

LAKE LURE TOWN COUNCIL REGULAR MEETING PACKET

Tuesday, March 10, 2015



Mayor Bob Keith

Commissioner John Moore

Commissioner Mary Ann Silvey

Commissioner Diane Barrett

Commissioner Bob Cameron



REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL

March 10, 2015

6:00 p.m.

Lake Lure Municipal Center

AGENDA

1. Call to Order Mayor
Bob Keith
2. Invocation (*Please rise and remain standing*) Attorney
Chris Callahan
3. Pledge of Allegiance
4. Approve the Agenda Council
5. Public Hearing – Proposed Ordinance No. 15-03-10: An Ordinance Amending the Zoning Regulations Concerning Non-conformities and Setbacks for Residential Districts
6. Consider Adoption of Ordinance No. 15-03-10: An Ordinance Amending the Zoning Regulations Concerning Non-conformities and Setbacks for Residential Districts
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 February 10, 2015 Regular Meeting
 - b. Approve a Request for the Lake Lure Classical Academy PTO to Suspend the Peddling Ordinance for their Spring Fling on May 9th from 10a.m. to 4p.m. Also, Allow Them to Collect and Dispose of Their Garbage Without Renting a Dumpster in Order to Avoid Paying the Dumpster Fee

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February 10, 2015

- c. Adopt Resolution No. 15-03-10 Adopting the South Mountains Regionals Hazard Mitigation Plan
- 11. Unfinished Business
- 12. New Business:
 - a. Consider Approval of a Request from Rumbling Bald Resort Concerning Short-Term Placement of Launching Docks
- 13. Adjournment

Agenda Items: 5 & 6

NOTICE OF PUBLIC HEARING

Notice is hereby given that at 6:00 p.m., on 10 March 2015, at the Lake Lure Municipal Center, 2948 Memorial Highway, Lake Lure, North Carolina, the Lake Lure Town Council will hold a public hearing with regard to the following matter:

Ordinance #15-03-10: An ordinance amending the Zoning Regulations concerning non-conformities and setbacks for residential districts.

The public is advised that it has the right to appear at said public hearing and present information with regard to this matter. Copies of the proposed ordinance is available for public inspection at the Lake Lure Municipal Center, 2948 Memorial Hwy, 8:00 a.m. until 5:00 p.m., Monday through Friday, holidays excepted.

ORDINANCE NUMBER 15-03-10

AN ORDINANCE CONCERNING NON-CONFORMITIES AND SETBACKS FOR RESIDENTIAL DISTRICTS

WHEREAS, the Zoning and Planning Board has recommended modifications to the Zoning Regulations of the Town of Lake Lure as noted in the title of this ordinance; and

WHEREAS, Town Council finds that this amendment is consistent with the 2007-2027 Town of Lake Lure Comprehensive Plan in that it will allow development to harmoniously blend with the natural environment per Objective NE-1-1 of the 2007-2027 Comprehensive Plan by giving more flexibility to a lot owner when selecting a house site on a given lot to reduce cut and fill; and

WHEREAS, Town Council finds that this amendment is consistent with the 2007-2027 Town of Lake Lure Comprehensive Plan in that it will increase staff effectiveness and efficiency in keeping with GA Goal 1 (Improved Government Operations) of the 2007-2027 Comprehensive Plan by reducing variance requests, decreasing staff workload and ensuring regulations are enforced appropriately; and

WHEREAS, Town Council finds that this amendment is consistent with the 2007-2027 Town of Lake Lure Comprehensive Plan in that it will increase desirable growth in keeping with GA Goal 2 (Fiscally Sound Budget) of the 2007-2027 Comprehensive Plan by encouraging investment and increasing the town tax base; and

WHEREAS, the Lake Lure Town Council, after due notice, conducted a public hearing on the 10th of February, 2015, upon the question of amending the Zoning Regulations in this respect.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF THE COUNCIL MEMBERS VOTING IN THE AFFIRMATIVE:

SECTION ONE. This ordinance is enacted pursuant to the grants of authority contained in Section 160A-381 of the North Carolina General Statutes.

SECTION TWO. Section 92.005 of the Zoning Regulations of the Town of Lake Lure, concerning Definitions, is hereby amended as follows:

Setback: The minimum allowable distance measured on the horizontal plane between a property line, water's edge, right of way, or street centerline and specified improvements such as a building or parking area. No building or other structure may be placed within the setback area except as provided. (See definition of "Yard" and Section 92.133). Whenever the front, side, or rear portions of a lot abut a street right-of-way, setback lines shall be measured from said right-of-way; ~~or where no right of way exists, from a point sixteen feet from the center~~

~~line of the street.~~ Where no street right of way exists, setback lines shall be measured from the center of the traveled way.

Street, Primary: For the purpose of this chapter, the following streets shall be considered primary streets: US Highway 64/74A (Memorial Highway), NC Highway 9, ~~Boys Camp Road,~~ Island Creek Road, Girls Scout Camp Road, Buffalo Shoals Road and Buffalo Creek Road.

Traveled Way: That part of the roadway provided for the movement of vehicles, exclusive of shoulders and auxiliary lands.

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION THREE. Subparagraph (D)(1) of Section 92.101 of the Zoning Regulations of the Town of Lake Lure, concerning non-conforming structures, is hereby amended as follows:

- (D) Non-conforming Structures. Where a structure exists lawfully under these zoning regulations at the effective date of its adoption or amendment that could not be built under these zoning regulations by reasons of restrictions on area, residential densities, height, yards, location on the lot, or requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (1) Enlargement, Alteration. No such non-conforming structure may be enlarged or altered in a way which increases its non-conformity.
Enlargements, additions, or alterations under an existing roofline or within the existing building footprint shall not be considered an increase in a structure's non-conformity.

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION FOUR. Paragraph (G) of Section 92.101 of the Zoning Regulations of the Town of Lake Lure, concerning non-conforming structures, is hereby amended as follows:

- (G) Repairs and Maintenance. On any non-conforming structure or portion of a structure and on any structure containing a non-conforming use, ordinary repairs, or repair or replacement of walls, fixtures, wiring, or plumbing may be done, ~~provided that the cubic content of the structure existing at the date it becomes non-conforming shall not be increased.~~

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION FIVE. Section 92.040 of the Zoning Regulations of the Town of Lake Lure, concerning setbacks depicted in the Chart of BUILDING SITE—MINIMUM DIMENSIONAL REQUIREMENTS, is hereby amended for R-1, R-1A, R-1B, R-1C, R-1D, and R-4, as follows:

Setbacks

Side Yard	Rear Yard
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12 <u>10</u>	15 <u>10</u>
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[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION SIX. Section 92.040 of the Zoning Regulations of the Town of Lake Lure, concerning setbacks depicted in the Chart of BUILDING SITE—MINIMUM DIMENSIONAL REQUIREMENTS, is hereby amended for R-2/R-3 Three Family, as follows:

Setbacks

Side Yard	Rear Yard
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10	12 <u>10</u>
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[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION SEVEN. Section 92.040 of the Zoning Regulations of the Town of Lake Lure, concerning setbacks depicted in the Chart of BUILDING SITE—MINIMUM DIMENSIONAL REQUIREMENTS, is hereby amended for R-2/R-3 Four Family, as follows:

Setbacks

Side Yard	Rear Yard
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12 <u>10</u>	12 <u>10</u>
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[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION EIGHT. Section 92.040 of the Zoning Regulations of the Town of Lake Lure, concerning footnotes depicted under the Chart of BUILDING SITE—MINIMUM DIMENSIONAL REQUIREMENTS, is hereby amended , as follows:

(c) For primary streets, the front yard setback shall be ~~50~~ 40 feet from the centerline, but not closer than 10 feet from any right-of-way line where such line exists. For secondary streets, the front yard setback shall be ~~40~~ 35 feet from the centerline, but not closer than 10 feet from any right-of-way line where such line exists.

In all commercial districts, setbacks shall be measured from the right-of-way line, or where no right-of-way exists, from a point 15 feet from the centerline of the street. In most situations, the front yard lies between the building and the street. However, for lots which abut a lake, the lake side is also considered a front yard. In any zoning district, minimum setback from the lake is 35 feet measured from the shoreline. (Amended 4-10-07). *See definition of ~~Building~~ Setback Line for ~~setback from~~ streets with no right-of-way.

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION NINE. Section 92.064A of the Zoning Regulations of the Town of Lake Lure concerning foundation surveys is hereby amended as follows:

Where plans submitted for a Certificate of Zoning Compliance show that any portion of a new structure or addition to an existing structure will be within ~~ten~~ five feet of any required yard, a survey prepared by a registered land surveyor or civil engineer shall be made to insure that the proposed structure will be located as shown on the approved plans. This survey shall be conducted after the construction of any foundation. The survey shall also indicate the location of roof overhangs, decks, chimneys and any other appurtenances that extend beyond the walls of the structure. This survey shall be submitted to the Zoning Administrator for review and, if in accord with the approved plans, the Zoning Administrator shall issue a statement of approval. This statement shall be required before any certificate of occupancy shall be issued by the Rutherford County Building Inspections Office. If the survey is not performed or if the survey shows the structure is not in accord with the approved plans, the Certificate of Zoning Compliance shall be rescinded until such time as a survey shows the location of the structure is in conformance. In the event the Certificate of Zoning Compliance is rescinded, the Zoning Administrator shall notify the Rutherford County Building Inspections Office that the building permit is no longer valid. Penalty, see § 92.999

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~.]

SECTION TEN. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION ELEVEN. If any section, subsection, paragraph, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable and such holding shall not affect the validity of the remaining portions hereof.

SECTION TWELVE. The enactment of this ordinance shall in no way affect the running of any amortization provisions or enforcement actions, or otherwise cure any existing zoning violations.

SECTION THIRTEEN. This ordinance shall be in full force and effect from and after its enactment.

Enacted this ____ day of _____, 2015.

Bob Keith, Mayor

ATTEST:

Andi Calvert , Town Clerk

Agenda Item: 10a



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL
HELD TUESDAY, FEBRUARY 10, 2015, 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 presented.
Commissioner Diane Barrett seconded the motion and the vote of approval was unanimous.

PUBLIC FORUM

Mayor Bob Keith invited the audience to speak during public forum.

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Dorene Tigchelaar, manager of the Lake Vista Apartments, thanked town council and everyone involved in adjusting the sewer rates for their consideration in reviewing the rate schedule.

STAFF REPORTS

Town Manager Chris Braund presented the town manager's report dated February 10, 2015. (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.

Mayor Bob Keith Reported that activities of the Lake Advisory Board.

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

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

CONSENT AGENDA

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

Commissioner Diane Barrett made a motion to approve the consent agenda as presented. Commissioner Mary Ann Silvey 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 January 13, 2015 regular meeting; and
- b. the January 2015 South Mountains Regional Hazard Mitigation Plan.

End of Consent Agenda.

UNFINISHED BUSINESS:

- | |
|--|
| a. CONSIDER APPROVAL OF A REQUEST FROM THE 1927 LAKE LURE INN AND |
|--|

SPA CONCERNING THE RENTAL OF THE GAZEBO FOR SPECIFIED DATES IN 2016

Patrick Bryant presented a request on behalf of the 1927 Lake Lure Inn and Spa concerning rental of Gazebo for 26 specified dates in 2016.

Town Manager Chris Braund explained that the town's customer service staff has requested that the Inn pay for all the dates that they are requesting upfront to avoid confusion of paying portions of the amount due at different times throughout the year as they have in the past.

Mr. Bryant agreed that upfront payment is acceptable.

After discussion, Commissioner John Moore made a motion to accept the 1927 Lake Lure Inn and Spa's proposal to rent the gazebo on specified dates in 2016, with the understanding that payment will be required upfront instead of broken down into two payments. Commissioner Diane Barrett seconded the motion and the vote of approval was unanimous.

NEW BUSINESS:

b. CONSIDER ADOPTION OF RESOLUTION NO. 15-02-10 AND APPROVAL OF A CONTRACT AND SCOPE OF WORK WITH WK DICKSON RELATING TO A PLANNING GRANT RECEIVED FROM THE STATE TO FURTHER PLANNING AND COST ESTIMATES FOR THE SEWER INTERCONNECT

Town Manager Chris Braund introduced Brian Tripp, Vice President at WK Dickson & Co., Inc.

Mr. Tripp gave an overview of the proposed contract and scope of work.

Commissioner John Moore made a motion to adopt Resolution No. 15-02-10, approve the scope of work and contact with WK Dickson and authorize the town manager to execute the agreement on behalf of the Town. Commissioner Diane Barrett seconded the motion and the vote of approval was unanimous.

RESOLUTION NO 15-02-10

OF THE TOWN COUNCIL OF THE TOWN OF LAKE LURE

WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects; and

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WHEREAS, the North Carolina Department of Environment and Natural Resources has offered a grant in the amount of \$50,000 planning and preliminary engineering of a regional sewer interconnect; and

WHEREAS, the Town of Lake Lure intends to construct said project in accordance with the approved plans and specifications,

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

That the Town of Lake Lure does hereby accept the grant offer of \$50,000.

That the Town of Lake Lure does hereby give assurance to the North Carolina Department of Environment and Natural Resources that all items specified in the grant offer, Section II -Assurances will be adhered to.

That Town Manager Chris Braund, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the Town of Lake Lure has substantially complied or will substantially comply with all Federal, State and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the **10th day of February, 2015** at the Town of Lake Lure, North Carolina

NEW BUSINESS:

c. NC 9 SMALL AREA PLAN PRESENTATION

Community Development Director Shannon Baldwin introduced Vic Knight, President at Knight Strategies, PA, and Kristy Carter, Transportation Planner at J. M. Teague

Mr. Baldwin, Mr. Knight and Ms. Carter made a presentation regarding the Lake Lure NC 9 Corridor Small Area Plan.

**d. CONSIDER ADOPTION OF RESOLUTION NO. 15-02-10A APPROVING THE
NC 9 SMALL AREA PLAN**

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After discussion, Commissioner John Moore made a motion to adopt Resolution 15-02-10A adopting the Lake Lure NC 9 Small Area Plan. Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

RESOLUTION NO. 15-02-10A

**RESOLUTION ADOPTING THE LAKE LURE NC 9
SMALL AREA PLAN**

WHEREAS, the Town of Lake Lure was in need of a NC 9 Small Area Plan ("NC 9 SAP") as identified in 2007-2027 Comprehensive Plan; and

WHEREAS, Town Council commissioned the Lake Lure Planning Board to develop the NC 9 SAP; and

WHEREAS, Planning Board divided the NC 9 SAP into four distinct elements in need of their own respective focus:

- Master Plan
- Land Use Plan
- Transportation Plan
- Utility Report

WHEREAS, these four elements taken together are the NC 9 SAP; and

WHEREAS, the Planning Board and town staff developed a scope of work and entered into an agreement with Knight Strategies to secure professional services to develop plans for all four elements; and

WHEREAS, the Planning Board solicited input from voters, property owners, business owners, community leaders, and residents of the Town of Lake Lure through stakeholder steering committee meetings and design charrettes regarding the future development of the NC 9 Corridor; and

WHEREAS, the NC 9 SAP aligns with the previously adopted plans:

- 2007-2027 Comprehensive Plan
- 2013 Comprehensive Transportation Plan

WHEREAS, the Town of Lake Lure Zoning and Planning Board, at its January 13, 2015 meeting, reviewed the final draft of the Lake Lure NC 9 SAP and the associated slide presentation and recommended approval to the Town Council; and

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WHEREAS, the Community Development Director's February 6, 2015 cover memo and slide presentation are made part of the NC 9 SAP by reference and adopted herewith; and

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA adopts the Lake Lure NC 9 Small Area Plan to serve as a guide for the development of the Lake Lure NC 9 Corridor over the long term.

Adopted this 10th day of February, 2015.

NEW BUSINESS:

e. APPOINTMENT - BOARD OF ADJUSTMENT/LAKE STRUCTURE APPEALS BOARD

Council members voted by written ballot to appoint Ronald Erickson to fill the remainder of Roger Jolley's alternate position on the Board of Adjustment/Lake Structure Appeals Board with a term expiring December 31, 2016.

ADJOURN THE MEETING

With no further items of discussion, Commissioner Bob Cameron made a motion to adjourn the meeting at 7:41 p.m. Commissioner Diane Barrett seconded the motion and the vote of approval was unanimous.

ATTEST:

Andrea H. Calvert

Mayor Bob Keith



**MINUTES OF THE SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL
HELD TUESDAY, FEBRUARY 10, 2014, 9:00 A.M. AT THE LAKE LURE MUNICIPAL
CENTER**

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

Christopher Braund, Town Manager
Sam Karr, Finance Director

ABSENT: Commissioner Diane Barrett
J. Christopher Callahan, Town Attorney

CALL TO ORDER

Mayor Bob Keith called the meeting to order at 9:00 a.m. and listed topics to be discussed during the meeting.

**CONSIDERATION OF RESOLUTION NO. 15-02-10 CONCERNING ACCRUAL OF
INTEREST ON LIENS CREATED PURSUANT TO THE ABANDONED
STRUCTURES/UNSAFE DWELLING ORDINANCE AND THE WEEDS, GRASS,
REFUSE, AND OTHER NUISANCE ORDINANCE**

Town Manager Chris Braund explained that the county had originally told town staff that the town needed a resolution to charge interest on certain liens. Mr. Braund stated that the county has since given the town a better option to handle interest for liens on an individual case basis.

Council members agreed to address interest accrual on liens as individual cases arise.

DISCUSSION CONCERNING FILLING THE VACANT ACCOUNTANT POSITION

Town Manager Chris Braund reviewed his memo provided to town council members prior to the meeting suggesting that the town's vacant accountant position be filled by Julie Sherer.

Commissioner John Moore suggested that an administrative efficiency study be

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conducted for all town hall staff prior to filling the position.

Commissioner Mary Ann stated that she feels the administration department has been reviewed and the efficiency study is an unnecessary use of funds.

Commissioner Bob Cameron suggested that the accountant position be offered to Ms. Scherer, but that the efficiency study still be conducted.

Council agreed to go ahead fill the vacant position, offering it Julie Scherer, and also to hire an outside party to conduct an efficiency study for the administration department. Town Manager Chris Braund agreed to work on gathering proposals for the study.

DISCUSSION CONCERNING THE RETAINING WALL ACROSS FROM THE FLOWERING BRIDGE

Town Manager Chris Braund explained that the wall across from the flowering bridge is owned by the North Carolina Department of Transportation (DOT) and that when DOT was asked about the wall by representatives of the Town they requested a proposal outlining what the Town would like to do concerning the wall.

Mr. Braund further stated that the Flowering Bridge Committee has been asked to create a proposal that they feel is appropriate for the wall to be submitted to DOT for consideration.

Commissioner Mary Ann Silvey suggested that creating scenes in the concrete (reverse graffiti) may be a better option than a mural since painting may be hard to maintain and the appearance may not be as appealing to everyone.

DISCUSSION CONCERNING TERMS OR OFFICE

Mayor Keith stated that the last time he met with other mayors he found out that other local mayors have four year terms and questioned why Lake Lure has a two year term for mayors and four year terms for commissioners.

It was the consensus of council that the current terms are appropriate.

Mayor Keith also asked about the procedure for replacing a commissioner who is unable to complete their term stating that in a previous occurrence, the person who had the next highest number of votes in the previous election felt that he should have been appointed to fill a former commissioner's unfinished term.

Mayor Keith asked council if they have any suggestions concerning procedure for

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appointing a replacement when a commissioner does not finish their term.

Town Manager Chris Braund suggested that a section can be added to the Town's Rules of Procedure book concerning the topic if council fills it is necessary.

Stephen Webber, who was the next highest vote getter in the last election, was present and stated that he doesn't feel it is necessary to automatically appoint the next highest vote getter since circumstances change. Mr. Webber stated that he believes the person who received the most votes in the previous election should be considered, but that council should not be required to appoint that person in all cases.

Mr. Braund agreed to contact the board of elections and research the state statute relating to filling a council member's term.

DISCUSSION CONCERNING EMERGENCY COMMUNICATIONS

Commissioner Silvey stated that in the past she has received phone calls informing her when the flood gates are being opened and during other emergency circumstances. Commissioner Silvey suggested that a similar call system be considered for aiding in informing citizens of lake level changes.

Town Manager Chris Braund explained that the Town has only used the Code Red system for emergencies but that council can consider directing staff to use the systems in other situations when they feel it is important to contact citizens.

Council suggested that the Lake Operations staff ride around the lake and look for boats that are in danger of sinking when the water comes back up and contact boat owners as a courtesy.

Town Manager Chris Braund agreed to continue to use more methods of communication when possible and to ask the lake operations department and the Lake Advisory Board Chairman, Mark Helms, to look around the lake for boats that may be in danger of sinking.

DISCUSSION CONCERNING A SEWER RATE ADJUSTMENT
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Town Manager Chris Braund handed out a memo outlining the results of a recent workshop attended by Commissioner Barrett and Commissioner Moore and five citizens who explored sewer rates and reviewed recent changes to the a flat rate for all sewer customers and reviewed a detailed analysis of the Town's sewer system costs and the rates in other communities. Mr. Braund explained that the \$77 bi-monthly rate was necessary to provide enough revenues for the Town's system and that the rate was in line with the median sewer bills

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across the state and lower than other similar mountain communities with a small customer base.

Mr. Braund presented the following proposal recommended by the group:

- Convert all sewer customers to flat rate billing
- For those that were formerly billed based on their water usage, use the following schedule:

2014/2015	\$55 bi-monthly
2015/2016	\$65 bi-monthly
2016/2017	\$77 bi-monthly (or match the rate established for the rest of the customer base)
- For customers that have paid water bills in 2014/2015 at the new \$77 rate, issue them a credit of \$22 per bill to adjust to the \$55 rate.

Mr. Braund requested that the council approve an adjusting the rate for all customers that were formerly being billed based on water usage for \$55 for the current fiscal year.

Council members thanked Mr. Braund for the recommendation and Commissioner Cameron made a motion to adjust the sewer rates as recommended. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

DISCUSSION CONCERNING THE FUTURE OF THE SEWER PLANT
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Commissioner Bob Cameron suggested that council may want to consider purchasing property located beside the sewer plant in the future as a “plan B” option if the proposed project with Rutherford county and other municipalities in the county does not work out. Commissioner Cameron asked that council review the status of the sewer plant about every 90 days.

Commissioner Cameron also suggested that a second generator be purchased in case of a large power outage in town.

DISCUSSION CONCERNING DREDGING

Town Manager Chris Braund updated council members on the current dredging projects and reviewed a handout outlining potential dredging strategies.

Council members discussed funding options for dredging and options for breaking down tax bills further to show how funds are distributed.

ADJOURN THE MEETING

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With no further items of discussion, Commissioner Bob Cameron made a motion to adjourn the meeting. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

ATTEST:

Andrea Calvert
Town Clerk

Mayor Bob Keith

Agenda Item: 10b



LAKE LURE

Classical Academy

A Challenge Foundation Academy

To the Members of the Lake Lure Town Council:

The Lake Lure Classical Academy PTO would like to request that you lift the peddling ordinance for the hours of 10am - 4pm on May 9th for the Lake Lure Classical Academy (LLCA) Spring Fling 2015. Our goal with the festival is to engage our local community to and school population in a fun and engaging way. All the monies raised at the festival by the LLCA PTO will be funneled back into our school system in support of the teachers and students there.

In addition we are requesting a waiver for the \$189.00 dumpster fee as the LLCA PTO will take full responsibility for gathering up trash & recycleables and discarding them in an appropriate manner. We have demonstrated this in the 4 previous years of hosting the LLCA Spring Fling.

Thank you so much for your consideration,

Dawn Milachouski

LLCA PTO President

Agenda Item: 10c



LAKE LURE FIRE DEPARTMENT



PO Box 255 Lake Lure, NC 28746 Phone: 828-625-9333 Fax: 828-625-9760 Email: llfire@bellsouth.net

Memorandum

To: Chris Braund, Town Manager
Mayor and Town Council
From: Ron Morgan, Emergency Management Director
Date: February 5th, 2015
Subject: Hazard Mitigation Plan

The Federal Emergency Management Agency has stressed for many years the importance of recognizing and identifying properties and infrastructure that are susceptible to damage in natural or manmade disasters. These known identified hazards were then eligible for mitigation grants in order to prevent reoccurring damage. Through the use of these grants Lake Lure and Chimney Rock were able to successfully receive funding to relocate and flood proof the Lake Lure Lift Station, relocation of Chimney Rock Fire Station out of the floodway as well as the purchase of the outdoor warning sirens and an automated phone notification system. These were all made possible from mitigation grant funds through FEMA obtained by Lake Lure Emergency Management as a result of the 1996 and previous floods.

It became mandatory for all local governments to prepare and adopt a mitigation plan. This plan must include the identification of susceptible properties to known hazards in the communities. The first hazard mitigation plan, adopted by Lake Lure, was written locally as part of a county plan with input from local agencies. These plans are now required to be reviewed updated and adopted by local governments every five years. The plans must meet the requirements set forth in the FEMA requirements. In order to meet the requirements, funds have been made available to hire consultants to prepare local or regional mitigation plans. Grant funds were made available for our county, Polk, Transylvania and Henderson to prepare a regional mitigation plan, as the hazards in these regions are similar.

To be eligible for assistance from the Federal Government in the form of federal assistance in times of disaster, local government must adopt a hazard mitigation plan. The hazards identified in these plans can be addressed as funds are available to local governments. The mitigation plan presented was prepared based on information from the previous mitigation plan and input provided by emergency management's representatives from these jurisdictions.

I will be glad to address any questions you may have regarding this proposed plan. Please feel free to contact me any time with questions. Keeping in mind this is a large document that encompasses a large 3 county area and not all of this is applicable to Lake Lure.

**RESOLUTION TO ADOPT THE
SOUTH MOUNTAINS REGIONAL HAZARD MITIGATION PLAN**

WHEREAS, the Town of Lake Lure is vulnerable to an array of natural hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the Town of Lake Lure desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the Lake Lure Town Council to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the Lake Lure Town Council to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the Town of Lake Lure; and

WHEREAS, Town of Lake Lure, in coordination with Henderson County, Flat Rock, Fletcher, Hendersonville, Laurel Park, Polk County, Columbus, Saluda, Tryon, Rutherford County, Bostic, Chimney Rock Village, Ellenboro, Forest City, Ruth, Rutherfordton, Spindale, Transylvania County, Brevard and Rosman has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the North Carolina Division of Emergency Management and the Federal Emergency Management Agency have reviewed the South Mountains Regional Hazard Mitigation Plan for legislative compliance and has approved the plan pending the completion of local adoption procedures;

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Lake Lure hereby:

1. Adopts the South Mountains Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

Adopted this 10th day of March, 2015.

ATTEST:

Andrea Calvert
Town Clerk

Mayor Bob Keith

Agenda Item: 12a

Andi Calvert

From: Chris Braund
Sent: Friday, March 6, 2015 11:39 AM
To: Andi Calvert; Commissioners; John Moore; Mary Ann Silvey; Bob Cameron; Diane Barret
Cc: Clint Calhoun; Dean Givens; Mark Helms
Subject: Request for new floating docks for crew team launching

FOR THE DISCUSSION AGENDA

Council: See the request below from the Rumbling Bald Resort. According to our Lake Structures Regulations, any new lake structure must be approved via a permit from the Lake Structures Administrator (Clint) if it complies with our design standards. A temporary, floating dock for crew teams is a bit unusual and doesn't exactly fit in our regulations. Clint and I have discussed and we think this is a good idea and we see no reason to deny the request. But before we proceed with finding a way to approve it under our regulations, we wanted to get the Council's opinion.

Thanks –

From: Tom Judson [mailto:tjudson@RumblingBald.com]
Sent: Thursday, March 5, 2015 4:49 PM
To: Chris Braund
Subject: Launching dock

Chris,

Per our conversation from the other day, as a result of the lake being down two of the crew coaches approached us regarding having a low in the water dock so that they can launch the boats. Evidently most crew facilities have these "launching docks". These docks are 8 foot wide and 48 feet long, connected by a ramp to the shore. In the short term, we would like to have one dock to accommodate the crew teams this year. Next year, we would like to have a total of four launching docks. The coaches felt our facilities could accommodate four teams per week and having four launching docks would allow us to assign one dock per team. We plan on keeping the docks in the water for four to five weeks only. The rest of the year we will store the docks at the golf maintenance facility.

I wanted to confirm with you if there is any issue with having a launching dock in the water for a four week period each year.

Thank You,
Tom Judson
Chief Executive Officer



RUMBLING BALD
RESORT ON LAKE LURE

