



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL  
HELD MONDAY, JULY 8, 2014, 6:00 P.M. AT THE LAKE LURE MUNICIPAL  
CENTER**

**PRESENT:** Mayor Bob Keith  
Commissioner John W. Moore  
Commissioner Mary Ann Silvey  
Commissioner Bob Cameron  
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 6:00 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 as 10d to consider funding an administrative efficiency study and removing a request concerning the suspension of the peddling ordinance for the First Annual Mystic Waters Ski and Skeet Tournament and Community Festival from the consent agenda and adding it under new business for discussion. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

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

Francine Nordt of 156 Hilltop Court presented a petition with 99 signatures that outlined safety concerns on Boys Camp Road including a request to resurface the road, restripe the road and place guardrails. Ms. Nordt cited hazards such as cracking on the road edges, uneven patches and patched areas without striping.

Council members discussed the concern and Town Manager Chris Braund stated that striping of Boys Camp is on the maintenance plan and agreed to look into estimates and priorities in the road maintenance department.

Yvonne Anderson of 502 Garden Lane complimented town staff for beautification of the downtown area. Ms. Anderson asked if there is an ordinance that requires maintenance of properties while they are vacant by property owners or realtors.

Town Manager Chris Braund explained that the town does have a nuisance ordinance, but the ordinance is directed toward public safety rather than appearance. Mr. Braund stated that enforcement of the ordinance is complaint driven and informed Ms. Anderson that town staff would happy to compare any complaints submitted to the ordinance.

Ms. Anderson also mentioned that she is concerned about the increasing log truck traffic in town. Mr. Braund agreed to research permits and prohibitions of these large trucks travelling through town.

Pat Cooke of 163 Sea Wish Way expressed dissatisfaction with the noise of motorcycle traffic in town stating that she has had guests complain about the noise and she feels it is affecting her business and she feels the police department should enforce the noise ordinance more strictly.

Commissioner Bob Cameron explained that the police department does do checks and that most of the motorcycles in the area are found to be in compliance with the ordinance.

Stephen Webber of 266 Burnt Ridge Road reminded everyone that there will be a runoff election on July 15 and stated that he was asked to announce that Clerk of Court candidate Tammy Aldridge is holding a meet-the-candidate event on July 12<sup>th</sup> in the Community Hall.

<b>STAFF REPORTS</b>
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Town Manager Chris Braund presented the town manager's report dated July 8, 2014. (Copy of the town manager's report is attached.)

#### **COUNCIL LIAISON REPORTS & COMMENTS**

Commissioner Diane Barrett reported the activities of the Parks and Recreation Board.

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

Commissioner Mary Ann Silvey reported the activities of the Lake Advisory Board, the Lake Lure ABC Board and Lake Lure Classical Academy School Board.

Commissioner Bob Cameron reported the activities of the Lake Lure Board of Adjustment/Lake Structures Appeal Board and announced that the July Board of Adjustment meeting will be held on Wednesday, July 23<sup>rd</sup> instead of Tuesday, July 22<sup>nd</sup> as previously scheduled.

#### **CONSENT AGENDA**

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

Commissioner Bob Cameron made a motion to approve the consent agenda as amended. Commissioner John Moore seconded the motion and the vote of approval was unanimous. Therefore, the consent agenda incorporating the following item was unanimously approved:

- a. minutes of the June 9, 2014 regular meeting and the June 24, 2014 special meeting.

**End of Consent Agenda.**

#### **UNFINISHED BUSINESS:**

- a. CONSIDER DIRECTING THE ZONING AND PLANNING BOARD TO STUDY THE IMPACTS OF DISTILLING ESTABLISHMENTS AND CONSIDER DRAFTING POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS CONCERNING THESE ESTABLISHMENTS**

Commissioner Diane Barret stated that she contacted approximately 150 people and did a questionnaire asking if they would like to have a microbrewery in town. She reported that 97 people responded "yes" while only 11 people responded "no". Commissioner Barrett stated that she does not personally support the idea of having a microbrewery in town, but she would vote in

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favor of the Zoning and Planning Board studying the impacts it may have and represent of what she feels is the public's preference on the topic.

Commissioner Barrett expressed concerns about the amount wastewater created by the potential facilities and asked to eliminate the words "regional brewery", "distillery" and "winery" from the potential proposal since they are larger facilities that could produce a lot more waste.

Commissioner Bob Cameron made a motion to direct the Zoning and Planning Board to study the impacts of distilling establishments and consider drafting potential amendments to the Zoning Regulations concerning these establishments while taking into consideration Commissioner Barrett's previously stated concerns. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

#### **UNFINISHED BUSINESS:**

##### **b. OTHER UNFINISHED BUSINESS**

There was no other unfinished business.

#### **NEW BUSINESS:**

##### **a. CONSIDER APPROVAL OF REQUESTS SUBMITTED BY MICHELLE YELTON ON BEHALF OF THE MCCONNELL GROUP FOR THE CYCLE NORTH CAROLINA "MOUNTAIN RIDE" TO BE HELD ON AUGUST 1<sup>ST</sup> THROUGH AUGUST 3<sup>RD</sup>, 2014**

Town Manager Chris Braund presented information relating to a request from the McConnell group concerning the Cycle North Carolina Mountain Ride outlined in a request from Michelle Yelton.

After discussion, Commissioner Bob Cameron made a motion to approve the following requests the Cycle North Carolina Mountain Ride to be held August 1<sup>st</sup> through August 3<sup>rd</sup>, 2014:

- suspend the peddling ordinance to allow selling of food, crafts, and beverages during the event
- allow a portion of the Morse Park Meadows parking lot to be used to park an 18-wheel tractor trailer housing a portable showers and bathrooms
- suspend the alcohol ordinance to allow selling of beer, spirits, and wine in an enclosed beer garden

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- allow use of the town owned dumpster for the event
- waive sign permit fees for the event

Commissioner Diane Barrett seconded the motion.

Commissioner Mary Ann Silvey expressed concerns about waiving the sign permit fees for the event.

After further discussion, council unanimously voted to approve the request as submitted.

Commissioner Mary Ann Silvey made a motion to direct the Zoning and Planning Board to study temporary sign permit types and fees especially relating to special events. Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

**NEW BUSINESS:**

**b. PRESENTATION OF THE TOWN'S ASSET MANAGEMENT PLAN**

Town Manager Chris Braund introduced Crystal McNeely representing GHD and gave background concerning the project.

Crystal McNeely gave a presentation outlining the Town of Lake Lure Asset Management Plan.

**NEW BUSINESS:**

**c. CONSIDER APPROVAL OF A LEASE AGREEMENT WITH SKYRUNNER INC.  
FOR USE OF TOWN FACILITIES**

Town Manager Chris Braund gave a brief overview of a request from Skyrunner Inc. concerning the placement of antennas in town to aid in growth of networks and internet access points in the community. Mr. Braund explained that the proposed agreement with Skyrunner is not complete at this time, but will be brought to council at a later date.

Board members discussed concerns about the towers' potential interference with cell phone service. Mr. Braund explained that the towers should not affect cell phone coverage.

**NEW BUSINESS:**

**d. Administrative Efficiency Review**

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Commissioner John Moore stated that during a budget session there was discussion of an efficiency review and Bill Ashman, Rumbling Bald Resort's Marketing Consultant, told council about a review that was done at Rumbling Bald Resort recently saving them over \$80,000.

Commissioner Moore explained that he and Commissioner Bob Cameron were introduced to Scott Karr, a representative for the firm (Greyrock) that did the Rumbling Bald Resort study by Mr. Ashman.

Commissioner Moore proposed that the town get the review done since the company has already done this type of work in the area and they could do an administrative review for less than \$6000.00.

Town Manager Chris Braund stated that, based on the discussion at the budget meetings, he has been researching proposals for the type of study described by Commissioner Moore and that the information from the company Commissioner Moore and Commissioner Cameron have been in contact with would be very helpful.

Commissioner John Moore made a motion to proceed with Greyrock.

Mr. Braund stated that he would like to review the company's proposal and questioned where the funds for the study would come from.

Commissioner Moore suggested that funds left over from last fiscal year be used for the proposed project.

Commissioner Mary Ann Silvey asked that the town manager to look into the proposed study and gather information, look into funding the project and report back to town council.

Barbara Marsh Searcy expressed concerns about council considering "spur of the moment" agreement stating that the League of Municipalities is a good source to research companies' qualifications to do work for local government entities.

### **NEW BUSINESS:**

- d. CONSIDER SUSPENDING THE PEDDLING ORDINANCE FOR THE FIRST ANNUAL MYSTIC WATERS SKI AND SKEET TOURNAMENT AND COMMUNITY FESTIVAL BEING HELD ON AUGUST 23, 2014**

Commissioner John Moore asked if neighbors had been notified about the event since it is described as the "First Annual".

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Lynn Pitts explained that there are not any close neighbors to be directly affected by the event, but the closest neighbors are aware of the event. Ms. Pitts further explained that there will also be signs at the road to notify everyone of what is going on during the event.

After discussion, Commissioner Mary Ann Silvey made a motion to approve the request to suspend the peddling ordinance for the First Annual Mystic Waters Ski and Skeet Tournament being held at 109 Camp Hill Road, Mill Spring (a portion of the property is in town limits) on August 23, 2014. Commissioner Diane Barrett seconded the motion and the vote of approval was unanimous.

<p><b>ADJOURN THE MEETING</b></p>
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With no further items of discussion, Commissioner Bob Cameron made a motion to adjourn the meeting at 7:35 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

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Mayor Bob Keith