



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, MARCH 12, 1996, 9:30 A.M. AT THE LAKE LURE MUNICIPAL CENTER

PRESENT: Mayor Max E. Lehner
Commissioner Bill Bush
Commissioner Carolyn Cobb
Commissioner Beth Rose
Commissioner Bud Schichtel

John R. Strutner, Town Manager
Sam A. Karr, Finance Director

ABSENT: N/A

CALL TO ORDER

Mayor Max E. Lehner called the meeting to order at approximately 9:30 a.m.

INVOCATION

Town Manager John Strutner gave the invocation.

AUDIENCE OF CITIZENS

No persons requested to speak under the Audience of Citizens.

APPROVAL OF MINUTES

Commissioner Schichtel commented that the minutes were too lengthy, for instance when comments are verbatim. He felt that shortening the length would help the Clerk with her work load. Mayor Lehner informed the audience that all Council meetings are recorded on cassette tapes for review until the written minutes are approved.

With no further discussion, Commissioner Schichtel moved, seconded by Commissioner

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Bush, to approve the minutes of the Tuesday, February 27, 1996 Regular Council meeting and closed session as written and presented by the Clerk. The vote of approval was unanimous.

OLD BUSINESS:

**A. Approve Resolution Authorizing the Town Manager
to Execute a Lease with the Hickory Nut Gorge
Chamber of Commerce for a Portion of the
Community Center Building Formerly Occupied
by the Lake Lure Police Department**

Town Manager Strutner informed Council that, as required by State Law, a Public Notice was published March 1, 1996 that Council would consider, at the regular Council meeting of March 12, 1996, approval of a resolution authorizing the lease of Town property for the sum of one dollar per year. Said property is described as follows: 470 sq. ft. more or less of the Community Center (i.e. a large portion of said premises which was formerly occupied by the Lake Lure Police Department) and six (6) parking spaces, which is situated upon real property identified as Town of Lake Lure Tax Map number 518, Block 1, Lot 1D.

With no further discussion, Commissioner Bush moved, seconded by Commissioner Cobb, to approve the Resolution Authorizing the Town Manager to Execute a Lease with the Hickory Nut Gorge Chamber of Commerce for a Portion of the Community Center Building Formerly Occupied by the Lake Lure Police Department with the proviso that the lease effective date is April 1, 1996. The vote of approval was unanimous. The Resolution read as follows:

**A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE A LEASE
WITH THE HICKORY NUT GORGE CHAMBER OF COMMERCE FOR A PORTION
OF THE COMMUNITY CENTER BUILDING FORMERLY OCCUPIED BY THE LAKE
LURE POLICE DEPARTMENT**

WHEREAS, the Town Council of the Town of Lake Lure, North Carolina received and reviewed a proposal submitted previously by the Hickory Nut Gorge Chamber of Commerce to lease approximately 470 sq. ft. of the Community Center Building for a period of two (2) years for the purpose of establishing and operating a Visitor Information Center for the entire Hickory Nut Gorge area within the aforesaid space; and

WHEREAS, the Town Council has reviewed previously a draft of the proposed lease between the Town of Lake Lure and the Hickory Nut Gorge Chamber of Commerce and directed the Town Manager and Town Attorney to make several amendments thereto, and said amendments have been made to the proposed lease document; and

WHEREAS, at its regular meeting on February 27, 1996, the Town Council directed that the Public Notice stating Town Council's intent to approve this lease at its March 12, 1996 regular

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meeting be published as required by N.C.G.S.160A-272, and said Public Notice was duly published on March 1, 1996;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Lake Lure, North Carolina that the attached lease is approved and the Town Manager is authorized to execute this lease on behalf of the Town of Lake Lure.

Adopted this 12th day of March 1996.

Signed by Mayor Max E. Lehner, attested by Anita L. Taylor, Deputy Town Clerk, and approved as to form by J. Christopher Callahan, Town Attorney.

OTHER OLD BUSINESS:

There was no further old business for discussion.

NEW BUSINESS:

LAKE LURE TOURS REPORT

Richard Coley, of Lake Lure Tours, gave a report on Lake Lure Tour's Income Statement for 1995. Total gross revenue was \$114,823.00. The number of passengers served was 17,669. Total expenses were \$114,668.79 with a net operating income of \$154.21.

Mr. Coley also reported that new engines of the same horsepower as the current engines were being placed in both of the tour boats. The engines will have governors to keep the boats at slow or mid speed. All four pontoon tubes are also being replaced, and Lake Lure Tours is also pursuing the purchase of a third boat to be used primarily for weekends.

Mayor Lehner stated that Lake Lure Tours is a welcome addition and major attraction to the area and is a credit to our Town.

Mr. Strutner informed Council that Mr. Coley had been extremely responsive in taking corrective action to any complaints by talking with his crews and meeting with the Lake Advisory Committee and the Town Manager.

Commissioner Cobb stated that she felt the business of Lake Lure Tours is also bringing business to the local restaurants.

NEW BUSINESS:

**PROPOSED REZONING OF WILSON PROPERTY WITH
RECOMMENDATIONS OF THE PLANNING AND ZONING BOARD**

Zoning Administrator, Mary Lynne Hayes, reported that at the February 20, 1996 meeting of the Zoning and Planning Board, the Board heard a petition for a change in zoning for 2.99 acres of the Wilson tract located across from the entrance gate to Fairfield Mountains. The tract is currently zoned R-3 Resort Residential. The proposed zoning is C-1 General Commercial.

Mr. Chuck Earley, as agent for the owners, proposed to enlarge and combine the existing structures on the tract, a residence and a retail store, as well as constructing additional commercial buildings as needed along the road frontage of the tract. He proposed that the remainder of the tract, approximately 50 acres, remain zoned R-3 Resort Residential. Mr. Earley also proposed that the entire tract be subject to the regulations of the Fairfield Architectural Control Committee and the Fairfield Property Owners Association.

The Zoning and Planning Board, after hearing the comments of representatives of the Fairfield Property Owners Association, and the congregation of the Fairfield Chapel, voted 4:0 (as the attorney for the Fairfield Property Owners Association, Mr. Doti was excused from voting) to recommend against the proposed zoning. The Board felt the C-1 district in Apple Valley, less than one mile away, would sufficiently serve the commercial needs of the area. In recommending against the rezoning, the Board adheres to the Town's policy not to create additional commercial zones until the existing commercial areas are more fully utilized.

With no further discussion, Commissioner Schichtel moved, seconded by Commissioner Cobb, to accept the recommendation of the Zoning and Planning Board against the proposed rezoning of 2.99 acres of the Wilson property from R-3 to C-1. The vote of approval was unanimous.

Chuck Earley was present for comment and was informed by Ms. Hayes that the owners would not be able to consider another request for rezoning of the property for one year.

C. NEW BUSINESS:

**CONSIDER ADDITIONAL ITEMS TO BE PURCHASED
FOR THE MUNICIPAL CENTER**

Mr. Strutner presented Council with a list of requested items to be purchased for the Municipal Center.

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Council requested that the Town Manager research the price on a standard size refrigerator for the break room.

Council agreed they would like to see the meeting chambers enhanced with possibly a quilt in the approximate size of 6 ft. x 6 ft. of the Town's Logo to be positioned on the wall behind the Mayor. Commissioner Rose will invite Marie Antweiler to submit a proposed cost, and bring same back to Council for their consideration.

Mr. Strutner informed Council that Chief Gamble would like to have a 911 calling station constructed by the Town's employees, to be located outside of the Police Department for emergency calling when the Police are out of the office. The station would be heavier duty than average phone stations and would be well lit. If vandalism becomes a problem, then the station would be removed.

Commissioner Schichtel moved, seconded by Commissioner Rose, to proceed as outlined in the memorandum from the Town Manager dated March 11, 1996, in regard to the purchase of additional finishing items needed as he sees necessary. The vote of approval was unanimous. Mr. Strutner, on behalf of staff, thanked Council.

D. NEW BUSINESS

OTHER NEW BUSINESS

Council discussed the Land Planning Survey which needs approval by signature of the Mayor and Chairman of the Zoning and Planning Board. Commissioner Rose stated that she would like to see a change in one section which is not alphabetized. In order to be consistent, she would like to see it alphabetized.

With no further discussion, Commissioner Cobb moved, seconded by Commissioner Bush, to approve the Land Planning Survey. The vote of approval was unanimous.

Mr. Strutner informed Council of the scheduled 1996 NCLM Regional Meeting dates and locations. The Clerk was directed to register Council members for the date and location in which they prefer.

Commissioner Cobb requested to make a clarification to the press as to why the Town agreed to spend money towards the renovation of the Community Center facility/Chamber of Commerce Visitor's Center. The building was not leased to accommodate the Chamber of Commerce alone. However, Commissioner Cobb requested to be put on record stating that the costs were thoroughly deliberated, and she is very thankful of what is being done with the building. She felt this was a saving grace that the building will be taken care of properly. Approximately two years ago, the Town received estimates in excess of \$12,000 to tear the Community Center down. With a portion of the building leased to the Chamber of Commerce,

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the Chamber is willing to invest approximately \$10,630 toward the needed renovations and maintain public restrooms. The Town will still own the building, public restrooms will be maintained and space will still be available for residents to hold meetings or gatherings. The renovations will help extend the use of the building.

The County Tourism Development Authority has agreed to contribute \$500 a month to the Chamber. The Chamber of Commerce is willing to bear the cost and responsibility of cleaning and stocking the bathrooms which will be a relief to the Town.

STAFF REPORTS

Sam Karr, Finance Director, gave a financial report for the month ending February 29, 1996.

The Town's major expense for the month was installation of a guardrail on Boy's Camp Road for \$7,500 to Bagwell Fence Company. The Town's major revenue for the month was \$51,890.22 from State Shared Sales Tax.

From a budget standpoint, the Town is in excellent shape.

Mr. Strutner reported that the gate hoists at the Dam are in operation and the lake is at normal level.

The dredge repair was completed in one day instead of two as earlier anticipated. Dredging will begin within one week at the Harbor Mouth. The silt basin has been cleaned. The Rutherford County Correctional Department is assisting in cleaning the area on this date.

Three quotes for the Community Center rehabilitation have been submitted to the Town. Town Council authorized the Town Manager to spend up to \$25,000 to renovate the restrooms, make repairs to the roof and the exterior soffit and fascia. All three quotes received have come in under the \$25,000 limit.

Commissioner Rose reported that March 25, 1996, the Lake Advisory Committee will be in boats out on the lake taking photographs for historical purposes for the archives.

Council discussed mailing of the newsletter to independent groups. Council felt that all research in regard to newsletter subscriptions must not involve Town employees.

Mayor Lehner suggested an article in the next issue of the Town's newsletter explaining that the Lake Lure Lake Front Property Owner's Association is an independent group and not associated with the Town.

With no further items of discussion in regular session, Commissioner Rose moved,

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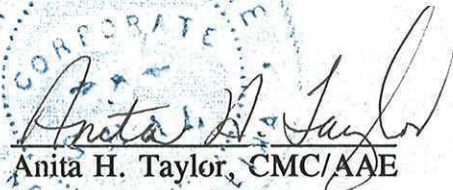
seconded by Commissioner Schichtel, to enter into closed session at approximately 11:15 a.m. for the purpose of discussing confidential information. The vote of approval was unanimous.


Commissioner Bush moved, seconded by Commissioner Rose, to seal the minutes of the closed session in order to avoid frustrating the purpose. The vote of approval was unanimous.

With no further items of discussion in closed session, Commissioner Bush moved, seconded by Commissioner Rose, to come out of closed session and re-enter the regular session of the meeting. The vote of approval was unanimous. No action was taken in closed session.

With no further discussion, Commissioner Schichtel moved, seconded by Commissioner Bush, to recess to Tuesday, March 19, 1996, 9:30 a.m. at the Spindale House, Spindale, N. C., for a Council Retreat. The vote of approval was unanimous.

ATTEST:


Anita H. Taylor, CMC/A&E
Deputy Town Clerk


Mayor Max E. Lehner