive and cost conscious. For every municipality there is a particular level and mix of public services and amount of public expenditure to fund same which for that municipality, in that time, and under its specific circumstances, represents an equitable and affordable program of services. This level and mix of public services may vary from year to year as the local governing body, in its budget deliberations, defines and structures the overall program of services which will meet the needs, wants, desires and preferences of the citizens.



[2] - Budget Message and Budget Estimates  
FY 1995-96

I believe the budget now before you sets forth a reasonable program of services which requires only a modest increase in the total budgetary amount. Total operating and capital budget estimates for Fiscal Year 1995-96 equal \$2,886,923. This translates into an actual increase of \$427,838, or 17.4%, above the previous year's budget. (By way of comparison, the FY 1994-95 budget was \$443,357, or 22%, greater than the previous year's budget.) The increases in this budget result primarily from general inflationary trends in the costs of some goods and services required to deliver Town services, a modest pay increase for Town employees, an ambitious capital expenditures plan, and the equivalent of one new staff position.

The major areas of expenditure for the fiscal year commencing July 1, 1995 and ending June 30, 1996 are as follows:

**FISCAL YEAR 1995-96 BUDGET ESTIMATES**

**I. GENERAL FUND**

Governing Board	\$ 28,810
Administration	372,923
Police	359,920
Fire Department	140,203
E.M.S.	500
Public Works	254,750
Sanitation	69,800
Golf Course	180,585
Lake	11,695
Beach	70,167
Community Center	4,000
Marina	54,450
Insurance & Bonds	222,497
Contingency Reserve	<u>88,000</u>

**TOTAL GENERAL FUND** **\$1,858,300**

**II. WATER FUND** **\$ 228,153**

**III. ELECTRIC FUND** **\$ 63,570**

**TOTAL OPERATING BUDGET** **\$2,150,023**

**CAPITAL IMPROVEMENT PROGRAM** **\$ 736,900**

**\* TOTAL OPERATING & CAPITAL BUDGET\*** **\$2,886,923**

[3] - Budget Message and Budget Estimates  
FY 1995-96

The Lake Lure Town Council and staff held several workshops over a two month period to study, discuss, consider and debate financial data, department and agency requests, and capital needs. These meetings represent a significant number of hours devoted by Council and staff to crafting a workable budget.

As is often the case in most communities, there were hard decisions associated with the formulation of this budget. The costs required to address the various needs, wants and desires of the Town were in excess of the means to pay for same. The result was a lengthy process of prioritizing the many competing good and worthy projects in need of funding.

For example, the Council faced hard decisions surrounding such needs as: (1) funding to maintain, upgrade and operate the Hydro-Electric Plant; (2) the need to purchase replacements for Police vehicles with high mileage; (3) maintain a fair and competitive level of compensation for Town employees; (4) repair and repave streets; (6) develop new sources of potable water; (6) continue earlier commitments to the purchase of a fire boat; and (7) equip and furnish the new Municipal Center which is due to be completed in the autumn of 1995.

This budget for FY 1995-96 is based upon the following premises:

1. There is an implicit assumption that there will be no annexations or major growth in population served during the subject fiscal year.
2. Capital expenditures totaling \$736,900 are allocated for eighteen (18) projects. Major projects include: 2 new gate hoists, a standby generator and rehabilitation of both governors, all at the Hydro-Electric Plant; 2 new Police cruisers; \$55,000 for paving and repair of Town streets; development of 2 new wells as sources of potable water; a much-needed radio system for the Public Works Department; telephones, computers, furnishings and other associated items for the new Municipal Center; and continuation of funding for a fire-fighting pumper boat.
3. Funding is included for one additional employee in the Public Works Department and \$163,891 is appropriated for the debt service payment on the new Municipal Center which will soon house the Town's administrative offices, Police Department, and Community Center all under one roof.
4. This budget includes a modest 2.5% cost-of-living adjustment for Town employees. Despite the consistent dedication, loyalty and hard work demonstrated by our Town work force, we must recognize the need to maintain

[4] - Budget Message and Budget Estimates  
FY 1995-96

our competitive standing vis a vis the compensation offered by surrounding municipalities. Failure to be vigilant and equitable in this regard will make it difficult to continue to attract and retain the talented and dedicated cadre of employees we now enjoy.

5. The operational portions of the budget will permit us to continue to provide the same, or even marginally increased, levels of effective and efficient public services as in last year's budget. I say "increased" levels due to the addition of one employee (albeit it is a much-needed and long overdue position), and also due to the pending relocation of several operations to new quarters which should result in some improvements in terms of service delivery, economies of scale, etc.

While this budget may not address every want or desire, project or program, it does provide for the continuation of all basic municipal services currently provided and begins to address some basic infrastructure needs.

The preparation of a document as detailed as this budget requires the input and cooperation of many actors. In that regard, I wish to acknowledge particularly the efforts of Sam Karr, our Finance Director, and other Town department heads and staff for their dedicated and conscientious work in assisting in the preparation of the Town Budget for Fiscal Year 1995-1996. In addition, I deeply appreciate the insightful and meaningful contributions to the budgetary process provided by you, the Town Council of Lake Lure. In the end, it is you, representing the citizens of the Town of Lake Lure, who approve and adopt the Town budget, and thereby "set the course" for Town operations and capital improvements during the ensuing fiscal year.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "John R. Strutner". The signature is fluid and cursive, with a large initial "J" and "S".

John R. Strutner  
Town Manager

BUDGET ORDINANCE  
1995-1996 FISCAL YEAR

In accordance with G.S. 159-13 (a), the Town Council of the Town of Lake Lure adopts the attached document entitled Town of Lake Lure 1995-1996 Budget. This ordinance includes revenues and expenditures in the General Fund as follows:

REVENUES

Taxes and Penalties	604,650.00
Miscellaneous	131,310.00
State Shared Revenues	358,675.00
Land Use Fees	10,800.00
Golf Course	96,500.00
Beach	88,775.00
Marina	48,600.00
Lake	59,700.00
Transfers	459,290.00
Cont. For Capital	<u>398,123.00</u>
<b>TOTAL</b>	<b>2,256,423.00</b>

EXPENDITURES

Governing Body	28,810.00
Administration	372,923.00
Police	359,920.00
Fire Dept.	140,203.00
E.M.S.	500.00
Public Works	254,750.00
Sanitation	69,800.00
Golf Course	180,585.00
Lake	11,695.00
Beach	70,167.00
Community Center	4,000.00
Marina	54,450.00
Insurance and Bonds	222,497.00
Contingency Reserve	88,000.00
Cont. To Capital Fund	<u>398,123.00</u>
<b>TOTAL</b>	<b>2,256,423.00</b>

This ordinance includes revenues and expenditures in the Water Fund as follows:

REVENUES	
Water and Wastewater Charges	270,500.00
<b>TOTAL</b>	<b>270,500.00</b>

EXPENDITURES	
Sewer	103,350.00
Water	124,803.00
Contribution	42,347.00
<b>TOTAL</b>	<b>270,500.00</b>

This ordinance includes revenues and expenditures in the Hydro-Electric Fund as follows:

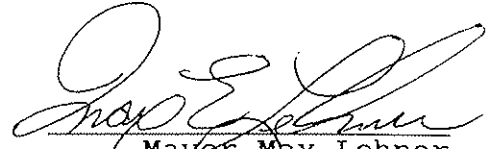
REVENUES	
Hydro-Electric Sales	360,000.00
<b>TOTAL</b>	<b>360,000.00</b>

EXPENDITURES	
Hydro-Electric Contribution to Capital	63,570.00
	296,430.00
<b>TOTAL</b>	<b>360,000.00</b>

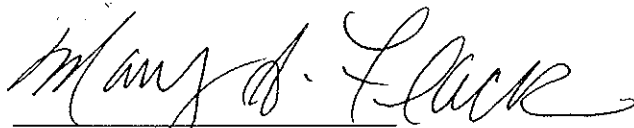
TOTALS FOR ALL FUNDS	
GENERAL FUND	2,256,423.00
WATER FUND	270,500.00
HYDRO-ELECTRIC	360,000.00
<b>TOTAL</b>	<b>2,886,923.00</b>

To achieve this budget program, the Town Council of the Town of Lake Lure, in accordance with G.S. 159-13 (c), sets the ad valorem tax rate at .26 per \$100 of property valuation.

Adopted the 27th day of June, 1995.

  
Mayer Max Lehner

ATTEST:

  
Mary Flack, CMC/AEE  
Town Clerk



A RESOLUTION ESTABLISHING A CAPITAL RESERVE FUND  
TOWN OF LAKE LURE

WHEREAS, the Town Council of the Town of Lake Lure, conducted a public hearing on the 27th day of June, 1995, on the question of establishing a capital reserve fund;

AND WHEREAS, the Town Council deems it in the best interest of the Town of Lake Lure to enact a capital reserve fund for Fiscal Year 1995-1996;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE:

In accordance with G.S. 159-18, the Town Council of the Town of Lake Lure adopts the attached document entitled Town of Lake Lure Capital Reserve Fund and continue appropriations for the Capital Reserve Fund for Fiscal Year 1995-1996. This resolution establishes the approximate amount of accumulation, source, purposes, and approximated period of time for accumulation of funds for the following:

<u>Purpose</u>	<u>Amount</u>	<u>Period</u>	<u>Source</u>
ADMINISTRATIVE			
Furnishings & Equip.	\$100,000	1 Year	Capital Fund
Computer System	\$78,500	1 Year	Capital Fund
Telephone System	\$24,800	1 Year	Capital Fund
POLICE DEPARTMENT			
2 Vehicles	\$44,000	1 Year	Capital Fund
2 Portable Radios	\$2,000	1 Year	Capital Fund

Resolution Establishing a Capital Reserve Fund  
Page 2

<u>Purpose</u>	<u>Amount</u>	<u>Period</u>	<u>Source</u>
PUBLIC WORKS			
Paving	\$55,000	1 Year	Capital Fund
Radio System	18,500	1 Year	Capital Fund
Track Loader	10,000	1 Year	Capital Fund
GOLF COURSE			
Swing Joints	\$ 5,000	1 Year	Capital Fund
EMERGENCY SERVICES			
Pumper Fire Boat	50,000	1 Year	Capital Fund
EMS Equipment	12,000	1 Year	Capital Fund
RECREATION			
Remove & Replace Gas Tanks	24,000	1 Year	Capital Fund



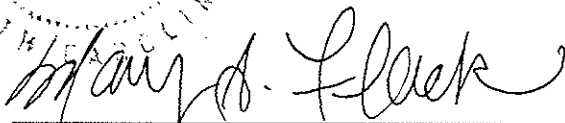
Resolution Establishing a Capital Reserve Fund  
Page 3


<u>Purpose</u>	<u>Amount</u>	<u>Period</u>	<u>Source</u>
WATER/SEWER			
2 Wells	\$ 90,000	1 Year	Capital Fund
Dechlor./Filter WWTP	20,000	1 Year	Capital Fund
Utility Bldg.	10,000	1 Year	Capital Fund
HYDROELECTRIC PLANT			
Governor Work	\$ 16,600	1 Year	Capital Fund
Standby Generator	16,500	1 Year	Capital Fund
2 Gate Hoists	160,000	1 Year	Capital Fund
<b>TOTAL</b>	<b>\$736,900</b>		

To achieve this budget program, the Town Council of the Town of Lake Lure, in accordance with G.S. 159-13 (c) sets the ad valorem tax rate at .26 per \$100 of property valuation.

Adopted the 27th day of June, 1995.



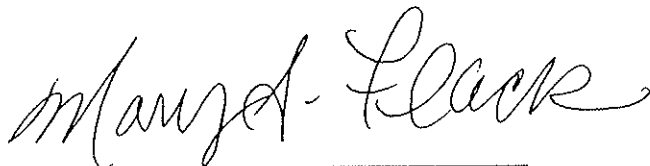
  
Mary A. Flack, Town Clerk

  
Mayor Max E. Lehner

### Public Notice

The proposed budget for the Town of Lake Lure has been presented to the Lake Lure Town Council and is available for public inspection in the Town Hall from 9:00 a.m. to 4:30 p.m. weekdays.

There will be a public hearing on June 27, 1995, at 7:30 p.m. or thereafter, at Fairfield Mountains Bald Mountain Country Club, for the purpose of discussing the proposed budget. Citizens are invited to make written or oral comments.

A handwritten signature in cursive script, reading "Mary A. Flack". The signature is written in dark ink and is positioned above a horizontal line.

Mary A. Flack, Town Clerk