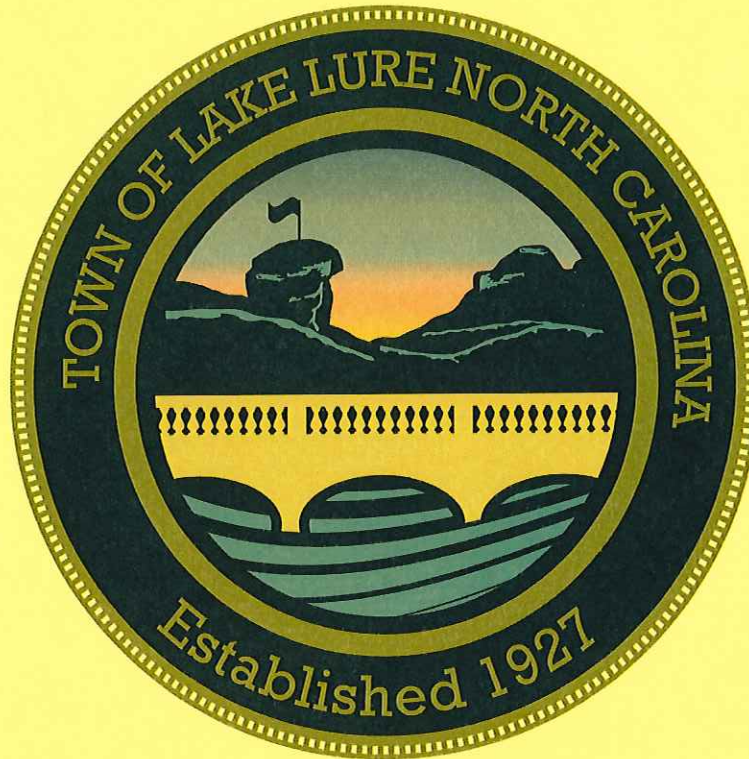


LAKE LURE TOWN COUNCIL REGULAR MEETING PACKET

Tuesday, August 13, 2013



Mayor Bob Keith

Commissioner John Moore

Commissioner Mary Ann Silvey

Commissioner Diane Barrett

Commissioner Bob Cameron



REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL

August 13, 2013

7:00 p.m.

Lake Lure Municipal Center

AGENDA

1. Call to Order Mayor
Bob Keith
2. Invocation Attorney
Chris Callahan
3. Pledge of Allegiance
4. Approve the Agenda Council
5. Public Hearing – Proposed Resolution No. 13-08-13 Approving the Issuance of Not to Exceed \$9,000,000 of the Public Finance Authority Education Revenue Bonds (Lake Lure Classical Academy), Series 2013A
6. Consider Adoption of Resolution No. 13-08-13 Approving the Issuance of Not to Exceed \$9,000,000 of the Public Finance Authority Education Revenue Bonds (Lake Lure Classical Academy), Series 2013A
7. Public Forum: *The public is invited to speak on any non-agenda and/or consent agenda topics. Comments should be limited to less than five minutes.*
8. Staff Reports
9. Council Liaison Reports & Comments
10. Consent Agenda:
 - a. Approve Minutes of the June 9, 2013 (Regular Meeting)
 - b. Approve a Request Regarding the 4th Annual Dirty Dancing Festival at Lake Lure Being Held August 16-17, 2013 2010 as Outlined in a Letter

Page 2 – Town Council Meeting Agenda
August 13, 2013

Submitted by Jo Beyersdorder July 28, 2013 to: (1) Suspend the Town Peddling Ordinance During the Festival, (2) Use of Certain Town Property and Waive the Rental Fees, (3) Use the Parking Lot for Dance Lessons and Restrict Parking Spaces at Morse Park Meadows Parking Lot for Event Entertainers, Vendors, Staff, and Volunteers Along with Customers for Lake Lure Tours, (4) Suspend the Town's Alcohol Ordinance in Order to Sell Beer and Wine in Morse Park Meadows Within a Fenced Perimeter During the festival, (5) Approve Entertainment Permits and a Fabric Structure Permit for the Event

- c. Approve a Budget Amendment Submitted by Finance Director Sam Karr Concerning Projects Uncompleted on June 30, 2013

11. Unfinished Business

- a. Consider Approval of a Request Submitted by the Lake Lure Fire Department Concerning Brush Truck Equipment
- b. Other Unfinished Business

12. New Business:

- a. Consider Approval of a Request Submitted by Gwyn Lamm Asking Town Council to Waive the Requirement That Her Home at 228 Snug Harbor be Connected to the Town's Water System
- b. Consider Approval of Recommendations for Town Property at 104/106 Boys Camp Road

13. Adjournment

Agenda Items: 5&6



LAKE LURE

Classical Academy

A Challenge Foundation Academy

July 23, 2013

VIA ELECTRONIC MAIL

Town Council
Town of Lake Lure, North Carolina
2948 Memorial Highway
Lake Lure, North Carolina 28746

Re: Request for public hearing at Town Council's August 13, 2013 meeting to approve tax-exempt bond financing for Lake Lure Classical Academy

Ladies and Gentlemen:

We are writing to request, on behalf of Classical Academies CFA Inc., a North Carolina nonprofit corporation doing business as Lake Lure Classical Academy-A Challenge Foundation Academy, (the "Borrower"), the Town Council for the Town of Lake Lure (the "Council") to host a public hearing at their August 13, 2013 meeting and approve, in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the Borrower's financing and refinancing of certain projects with the proposed issuance of tax-exempt bonds (the "Bonds").

As you know, Section 147(f) of the Code requires all private activity bonds, such as the Bonds, to be approved by (1) the governmental unit issuing the bonds or on behalf of which such bonds are being issued (in this case, Public Finance Authority, a unit of government and a body corporate and politic of the State of Wisconsin) and (2) each governmental unit having jurisdiction over the area in which the facilities being financed or refinanced with the bonds are located (in this case, the Town of Lake Lure). Accordingly, the Borrower is requesting the Council to hold a public hearing and approve the proposed bond issue in order to comply with the hearing and approval requirements of Section 147(f) of the Code. Such approval by the Council does not in any way make the Town of Lake Lure responsible or liable for the Bonds, which is a fact that will be set forth clearly in the resolution of the Council approving such financing. Hosting the

public hearing and approving the issuance of the Bonds would merely be a ministerial act to help the Borrower comply with the provisions of the Code in order to use the proceeds of tax-exempt bonds. A preliminary draft of the Council's approval resolution is attached hereto.

Robinson, Bradshaw & Hinson, P.A., as our counsel, will cause the required notice of public hearing to be published in "a newspaper of general circulation available to residents of" the Town of Lake Lure at least 14 days before the public hearing. A copy of the notice of public hearing is attached hereto.

As described in the notice, the principal amount of the Bonds will not exceed \$9,000,000 and will be used to (1) finance and refinance the costs of the Project (as described in the notice) (2) finance the cost of interest for approximately twelve months, (3) finance the cost of a debt service reserve fund and (4) pay certain expenses incurred in connection with the issuance of the Bonds.

I hope this letter provides you the information you need in order to hold the public hearing at the Council's August 13, 2013 meeting, but please call us if you have any questions. We are happy to answer any questions about the Borrower or the Bonds. A representative of the Borrower will be present at your August 13, 2013 meeting should you have any questions at that time.

Thank you for your consideration of this matter.

Very truly yours,

Jim Proctor
Chairman

Chris Braund
Treasurer

NOTICE OF PUBLIC HEARING REGARDING TAX-EXEMPT BONDS TO BE ISSUED ON
BEHALF OF LAKE LURE CLASSICAL ACADEMY

NOTICE IS HEREBY GIVEN that on Tuesday, August 13, 2013, at 7:00 p.m. or as soon thereafter as may be heard, a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 will be held by the Town Council for the Town of Lake Lure in the Lake Lure Municipal Center located at 2948 Memorial Highway, Lake Lure, North Carolina 28746, with respect to the proposed issuance by the Public Finance Authority, a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes (the "Authority"), of its Education Revenue Bonds (Lake Lure Classical Academy), Series 2013A, in the maximum aggregate principal amount of \$9,000,000 (the "Bonds").

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, by the Authority and the proceeds of the Bonds will be loaned to Classical Academies CFA Inc., a North Carolina nonprofit corporation doing business as Lake Lure Classical Academy-A Challenge Foundation Academy, (the "Borrower") and used to, among other things, (1) finance and refinance the costs of acquiring, constructing, equipping, improving and operating, as applicable, land and buildings used or to be used by the Borrower as school facilities to be located at the intersection of NC Highway 9 and Island Creek Road in Lake Lure, North Carolina (the "Project") (2) finance the cost of interest for approximately twelve months, (3) finance the cost of a debt service reserve fund and (4) pay certain expenses incurred in connection with the issuance of the Bonds by the Authority.

The Project will be initially owned and operated by the Borrower.

The Bonds will be limited obligations of the Authority payable solely from the loan repayments to be made by the Borrower to the Authority, and certain funds established by the indenture for the Bonds. The principal of, premium, if any, and interest on the Bonds will not constitute an indebtedness or liability of the Town of Lake Lure, the State of North Carolina, or any political subdivision of the State of North Carolina, or a charge against their general credit or any taxing powers.

At the time and place set for the public hearing, interested persons will be given the opportunity to express their views, both orally and in writing, on the proposed issue of Bonds, and the location and nature of the proposed project to be financed. Written comments may also be submitted to Chris Callahan, Esq., Chris Callahan Law Office 252 Charlotte Road, Rutherfordton, North Carolina 28139 for receipt prior to the time and date of such hearing.

The Town Council does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Town Council's functions, including one's access to and participation in public hearings. Anyone requiring reasonable accommodation for this meeting and/or if this information is needed in an alternative format because of a disability as provided for in the Americans with Disabilities Act should contact the Town Clerk by phone at (828) 625-9983 or by e-mail at townclerk@townoflakelure.com. We request at least 72 hours' notice prior to the meeting to make the appropriate arrangements.

This notice is dated July 18, 2013.

THE TOWN OF LAKE LURE, NORTH CAROLINA

RESOLUTION NO. 13-07-09

**RESOLUTION APPROVING THE ISSUANCE OF
NOT TO EXCEED \$9,000,000 OF THE PUBLIC
FINANCE AUTHORITY EDUCATION REVENUE
BONDS (LAKE LURE CLASSICAL ACADEMY),
SERIES 2013A**

WHEREAS, at 7:00 P.M., the Mayor announced that the Town Council (the "Council") would proceed to hold a public hearing and would hear anyone who wished to be heard on the proposed issuance by the Public Finance Authority (the "Authority"), a unit of government and a body corporate and politic of the State of Wisconsin, of not exceeding \$9,000,000 of its Education Revenue Bonds (Lake Lure Classical Academy), Series 2013A (the "Bonds");

WHEREAS, the Authority will loan the proceeds of the Bonds to Classical Academies CFA Inc., a North Carolina nonprofit corporation doing business as Lake Lure Classical Academy-A Challenge Foundation Academy, (the "Borrower") and the Borrower will use the proceeds of the loan from the Authority to (1) finance and refinance the costs of acquiring, constructing, equipping, improving and operating, as applicable, land and buildings used or to be used by the Borrower as school facilities to be located at the intersection of NC Highway 9 and Island Creek Road in Lake Lure, North Carolina (the "Project") (2) finance the cost of interest for approximately twelve months, (3) finance the cost of a debt service reserve fund and (4) pay certain expenses incurred in connection with the issuance of the Bonds by the Authority;

WHEREAS, pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes, prior to their issuance, bonds issued by the Authority must be approved by the governing body or highest ranking executive or administrator of the political jurisdiction within whose boundaries the project is located (the "Project Jurisdiction");

WHEREAS, the Borrower has requested that the Council approve the financing and refinancing of the Project and the issuance of the Bonds in order to satisfy the public approval requirement of Section 147(f) of the Code and the requirements of Section 4 of the Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010 (the "Joint Exercise Agreement") and Section 66.0304(11)(a) of the Wisconsin Statutes;

WHEREAS, on July 18, 2013, a notice of public hearing was published in *The Daily Courier*, setting forth a general, functional description of the type and use of the facilities to be financed and refinanced, the maximum principal amount of the Bonds, the initial owner, operator or manager of the facilities and the location of the facilities, among other things;

WHEREAS, the names, address and testimony of the persons who were present and who offered comments on the proposed issuance of the Bonds or who responded in writing to the notice of public hearing are as follows: None

WHEREAS, the Mayor inquired elsewhere in and around the meeting room to determine whether there were any other persons who wished to speak at the public hearing and the Mayor determined that no other persons who wished to speak at the public hearing were found; and

WHEREAS, the purpose of the above-described public hearing and this resolution is to satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), in order to qualify the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code;

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

Section 1. For the sole purpose of qualifying the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code, the Council hereby approves the issuance of the Bonds by the Authority for the purpose of providing funds to finance and refinance the Project, provided that in no event shall the Town of Lake Lure, the State of North Carolina or any political subdivision thereof be liable for such Bonds nor shall the Bonds constitute a debt of the Town of Lake Lure, the State of North Carolina or any political subdivision thereof. It is the purpose and intent of the Council that this resolution constitute approval of the issuance of the Bonds by the applicable elected representative of the Project Jurisdiction, which is the governmental unit having jurisdiction over the area in which the Project is located, in accordance with Section 147(f) of the Code and Section 66.0304(11(a) of the Wisconsin Statutes and Section 4 of the Joint Exercise Agreement.

Section 2. This resolution shall take effect immediately upon its passage.

ADOPTED, this the 13th day of August 2013.

Attest:

Andrea H. Calvert,
Town Clerk

Mayor Bob M. Keith

Agenda Item: 10a

**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL
HELD TUESDAY, JULY 9, 2013, 7:00 P.M. AT THE LAKE LURE MUNICIPAL
CENTER**

PRESENT: Mayor Bob Keith
Commissioner Mary Ann Silvey
Commissioner Bob Cameron
Commissioner John W. Moore
Commissioner Diane Barrett

Christopher Braund, Town Manager
J. Christopher Callahan, Town Attorney

ABSENT: N/A

CALL TO ORDER

Mayor Bob Keith called the meeting to order at 7:00 p.m.

INVOCATION

Attorney Chris Callahan gave the invocation.

PLEDGE OF ALLEGIANCE

Council members led the pledge of allegiance.

APPROVE THE AGENDA

Commissioner Bob Cameron made a motion to approve the agenda as amended adding an item under new business to discuss a proposed budget amendment concerning equipment for a new fire truck.

Commissioner John Moore seconded the motion and the vote of approval was unanimous.

PUBLIC FORUM

Mayor Bob Keith invited the audience to speak on any non-agenda items and/or consent agenda topics.

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Patricia Maringer of 1491 Memorial Highway asked to hold her comments until item 10a, consideration of renewal of a consolidated concession agreement with Lake Lure Tours, Inc.

Mayor Bob Keith agreed to allow Ms. Maringer to speak later in the meeting.

STAFF REPORTS

Town Manager Chris Braund presented the town manager's report dated June 11, 2013. (Copy of the town manager's report is attached.)

COUNCIL LIAISON REPORTS & COMMENTS

Commissioner Diane Barrett reported that the Parks and Recreation Board had postponed their meeting this month due to the Fourth of July holiday. Commissioner Barrett also reported the activities of the Lake Lure Classical Academy School Board.

Commissioner John Moore reported on the activities of Zoning and Planning Board.

Commissioner Mary Ann Silvey reported on the activities of the Lake Lure ABC Board and the Lake Advisory Board.

Commissioner Bob Cameron reported on the activities of the Lake Lure Board of Adjustment/Lake Structures Appeal Board.

CONSENT AGENDA

Mayor Bob Keith presented the consent agenda and asked if any items should be removed before calling for action.

Commissioner Bob Cameron moved, seconded by Commissioner Mary Ann Silvey, to approve the consent agenda as presented. Therefore, the consent agenda incorporating the following items was unanimously approved:

- a. minutes of the June 5, 2013 (special meeting) and June 11, 2013 (regular meeting);
- b. a request submitted by Alissa Exner and Clark Meyer to suspend the alcohol ordinance for a rehearsal dinner being held in the Community Hall on September 6, 2013 from 5:00 p.m. until 9:00 p.m;

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- c. the following budget amendment concerning projects not completed on June 30, 2013:

	<u>Revenue</u>	<u>Appropriation</u>
<u>General Fund</u>		
Transfer from Fund Balance	\$64,756	
Fire –Brush Truck		\$46,827
Parks & Rec-Morse Park Improvements		\$ 579
Admin – Asset Management Plan		\$ 9,850
Silt Removal		\$ 7,500; and

- d. a request submitted by the Parks and Recreation Board to proceed with plans for a structure (steps) in a GU zoned parcel (the southeast slope of the spoils berm in Morse Park) to provide access for walkers in the park from the top of the berm to the new pathway to be built across the land bridge and around the north side of the large pond in the park.

End of Consent Agenda.

UNFINISHED BUSINESS:

a. OTHER UNFINISHED BUSINESS

There was no other unfinished business.

NEW BUSINESS:

**CONSIDER APPROVAL OF A FIRE DEPARTMENT BUDGET AMENDMENT FOR
BRUSH TRUCK EQUIPMENT**

Town Manager Chris Braund presented a proposed budget amendment on behalf of the Lake Lure Fire Department asking town council to transfer \$14,000 from the capital reserve account into the supplies/equipment account to outfit a new brush truck with equipment necessary to place this unit in service.

Council members expressed concerns about the proposed budget amendment stating that they were under the impression that the equipment on the old truck would be used on the new truck as discussed during the budget meeting when the fire truck purchase was approved.

It was the consensus of the board to table this item and continue discussion on the topic when a staff member from the fire department is present to further explain the request.

NEW BUSINESS:

a. CONSIDER RENEWAL OF A CONSOLIDATED CONCESSION AGREEMENT WITH LAKE LURE TOURS, INC. AND AUTHORIZE THE MAYOR TO SIGN THE AGREEMENT ON BEHALF OF THE TOWN

Town manager Chris Braund reviewed details of a proposed concession agreement with Lake Lure Tours, Inc.

After discussion, council members agreed to direct the Parks and Recreation Board and the Zoning and Planning Board to review and make recommendation regarding the proposed contract.

Patricia Maringer expressed concerns about proposed structures presented in the contract, but agreed to take her concerns to the Zoning and Planning Board and Parks and Recreation Board for discussion.

Stephen Webber of 266 Burnt Ridge suggested that the Lake Advisory Board also review the proposed agreement.

Barbara Marsh of 201 Havenear's Point asked if the public docks would still be accessible to the public if the contract was approved. Town Manager Chris Braund stated that there are currently no proposed changes concerning access to the public docks.

NEW BUSINESS:

b. CONSIDER ADOPTION OF RESOLUTION NO. 13-07-09 APPROVING THE PURCHASE OF PROPERTY AT 104/106 BOYS CAMP ROAD. ALSO, CONSIDER APPROVAL OF A BUDGET AMENDMENT TRANSFERRING FUNDS FOR THE PURCHASE

Commission John Moore explained why council feels that the purchase of the property is strategically important and gave an overview and background concerning proposed Resolution No. 13-07-09.

Gary McCall of Boy's Camp Road asked if there are restrictions prohibiting towns from investing in real estate and asked if municipalities are allowed to enter agreements with private businesses. Mr. McCall asked how much the flowering bridge going to end up costing the town.

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Pat Cooke, owner of Four Season Cottages, urged town council to approve the purchase of the property. Ms. Cooke suggested that the buildings on the property be torn down and that the property be made part of the Flowering Bridge.

Veryle Lynn Cox of 324 Snug Harbor Circle commended council members on their foresight in purchasing the property.

Barbara Marsh of 201 Havnaers Point stated that she supports the town's purchase of the property and would be interested in leasing a portion of the building on the property, but urged council members to consider how property owners may feel about the town purchasing property since town council recently voted to increase property taxes.

After discussion, Commissioner John Moore made a motion to adopt Resolution No. 13-07-09 approving the purchase of property at 104/106 Boys Camp Road as presented. Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

Commission John Moore made a motion to set aside a fund for \$275,000 to be used for purchase of the property and improvements to the sight by approving the following budget amendment:

	<u>Revenue</u>	<u>Appropriation</u>
<u>General Fund</u>		
Transfer from Fund Balance	\$275,000	
Purchase Land (#570)		\$243,000
Other Structures, improvements (#590)		\$ 32,000

Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

ADJOURN THE MEETING

With no further items of discussion, Commissioner Bob Cameron made a motion to adjourn the meeting at 8:25 p.m. Commissioner Mary Ann Silvey seconded the motion and the vote of approval was unanimous.

ATTEST:

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Andrea H. Calvert
Town Clerk

Mayor Bob Keith

Agenda Item: 10b

July 28, 2013

Town of Lake Lure
City Council & Chris Braund, Town Manager
2984 Memorial Highway
Lake Lure, NC 28746



Dear City Council, and Chris,

We are so excited to be holding the **4th ANNUAL DIRTY DANCING FESTIVAL AT LAKE LURE** on August 16-17, 2013! Complete details about the event can be found on our website at www.dirtydancingfestival.com, but the general event schedule is as follows, with both events occurring at Morse Park Meadows:

**FRIDAY, AUG. 16 @ 7PM:
LAKESIDE FILM SCREENING**

Remember the magic of Dirty Dancing while watching the movie against the waterfront site of "the lift" on the original location of Johnny's cabin. Bring your own blankets and chairs; food and drinks will be available for purchase.

**SATURDAY, AUG. 17 @ 9AM-5PM:
DIRTY DANCING FESTIVAL**

This outdoor dance festival will showcase: Danny Woods & the Party Prophets (with a special tribute to Billy Scott), the Asheville Ballet Company, Shag Competition, other live music, family-friendly games, a 'Lake Lift Competition,' dance lessons, food, shopping & more!

This year we are excited to announce that the festival is an official event of the Pancreatic Cancer Action Network, with a portion of ticket sales and other funds raised onsite going being donated to them. Not only did Patrick Swayze pass away from pancreatic cancer, but in this past year we also lost Billy Scott, a North Carolina Music Hall of Fame inductee, and a staple performer at all three past Dirty Dancing Festivals.

Because of the importance of this event to the businesses of the area, and the Pancreatic Cancer Action Network, we would like to respectfully ask for the following permits to be granted and for the corresponding fees to be waived or discounted for the dates of August 16-17, 2013. The necessary permit application forms have also be submitted.

MORSE PARK MEADOWS:

1. Permit for Use of Town Rental Facilities – for the Friday night screening and the Saturday festival, including the rental fee of \$100
2. Entertainment Permits – for the Friday night screening and the Saturday festival
3. Fabric Structure Permits – for festival main stage, dance lessons tent, and food/craft vendors
4. Parking Lot Use – permission to use the portion of the Morse Park parking lot near the portable bathrooms to place the dance lessons (see floor plan for reference).
 - a. We also request that the Dirty Dancing Festival be able to restrict parking at the Morse Park Meadows parking lot to event entertainers, vendors, staff, and volunteers along with customers for the Lake Lure Tours (a special parking decal will be given to all festival entertainers, vendors, volunteers and staff to facilitate the flow of parking into this lot).

A

5. Wine & Beer Sales – permission to sell beer and wine on Morse Park Meadows within the fenced in perimeter of the festival, set up by the Dirty Dancing Festival; NOTE: In the past this has been an enclosed space within the festival. The past three years have shown us that our attendees act responsibly, and we would like to have the beer and wine vendors as part of the generally fenced in festival area this year. We will require anyone who wants to purchase alcohol to show ID, and those over 21 years of age will receive a wristband. No alcohol will be allowed outside of the festival parameter. We have two vendors this year, both licensed and permitted by the ABC. Let us know if you are alright with this, thank you!

Thank you in advance for your consideration of these requests and for your previous waivers for the inaugural **DIRTY DANCING FESTIVAL AT LAKE LURE**. Please feel free to contact me should you have questions about any of these requests.

Sincerely,



Jo Beyersdorfer, Festival Director
Dirty Dancing Festival at Lake Lure

Cc: Michelle Yelton, Rutherford County Tourism



TOWN OF LAKE LURE
Lake Lure, North Carolina

APPLICATION FOR PERMIT
ENTERTAINMENT EVENT

Section 84.04(C) states that a permit, approved by the Town Manager, is required "to produce programs in music, speeches, or general entertainment." In order to assist the manager in his decision as to whether a permit should be granted or denied, the following information is required. not all questions pertain to every request. Please complete the relevant questions.

ENFORCEMENT: Event coordinators must be able to produce a signed copy of this permit during the event.

DESCRIPTION OF EVENT

Name of event Dirty Dancing Festival
 Type of event Dance/Music Festival Location Morse Park Meadows
 Date(s) of event Aug. 17th 2013 Hours 9am-5pm

PROMOTER

Name of organization JNB Marketing LLC
 Contact person Jo Beyersdorfer Phone 310.372.4600 FAX 310.372.4660
 Mailing address 7083 Hollywood Blvd, Ground Floor, Los Angeles CA 90046

EVENT SITE

Name and address of property owner Town of Lake Lure
2926 Memorial Hwy, Lake Lure NC 28746 Phone 877.625.2725
 Type of approval from owner (lease, contract, letter, etc.) Contract
 Size of property (acres) 113,217 sq ft Size of structure (square feet) n/a
 Maximum occupancy of building n/a Does the structure have a Certificate of Occupancy? n/a

IMPACT ON SURROUNDING AREA

Noise

Will this event use an amplified sound system? yes

What means will be employed to ensure the sound from the event will not disturb persons on adjacent and nearby property? (check all that apply)

☒	
☒	Speaker placement: aimed away from adjacent property and away from lake
	Pipe and drape: used to cover hard surfaces that directly reflect sound
☒	Volume limits & decibel meters used: (describe)
☒	Sound technician has policies for sound levels
☒	Event coordinators to take appropriate response to complaints
	Other:

Parking and Traffic Control

How many persons are expected to attend the event? 1000-1500

How many parking spaces will be needed (assuming 1 space for each 3 attendees)? see attached parking plan

How many parking spaces are available on site? see attached parking plan

If off-site parking will be required, where will it be located? see attached parking plan
Attach authorization from owner(s) of all property to be used for off-site parking and list number of spaces to be provided on each property.

If off-site parking will be provided at a distance of greater than 600' from the event, state how attendees will get from parking to event. see attached parking plan

How will attendees be told where to park? website, event program, signage, and onsite parking attendees

If event will attract more than 100 vehicles, describe traffic control methods proposed. see attached parking plan

Lighting

Will additional exterior lighting be used for the event? no

If so, what means will be used to prevent lighting from disturbing persons on adjacent and nearby property? n/a

OTHER CONSIDERATIONS

Food and beverages

If location is not an existing restaurant, will food be served outside? yes

If so, what means will be used to ensure cleanup of refuse? vendors will be responsible for their own trash, trash cans around the site, volunteers and staff to clean premise afterwards

Will alcoholic beverages be served? yes

Sanitary facilities

Do sufficient sanitary facilities exist on the property to accommodate the expected number of attendees? no

If not, what means will be used to provide them? Existing portable restrooms and additional portable restrooms and hand washing stations will be rented and installed

Security

If the expected number of attendees exceeds 300, what provisions have been made for crowd control? We will work with the Lake Lure Police and Fire Departments as we have in the previous 3 years, and we have a full staff of parking attendants that will help direct people.

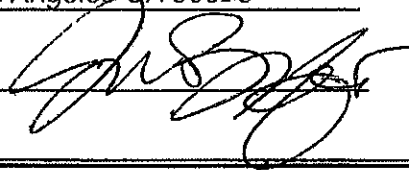
APPLICANT

Name Jo Beyersdorfer Date 07/28/2013

Address 7083 Hollywood Blvd. Phone 310.372.4600

Ground Floor Fax 310.372.4660

Los Angeles CA 90028

Signature 

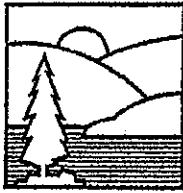
This application has been approved
denied


Town Manager

7.31.13
Date

Chief of Police

Date



TOWN OF LAKE LURE
Lake Lure, North Carolina

APPLICATION FOR PERMIT
FABRIC STRUCTURE

Section 96.01 states that a permit is required "for all structures constructed of fabric, including tents, erected within the Town of Lake Lure which exceed 500 square feet in area. The Town Manager may issue permits for such structures erected for 30 days or less in any one calendar year and having an area of less than 2,000 square feet. Fabric structures erected for longer than 30 days in any one calendar year and having an area of 2,000 square feet or more must be approved by the Town Council." In order to assist the manager and council in their decision as to whether a permit should be granted or denied, the following information is required.

LOCATION

Location of proposed structure Morse Park Meadows Parking Lot

Name and address of property owner Town of Lake Lure

2926 Memorial Hwy, Lake Lure NC 28746 Phone 877.625.2725

If applicant is not owner, type of approval from owner (lease, contract, letter, etc.) contract

Size of property (acres) 1/2-1 acre

DESCRIPTION OF STRUCTURE

Type of structure Tent

Length 40ft Width 40ft Height Area (square feet) 1600sq ft

Date to be erected 08/15/13 Date to be removed 08/17/13

If previously permitted, date removed n/a

Maximum occupancy of building

Please submit a site plan showing the proposed structure and its relationship to the property lines, adjacent roads, and natural features and demonstrating compliance with the zoning regulations.

APPLICANT

Name JNB Marketing LLC

Date 07/28/13

Address 7083 Hollywood Blvd

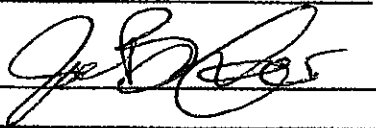
Phone 310.372.4600

Ground Floor

Fax 310.372.4660

Los Angeles CA 90028

Signature



ZONING REGULATIONS REVIEW

I certify that this structure (complies) (does not comply) with all requirements of the zoning regulations of the Town of Lake Lure.

Date _____

Sheila Spicer, Zoning Administrator

FIRE CODE REVIEW

I certify that this structure (complies) (does not comply) with all requirements of the fire code.

Date _____

Ron Morgan, Fire Coordinator

For fabric structures between 500 and 2,000 square feet in area to be erected for 30 days or less in any one calendar year.

This request is (APPROVED) (DENIED)



Date 7.31.13

Chris Braund, Town Manager

For fabric structures either having an area of 2,000 square feet or more or erected for longer than 30 days in any one calendar year or both.

This request is (APPROVED) (DENIED) by action of the Lake Lure Town Council.

Date _____

Jim Proctor, Mayor

NOTE: This structure may require a building permit from Rutherford County. Call 828-287-6035



TOWN OF LAKE LURE
Lake Lure, North Carolina

**APPLICATION FOR PERMIT
FABRIC STRUCTURE**

Section 96.01 states that a permit is required "for all structures constructed of fabric, including tents, erected within the Town of Lake Lure which exceed 500 square feet in area. The Town Manager may issue permits for such structures erected for 30 days or less in any one calendar year and having an area of less than 2,000 square feet. Fabric structures erected for longer than 30 days in any one calendar year and having an area of 2,000 square feet or more must be approved by the Town Council." In order to assist the manager and council in their decision as to whether a permit should be granted or denied, the following information is required.

LOCATION

Location of proposed structure Morse Park Meadows Basketball Court

Name and address of property owner Town of Lake Lure

2926 Memorial Hwy, Lake Lure NC 28746 Phone 877.625.2725

If applicant is not owner, type of approval from owner (lease, contract, letter, etc.) contract

Size of property (acres) 1/2-1 acre

DESCRIPTION OF STRUCTURE

Type of structure Tent

Length 60ft Width 40ft Height Area (square feet) 2400sq ft

Date to be erected 08/15/13 Date to be removed 08/17/13

If previously permitted, date removed n/a

Maximum occupancy of building

Please submit a site plan showing the proposed structure and its relationship to the property lines, adjacent roads, and natural features and demonstrating compliance with the zoning regulations.

APPLICANT

Name JNB Marketing LLC

Date 07/28/13

Address 7083 Hollywood Blvd

Phone 310.372.4600

Ground Floor

Fax 310.372.4660

Los Angeles CA 90028

Signature _____



ZONING REGULATIONS REVIEW

I certify that this structure (complies) (does not comply) with all requirements of the zoning regulations of the Town of Lake Lure.

_____ Date _____

Sheila Spicer, Zoning Administrator

FIRE CODE REVIEW

I certify that this structure (complies) (does not comply) with all requirements of the fire code.

_____ Date _____

Ron Morgan, Fire Coordinator

For fabric structures between 500 and 2,000 square feet in area to be erected for 30 days or less in any one calendar year.

This request is (APPROVED) (DENIED)

_____ Date _____

Chris Braund, Town Manager

For fabric structures either having an area of 2,000 square feet or more or erected for longer than 30 days in any one calendar year or both.

This request is (APPROVED) (DENIED) by action of the Lake Lure Town Council.

_____ Date _____

Jim Proctor, Mayor

NOTE: This structure may require a building permit from Rutherford County. Call 828-287-6035

BSB KE:TA

Certificate of Flame Resistance



REGISTERED
FABRIC
NUMBER

F76001

Issued by

TOPTEC PRODUCTS, LLC
1073 Neely Ferry Road
Laurens, SC 29360

Date Manufactured

04/26/10

*This is to certify that the materials described
are inherently flame retardant.*

Name PROFESSIONAL PARTY RENTAL

Address 647 CONGAREE RD

City GREENVILLE

State

SC

Zip 29607

Certification is hereby made that:

The articles described are flame-retardant, approved and registered by the State Fire Marshal and that the fabric is in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal. Fabric has been tested and passes NFPA701-99, ULC214, MVSS302.

Method of Application: The Flame Retardency of this Fabric is Inherent and Permanent.

Description of item certified: FUTURE MID 40x20 BLACKOUT WHITE

The Flame Retardant Process Used WILL NOT Be Removed By Washing.

TOPTEC PRODUCTS, LLC.

Name of Production Superintendent

MODEL TU402005C

SERIAL # 2102236B

Certificate of Flame Resistance



REGISTERED
FABRIC
NUMBER

F53501

Issued by

TOPTEC PRODUCTS, LLC
1073 Neely Ferry Road
Laurens, SC 29360

Date Manufactured

02/07/07

*This is to certify that the materials described
are inherently flame retardant.*

Name PROFESSIONAL PARTY RENTAL

Address 647 CONGAREE RD

City GREENVILLE

State SC

Zip 29607

Certification is hereby made that:

The articles described are flame-retardant, approved and registered by the State Fire Marshal and that the fabric is in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal. Fabric has been tested and passes NFPA 701-99, UL C214, MVSS 302.

Method of Application: The Flame Retardency of this Fabric is Inherent and Permanent.

Description of item certified: FUTURE END 40x40 BLACKOUT WHITE

The Flame Retardant Process Used WILL NOT Be Removed By Washing.

TOPTEC PRODUCTS, LLC.

Name of Production Superintendent

MODEL TU404005E

SERIAL # 271564B



TOWN OF LAKE LURE
Lake Lure, North Carolina

APPLICATION FOR PERMIT
FABRIC STRUCTURE

Section 96.01 states that a permit is required "for all structures constructed of fabric, including tents, erected within the Town of Lake Lure which exceed 500 square feet in area. The Town Manager may issue permits for such structures erected for 30 days or less in any one calendar year and having an area of less than 2,000 square feet. Fabric structures erected for longer than 30 days in any one calendar year and having an area of 2,000 square feet or more must be approved by the Town Council." In order to assist the manager and council in their decision as to whether a permit should be granted or denied, the following information is required.

LOCATION

Location of proposed structure Morse Park Meadows

Name and address of property owner Town of Lake Lure

2926 Memorial Hwy, Lake Lure NC 28746 Phone 877.625.2725

If applicant is not owner, type of approval from owner (lease, contract, letter, etc.) contract

Size of property (acres) 1/2-1 acre

DESCRIPTION OF STRUCTURE

Type of structure Approximately (30) 10'x10' pop-up tents for food and craft vendors

Length 10ft Width 10ft Height Area (square feet) 100sq ft

Date to be erected 08/16/13 Date to be removed 08/17/13

If previously permitted, date removed n/a

Maximum occupancy of building

Please submit a site plan showing the proposed structure and its relationship to the property lines, adjacent roads, and natural features and demonstrating compliance with the zoning regulations.

APPLICANT

Name JNB Marketing LLC

Date 07/28/13

Address 7083 Hollywood Blvd

Phone 310.372.4600

Ground Floor

Fax 310.372.4660

Los Angeles CA 90028

Signature 

ZONING REGULATIONS REVIEW

I certify that this structure (complies) (does not comply) with all requirements of the zoning regulations of the Town of Lake Lure.

Sheila Spicer, Zoning Administrator

Date _____

FIRE CODE REVIEW

I certify that this structure (complies) (does not comply) with all requirements of the fire code.

Ron Morgan, Fire Coordinator

Date _____

For fabric structures between 500 and 2,000 square feet in area to be erected for 30 days or less in any one calendar year.

This request is (APPROVED) (DENIED)

Chris Braund, Town Manager

Date _____

For fabric structures either having an area of 2,000 square feet or more or erected for longer than 30 days in any one calendar year or both.

This request is (APPROVED) (DENIED) by action of the Lake Lure Town Council.

Jim Proctor, Mayor

Date _____

NOTE: This structure may require a building permit from Rutherford County. Call 828-287-6035

TOWN OF LAKE LURE FIRE COORDINATOR OFFICE
APPLICATION FOR FABRIC STRUCTURE PERMIT

Provide copy of Certification of Flame Resistance with Application ☒

List name & addresses of tent owner Jeff Farn, Professional Party Rentals

547 Conquest Road, Greenville, SC 29607

Provide site sketch of tent with Application ☒

Every permitted tent shall have at least one Fire Extinguisher ☒

No smoking signs shall be posted ☒

Generators and other power sources are not permitted within 20 ft of tent ☒

No exposed flame or cooking in tent or within 20 ft of tent ☒

Hay, Straw, Savings or Similar materials shall not be around or in tent ☒

What Occupant load are you going to have. 300 persons

If Tent is enclosed you must do the following Tent will not be closed

Provide Exit signs at all exit and illumination with battery back up. n/a

Provide Emergency lighting with battery back up at all Exit n/a

Provide site sketch and floor plan of tent and location of exit with application for permit n/a

Has Questions on back been answer.

Signature of Applicant:



Signature of Fire Official:

Jeff Farn, JNF Marketing LLC

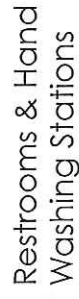
Phone: 310.372.4600

Cell: 310.809.4532

Email: jf@jnfmarketing.com

Text in RED CAPS only relates to the Lakeside Screening event
Text in BLACK refers to the existing setup of the festival

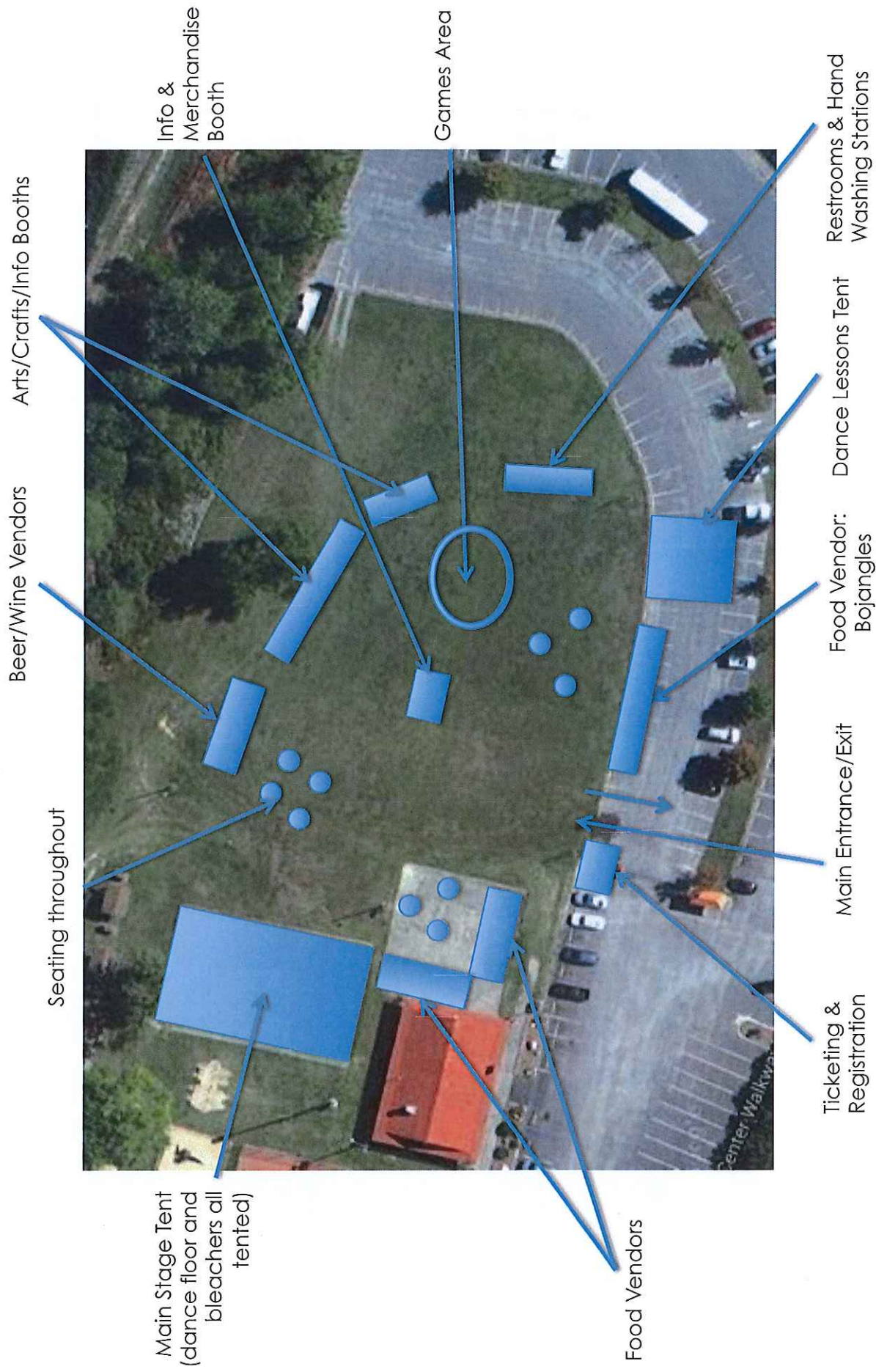
Friday, August 16th 2013, 7-10pm



4th Annual Dirty Dancing Festival at Lake Lure

Festival Site Plan

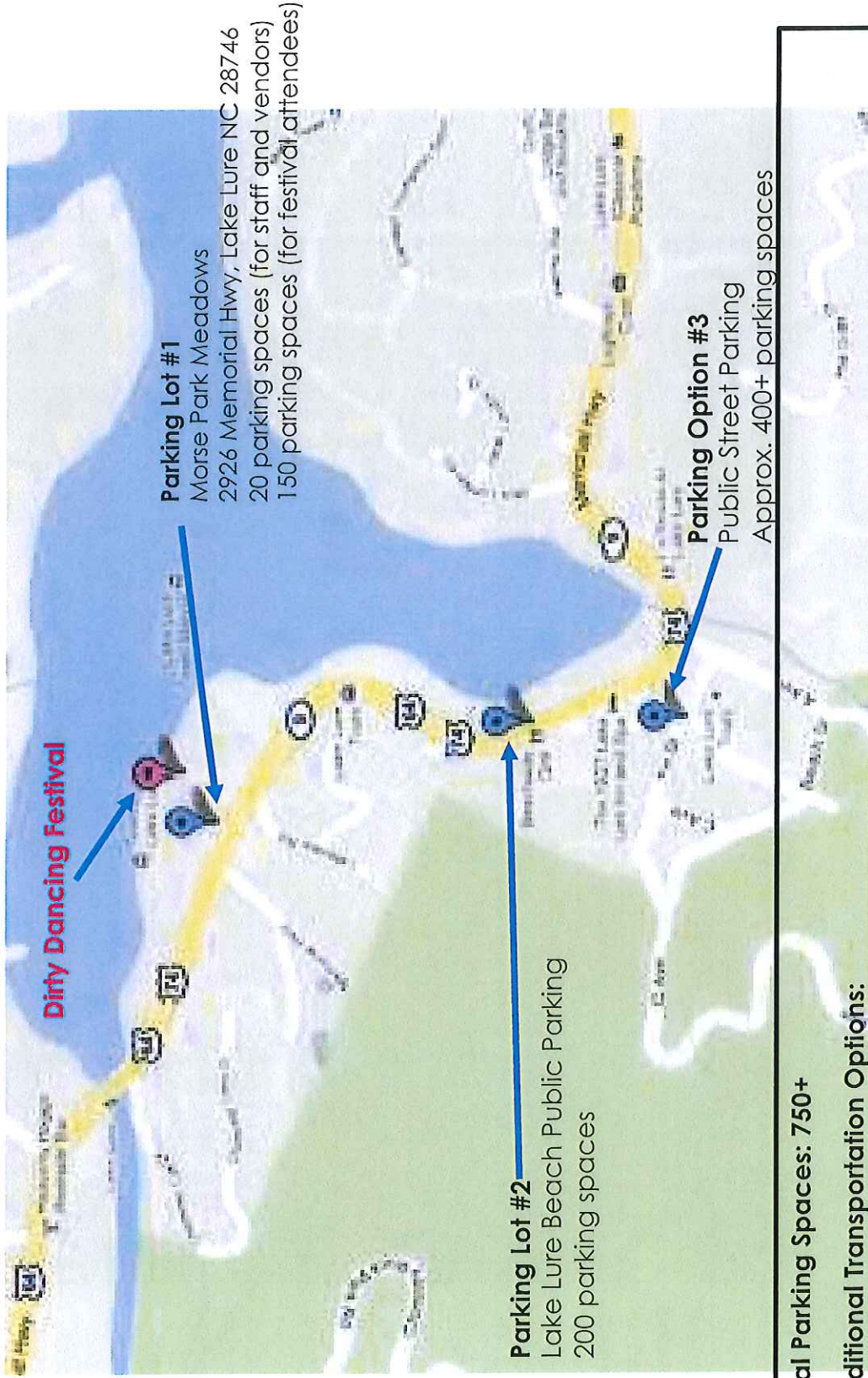
Saturday, August 17th 2013, 9am-5pm



4th Annual Dirty Dancing Festival at Lake Lure – Parking Plan

Parking Map for Lakeside Screening (Fri. August 16th 7-10p) and Dirty Dancing Festival (Sat. August 17th 9a-5p)

Location of both events: Morse Park Meadows



Total Parking Spaces: 750+

Additional Transportation Options:

- Rumbling Bald Resort shuttle (for their guests)
- Lake Lure Adventure Company boat shuttles

****Based on the past three years' experience we don't need more parking than what is available within walking distance of the park. We also compared our event to the 4th of July Fireworks events of Lake Lure and believe this is the best solution. Parking attendants will be manning the main parking lodge adjacent to the park.**

July 28, 2013

Town of Lake Lure
Andi Calvert, Town Clerk
2984 Memorial Highway
Lake Lure, NC 28746



Dear Andi,,

We are so excited to be holding the **4th ANNUAL DIRTY DANCING FESTIVAL AT LAKE LURE** on August 16-17, 2013! Complete details about the event can be found on our website at www.dirtydancingfestival.com, but the general event schedule is as follows, with both events occurring at Morse Park Meadows:

FRIDAY, AUG. 16 @ 7PM:
LAKESIDE FILM SCREENING

Remember the magic of Dirty Dancing while watching the movie against the waterfront site of "the lift" on the original location of Johnny's cabin. Bring your own blankets and chairs; food and drinks will be available for purchase.

SATURDAY, AUG. 17 @ 9AM-5PM:
DIRTY DANCING FESTIVAL

This outdoor dance festival will showcase: Danny Woods & the Party Prophets (with a special tribute to Billy Scott), the Asheville Ballet Company, Shag Competition, other live music, family-friendly games, a 'Lake Lift Competition,' dance lessons, food, shopping & more!

This year we are excited to announce that the festival is an official event of the Pancreatic Cancer Action Network, with a portion of ticket sales and other funds raised onsite going being donated to them. Not only did Patrick Swayze pass away from pancreatic cancer, but in this past year we also lost Billy Scott, a North Carolina Music Hall of Fame inductee, and a staple performer at all three past Dirty Dancing Festivals.

Because of the importance of this event to the businesses of the area, and the Pancreatic Cancer Action Network, we would like to respectfully ask for the **peddling ordinance** be waived for the festival, as is has been the previous three years, for the dates of August 16-17, 2013.

Thank you in advance for your consideration of this request and for your previous waivers for the **DIRTY DANCING FESTIVAL AT LAKE LURE**. Please feel free to contact me should you have questions.

Sincerely,

Jo Beyersdorfer, Festival Director
jo@inbevents.com / p. 310.372.4600
Cc: Michelle Yelton, Rutherford County Tourism

Agenda Item: 10c

MEMORANDUM

To: Town Council
From: Sam A. Karr, Finance Director *SAK*
Subject: Budget Amendment-Uncompleted Projects June 30, 2013
Date: August 6, 2013

The following project I had missed originally was not completed as of June 30, 2013 and therefore will need to be re-appropriated in FY 13-14.

	<u>Revenue</u>	<u>Appropriation</u>
<u>General Fund</u>		
Transfer from Fund Balance	\$1,500	
Economic Development		
-Community Branding		\$1,500

This was originally allocated for banners and poles that took longer than expected to order.

If you have any questions, please feel free to contact me.

CC: Thadd Hodge, Accountant

Agenda Item: 11a

Memorandum

To: Chris Braund, Town Manager
Town Council

From: Ron Morgan, Lake Lure Fire Chief

Subject: Fire Equipment Capital Reserve Funds

Date: August 6th, 2013

The Lake Lure Fire Department has received an annual check from the County for fire protection from the fire tax raised outside of rated districts county wide, every county fire department received \$4000.00 designated for fire protection from this account. Prior to January 2011 there was no designated account for these funds to be deposited and if I remember correctly they went into the fire department donations account. And then were used as needed for fire equipment purchases.

In January of 2011 Council decided to create a specific account for these funds to be deposited and set up the Fire Equipment Capital Reserve Fund. The amount in the donations account at that time was transferred to this new fund along with some donations money.

This account has not been used since and has collected the additional annual checks of \$4000.00. Due to the creation of the Lake Lure Fire Tax District this past spring and the expansion of fire districts county wide we will no longer receive the checks for \$4000.00 annually. The new Lake Lure Fire tax district funds have been designated as an income line item of the fire budget for future fire tax checks. This leaves \$14,000 dollars in the Fire Equipment Capital Reserve Fund undesignated.

As you know we have recently purchased a new Ford heavy duty pick-up truck with grant funds received from Timken Foundation and a utility bed for the same with money from the fire department donations account for a total of about \$46,000. When we requested the approval of this expenditure for these funds we were ask what we planned to use for the tank and pump for this truck. At that time we were pursuing a grant to purchase and new tank and pump but anticipated we may have to use the old one until we could find funds to purchase a new one. We were unable to secure a grant for this purpose.

The existing pump and tank on our old brush unit is approximately 27 years old, we think, actually I have only been here almost 19 years and have not found anyone who remembers when it was purchased. It was on a 1986 model pickup when I got here and I assume it was purchased at the same time, needless to say it is old. This unit, pump motor, tank and plumbing combination, has give continuous problems for several years. One of the last times the pump motor quit the mechanic told us we were lucky he was

able to repair it because he could not get a lot of the parts for this motor anymore due to its age. I literally am nervous every time I take it somewhere because I honestly am not confident it will crank, even though it has the same weekly checks and maintenance the rest of our apparatus receives. This unit was instrumental a few years ago on the Girl Scout Fire as it was used to protect buildings as well as it ran for the better part of 16 hours straight on that fire. I am not confident it would do that again.

The existing tank has been damaged for several years and we have been patching it and the plumbing to stop leaks as they arise. The plumbing has corroded and deteriorated due to the age and exposure to water to the point we have had to repair leaks or pinholes in the pipe.

I would like to request the funds set aside in the Fire Equipment Capital Reserve Fund to provide replacement equipment for the firefighting unit to be placed on the new brush truck.

We were very conservative with our budget due to the new fire engine and cut to point we would be unable to replace this equipment through use of our normal budget. Based on cost estimates we believe we can build a new pump and tank firefighting unit for the \$14,000 requested.

Attached is a copy of the original resolution, and a sample the type of replacement equipment we wish to purchase.

Thank you for your time and please contact me if you have any questions.

RESOLUTION NO. 11-01-18B

**ESTABLISHMENT OF A FIRE EQUIPMENT
CAPITAL RESERVE FUND**

WHEREAS, there is a need in the Town of Lake Lure, North Carolina to purchase Fire Equipment; and

WHEREAS, the Town must bear the cost to purchase Fire Equipment without placing a large debt burden upon the operational budget; and

WHEREAS, purchases may be scheduled in order to benefit from favorable market conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD THAT:

Section 1. The Governing Board hereby creates a Capital Reserve Fund for the purpose of purchasing Fire Equipment.

Section 2. This fund will remain operational until the Governing Board decides to disband the fund.

Section 3. The board will appropriate fire revenues, such as no-man's land tax, or other amounts deemed necessary by the Governing Board. All contributions to or appropriations from the fund will be approved by the Governing Board.

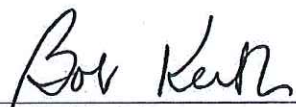
Section 4. This resolution shall become effective upon its adoption.

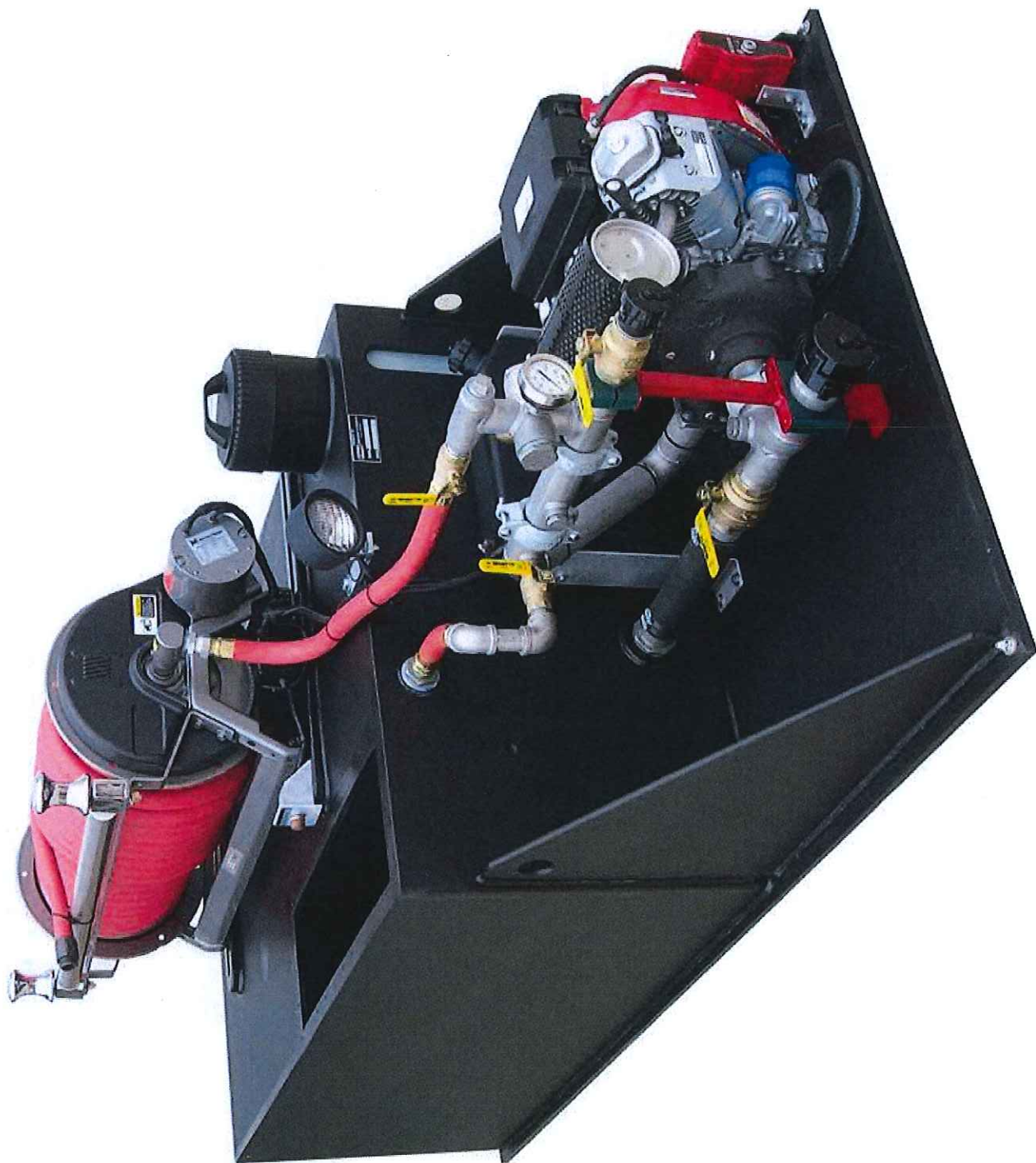
Adopted this 18th day of January, 2011.

ATTEST



Mary A. Flack, Town Clerk


Bob Keith, Mayor



Agenda Item: 12a



Office of the Town Manager

TO: Mayor and Commissioners

FROM: Chris Braund

DATE: July 25, 2013

RE: Water Connection for 228 Snug Harbor

Attached you'll find a letter from Gwyn Lamm requesting Council to relax or waive the requirement that her home be connected to the town's water system. We'll put her request on the agenda for the August 13th meeting. Chapter 50 of the town ordinances requires all improved properties within 200 feet of any town water line shall connect, unless the Town Council delays or waives the requirement where a determination is made that it is impractical to connect due to topography or other causes.

Here's an update on the same issue with her neighbors: John Kozma is representing five owners that share a well (Kozma, Sadler, Borthwick, Tanner, Bulsiewicz). Since most of them acquired their properties in the 2000's, and were unaware of the Town's requirement to connect to the town's water system, we negotiated and agreed that they could pay the tap fee in effect in 2000 (\$500), not today's fee (\$1,051). It looks as if all of them will be applying for a connection under this offer.

As you'll see in Ms. Lamm's letter, she is arguing that topography, age of her home and its use only during the summers should justify allowing her to remain on her private well.

Mark Pobanz, our water system supervisor, has inspected her property and finds no unusual topography or circumstances unlike many other water customers around town. Prior to our meeting, you may wish to contact Ms. Lamm and visit the property. Her number is 625-4510.

CHAPTER 50: WATER SYSTEM

50.04 WATER CONNECTIONS REQUIRED; SEPARATE CONNECTIONS

All owners of improved property located within the corporate limits laying within a distance of 200 feet of any town water line shall connect their premises with the town water system, provided that structures existing at the time a new water line is constructed and located more than 500 feet from said line shall be exempt from this requirement. The town council may delay or waive the requirement for connection where a determination is made that it is impractical to connect due to topography or other just causes. New construction shall be required to connect to an existing water line prior to receiving a certificate of occupancy. Existing developed property to be served by a new town water line may connect as soon as the new service is available, but will not be required to connect for a period of two years from the date the service is available. If the property is connected at the time the service is available, the current connection fee shall apply. If the connection is delayed, the fee will be increased by 10% during the first year and 20% during the second year after the service is available. Nothing in this section shall prohibit the continued use of water from private

wells for any purpose other than domestic use. There shall be no cross connection of the town water system with any private well or any other source of water supply. (Ord. , passed 7-09-02 , Am. Ord. passed 8-09-05)

Thanks –

A handwritten signature in black ink, appearing to be 'CG' with a flourish.

CC: Linda Ward, Customer Service Supervisor

forwarded this to Chris Braund to
send to Council if needed
2 page fax

GWYN G. LAMM

128 Eastwood Circle • Spartanburg, S. C. 29302

Phone: 864-583-5579

Fax: 864-948-1860

July 8, 2013

TO: LINDA WARD
828-625-8371

RE: Connection to City Water/228 Snug Harbor Circle, Lake Lure,
N.C.

Hi Linda! Hope that your dad is doing okay and that your 4th of
July holiday was nice (lots of rain at Snug Harbor: 12 1/2 inches in 3
days!).

Do you have access to city records that would let me know when the
house at 228 Snug Harbor Circle was built? If not, how can I get
this information?

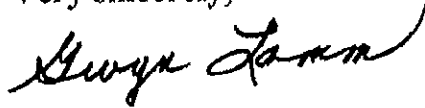
My family (3 sons) and I would like to negotiate the requirement that
we hook our old house to city water lines. I would welcome the
opportunity to meet with whomever you suggest to invite them to
come to my property and see the topography problems, the age and
condition of the house and water lines, the location of our well, etc.
in the hope that the City Council might consider waiving the
connection requirement.

THIS HOUSE IS CLOSED FROM OCTOBER UNTIL APRIL - the
water pipes have to be emptied and anti-freeze put in them to
prevent freezing damage for 6 months during the winter. We have
NO heat or air conditioning.

You are welcome to show this letter to the "powers that be" in the hope of a personal visit with them.

I will be back at Lake Lure on Thursday evening – for the weekend.
My phone there is 828-625-4510.

Very sincerely,

A handwritten signature in cursive script that reads "Gwyn G. Lamm". The signature is written in black ink and is positioned below the typed name.

Gwyn G. Lamm

GWYN G. LAMM

128 Eastwood Circle • Spartanburg, S. C. 29302

Phone: 864-583-5579

Fax: 864-948-1860

June 25, 2013

TO: LINDA WARD
FAX 828-625-8371

Dear Linda,

I received your phone message. THANKS!

I am working on Wednesday and will be home at 3:00 p.m. You can call me (collect) to let me know when I can come visit you (and possibly Mr. Braund) on Friday and also hopefully give me names of my neighbors who are also on the well water at Snug Harbor Circle.

My parents bought the property at 228 Snug Harbor Circle 48 years ago in June 1965. It was NOT a new house then. The house (cottage) was deeded to my husband and me in August 1980. We have added a nice outside deck, a new boathouse about a 15 years ago, landscaping on a steep hill down to the lake, and recently a new metal roof. No heat. No air. The house is used ONLY 6 months (Apr-Sep) each year. My 3 sons and I usually spend weekends there and sometimes stay a week at a time.

I would be happy to show you and Mr. Braund around our beloved place, show you our well, and let you see/understand the severe problems and expense I'd have to endure to run a water line down to the house from the street.

I will await further instructions from you guys!

Sincerely,

Gwyn G.

*Chris will be out
on vacation -
Ms. Hamm picking me up
to take me to her house*

GWYN G. LAMM

128 Eastwood Circle • Spartanburg, S. C. 29302

Phone: 864-583-5579

Cell: 680-0651

Fax: 864-948-1860

June 23, 2013

Linda Ward
Town of Lake Lure
FAX 828-625-8371

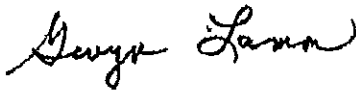
Dear Ms. Ward:

The email address on your letter (cs@townoflake lure.com) is invalid and would not connect. I hope this fax will go through okay!

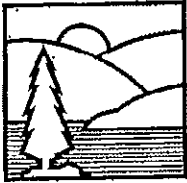
I received your letter (copy attached) about connecting to the town water system. My house at 228 Snug Harbor Circle was purchased by my parents nearly 40 years ago. The house is very old, no heat or AC, just a mountain cabin that we use ONLY from April through September. We have used a well all these years with absolutely NO problems. It would be very difficult to hook up to the city water. We have a pump in a toolshed area. I'd be glad to have you come look at our premises and see if there is any possible way to waive your requirement.

I am coming to Lake Lure next Friday (I have a full-time job here in Spartanburg) and can meet with you any time after 10:00 a.m. Please call or email or fax me at your convenience. I certainly do not want to face **civil penalties!**

Very sincerely,



Attachment



Town of Lake Lure

P. O. Box 256 • Lake Lure, NC 28746-0256 • 828/625-9983 • FAX 828/625-8871

Incorporated 1927

June 21, 2013

Gwyn Lamm
128 Eastwood Circle
Spartanburg, SC 29302

Re: Water Connection

Ms. Lamm:

It has come to our attention that your home at 228 Snug Harbor here in Lake Lure is within 200 feet of a municipal water line, yet you do not have an account with the Town for water service.

Chapter 50 of Lake Lure's Code of Ordinances requires that all improved property within 200 feet of any town water line shall connect their premises with the town water system. Further, that continued use of water from private wells for domestic (household) purposes is prohibited. Private wells can be retained and used for purposes other than domestic use (irrigation, for example). Connection requirement ordinances exist to ensure that there are sufficient customers to cover the costs of operating the system as a public benefit and utility.

To establish a water system connection and account requires the following:

1. A connection application
2. A connection (tap on) fee (amount varies with line size)
3. The Town will install a water meter on your property at the road's edge (customer may specify which side of property works best for them)
4. Your plumber can then extend service to your home from the meter
5. You will be placed on the billing cycle at the time of connection

Please contact me to discuss the connection process and any questions you may have. Failure to comply with the connection requirement will prompt enforcement action, which could include the assessment of civil penalties. Town Council sets the fees and rate schedule and has the authority to delay or waive the requirement to connect.

Sincerely,

Linda Ward
Customer Service Supervisor
828-625-9983, x 129
cs@townoflakelure.com



June 24, 2013

Gwyn Lamm
128 Eastwood Circle
Spartanburg, SC 29302

Re: Water Connection

Gwyn Lamm:

Thank you for response to the letter concerning the water connection for your home on Snug Harbor here in Lake Lure. The Town tries to keep everyone in compliance with the town ordinances, but there are times when some slip by until something brings it to our attention as it was in this case.

While the water department crew was investigating a water leak in the road on Snug Harbor, they realized it was not our line but that of the shared well. I questioned if those five houses connected to the well were within the 200 ft of the water line, and after taking measurements it was determined that they are.

As this is a town ordinance I don't believe that the requirement to connect can be waived. You may certainly speak with Town Manager Chris Braund, 828-625-9983, x 101, who can direct you in the route that you will need to take for that possibility.

If you are required to proceed with the connection, the meter will be placed on your property near the road. The water department will try to place the meter box in a location that works best for the property owner. Please let me know a good time that fits your schedule, when you would be able to meet someone from the water department at your property to make that determination.

Thank you,
Linda Ward
Customer Service Supervisor

2948 Memorial Hwy
Lake Lure, NC 28746
Office: 828-625-9983, Ext. 129
Web: townoflakelure.com

Agenda Item: 12b



MEMORANDUM

TO: Mayor and Town Council

FROM: Charlie E. Ellis, Jr., Team Leader, Gateway Property Task Force

DATE: August 8, 2013

RE: Recommendations for Town Property at 104/106 Boys Camp Road

At your last meeting on July 9, Town Council approved Resolution No. 13-07-09 authorizing the Town to purchase a parcel of real estate generally located at the corner of Memorial Highway and Boys Camp Road. On the date of closing, July 16, Commissioner John Moore and Community Development Director Shannon Baldwin requested that I lead a small task force to professionally evaluate the property and provide recommendations to Town Council on the possible uses of the land and existing improvements. With input from Mr. Baldwin and Town Manager Chris Braund, we invited the following individuals who each agreed to participate in the task force:

- Ric Thurlby, architect
- Vic Knight, landscape architect
- Jonathan Hinkle, general contractor

In preparation for our task force meeting on August 2, I met at length with Mr. Baldwin on July 19 to review all of the due diligence materials which he and Town staff had assembled prior to closing. The information which we reviewed and discussed included:

- Existing property surveys
- Photographs of the existing buildings & improvements
- NCDOT right of way maps
- Lake Lure Flowering Bridge master plan

We thoroughly inspected each of the buildings and walked the property boundaries to better understand the physical relationship to each of the adjacent properties. As a follow up, Mr. Baldwin prepared a detailed context map which illustrates these relationships and helped to set the stage for our scheduled group discussion on August 2. In addition to a review of the stated objectives contained in Resolution No. 13-07-09, I corresponded with each member of Town Council to solicit any additional feedback. During our July 19 meeting we identified a number

of stakeholder groups we could later contact to solicit input and guidance. Mr. Baldwin created a list of these stakeholders for us to consider along with detailed notes of our discussion.

On August 2, the task force met at Town Hall with Mr. Baldwin and Mr. Braund as planned. After an overview of the property and various facts related to the acquisition, we had an enthusiastic discussion of what purposes the property might be utilized for. After reviewing the objectives stated in the council resolution, our conversation focused on what uses were physically possible, legally permissible and financially feasible. The group then walked over to the property for an inspection of the improvements, aided by the new property survey which had been completed earlier in the day.

After a thorough review of the condition of each building, the consensus of the task force is that there is little if any remaining value in those structures. Despite some initial enthusiasm that a portion of the buildings might be renovated for continued use, our conclusion is that the costs of renovation would exceed any value which might be realized. We therefore recommend that Town Council immediately authorize the total demolition of all existing buildings at a cost which would not exceed \$20,000, with the possibility that the open-air pavilion might be salvaged if it is determined during the demolition process to be structurally sound.

Upon completion of demolition, the task force would re-evaluate the vacant site regarding its potential for a number of uses and conduct interviews with the stakeholder groups. At the conclusion of the interviews, the task force will summarize all input and make new recommendations to Council regarding potential uses based on stakeholder input in preparation for Council's September 10th meeting. We expect that one of the recommendations the task force will make to Council in September is that the Town secure professional design services for creating site plans, drawings, and blueprints, if these are needed.

Beyond these recommendations, the task force also quickly reached consensus on the strategic value of this highly visible site. Whether the Town chooses to retain this property or later sell it to a private party, the opportunity to control the future use, desired image and functional access of this gateway parcel is of critical importance to our community. We welcome your comments and look forward to continuing with our work.

