

LAKE LURE TOWN COUNCIL REGULAR MEETING PACKET

Tuesday, June 9, 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

June 9, 2015

6:00 p.m.

Lake Lure Municipal Center

AGENDA

1. Call to Order Mayor
Bob Keith
2. Invocation Attorney
Chris Callahan
3. Approve the Agenda Council
4. Presentation of the Town Budget and Budget Message for Fiscal Year 2015-2016 Town Manager
Chris Braund
5. Public Hearing – Proposed Ordinance No. 15-06-09 Regarding the Town Budget for Fiscal Year 2015-2016
6. Consider Adoption of Ordinance No. 15-06-09 Regarding the Town Budget for Fiscal Year 2015-2016
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 May 12, 2015 (Regular Meeting)
 - b. Approve Budget Amendments Regarding End of Fiscal Year Fund Over Runs and Silt Reserve Adjustments as Submitted by Finance Director Sam Karr

**Page 2 – Town Council Meeting Agenda
June 9, 2015**

11. Unfinished Business

12. New Business:

a. Consider Approval of a Landscape Installation Schedule Revision for Lake Lure Classical Academy

Vic Knight,
Knight Strategies

b. Consider Approval of the 2015-2016 Town of Lake Lure Fee Schedule

13. Adjournment

Agenda Items: 4, 5, & 6



Office of the Town Manager

TO: Mayor and Commissioners

FROM: Chris Braund

DATE: June 9, 2015

RE: Budget Message and Proposed Budget for Fiscal Year 2015-2016

In accordance with Sections 159-11, 159-12, et. al. of the General Statutes of North Carolina, it is my duty to submit for your consideration the proposed balanced Budget for Fiscal Year 2015-2016 commencing July 1, 2015 and ending June 30, 2016. This budget is based on careful analysis of departmental operating budgets, Capital Improvement Plans and prioritized needs as identified by department heads and in conversations with Commissioners. **In summary, the budget is balanced at a recommended tax rate of \$0.276 per \$100 of property value, a rate unchanged from last year.** The proposed budget transfers nearly \$300,000 from accumulated hydroelectric surpluses and the silt removal reserves in order to fund an increase in dredging expenditures this year. These transfers were anticipated in the prior year's budget, but have been shifted forward into the proposed 2016 budget.

This memorandum provides summaries and detailed discussion of the budgets for General Fund, Water/Sewer Fund and Electric Fund.

REVENUES

I. GENERAL FUND

Ad Valorem and Vehicle Taxes	\$2,337,636
State Shared Revenues & Grants	\$1,171,800
Installment Loan	\$34,350
Lake	\$273,500
Beach & Tours	\$85,250
Marina	\$95,300
Facilities Rentals	\$33,030
Miscellaneous Revenues	\$42,400
Land Use Fees	\$22,275
Admin. Charge from Water/Sewer Fund	\$10,000
Admin. Charge from Electric Fund	\$10,000
Transfer from Electric Fund	\$140,000
Transfer from Silt Reserve Fund	\$190,000
Transfer from Capital Reserve Fund	\$350,000
Appropriated Fund Balance	\$16,306

TOTAL GENERAL \$4,811,847

II. WATER/SEWER FUND

Water and Sewer	\$745,450
SRF Loan	\$225,050

TOTAL WATER/SEWER \$970,500

III. ELECTRIC FUND

Electric Receipts	\$320,500
Appropriated from Fund Balance	\$140,000

TOTAL ELECTRIC \$460,500

TOTAL REVENUES – ALL FUNDS \$6,242,847

EXPENDITURES

I. GENERAL FUND

Operations

Public Safety	
Fire Department	\$706,810
Police	\$716,078
Administration, Finance & Technology	
Administration	\$657,321
Insurance/Bonding	\$128,519
Information Technology/Telecommunications	\$94,800
Governing Board	\$29,210
Public Works & Maintenance	
Public Works	\$350,185
Sanitation	\$210,800
Recreation	
Lake	\$197,990
Parks & Recreation	\$120,792
Golf Course	\$81,000
Beach & Marina	\$12,720
Community Enhancement	
Community Development	\$250,494
Economic Development	\$46,500

Capital Outlay and Debt Service

Capital Outlay & Projects	\$778,050
Transfer to Capital Reserve Fund	\$250,716
Debt Service (all general fund depts.)	\$179,862
Transfer to Water/Sewer	\$0
Transfer to Fund Equity	\$0

TOTAL GENERAL \$4,811,847

Budget Message

June 9, 2015

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II. WATER/SEWER FUND

Sewer Operations	\$386,175
Water Operations	\$163,993
Capital Outlay	\$228,050
Debt Service	\$134,133
Transfer to Equity	\$58,149
TOTAL WATER/SEWER	\$970,500

III. ELECTRIC FUND

Operations	\$190,500
Capital Outlay	\$80,000
Debt Service	\$0
Transfer to Silt Reserve	\$50,000
Transfer to General Fund	\$140,000
TOTAL ELECTRIC	\$460,500

<u>TOTAL EXPENDITURES - ALL FUNDS</u>	<u>\$6,242,847</u>
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Budget Message**June 9, 2015****Page 5****FUND BALANCES**

Our finance director has provided the following information regarding the fund balance or retained earnings for the town's three operating funds and three reserve funds:

Operating Funds	<u>June 30, 2014¹</u>	<u>June 30, 2015²</u>	<u>Budgeted Changes in FY 2015/16</u>
General Fund ³	\$1,549,308	\$1,523,320	- \$16,306
Water/Sewer Fund ⁴	\$20,582	\$52,900	+ \$58,149
Electric Fund ⁴	\$974,586	\$772,847	- \$140,000

Reserve Funds

Bridge Preservation Fund ⁵	\$70,000	\$72,500	NONE
Silt Removal Fund	\$336,345	\$493,575	- \$140,000
Capital Reserve Fund	\$224,060	\$103,060	- \$100,000

Notes: 1 - From Audit Report for FY2013-14

2 - Estimates provided by finance director and based upon data available on May 30, 2015

3 - General Fund amounts are fund balances

4 - Water/Sewer Fund and Electric Fund represent cash & cash equivalents

5 - The Bridge Preservation Fund was established with \$120,000 from the NCDOT for the long-term maintenance of the old bridge across the Rocky Broad river. \$50,000 has been advanced to the Flowering Bridge organization and in 2014/15 they began to pay it back with a \$2,500 check.

At the conclusion of the current budget year (FY14/15), the Town is projected to have over \$3 million in various reserve funds. All but the water-sewer fund are healthy. The water-sewer fund balance remains far too low to provide adequate protection for unforeseen expenses, but the proposed FY15/16 budget plans for a \$58,000 increase in the fund balance.

In the 2015/16 budget, the planned transfers into or out of the reserve funds are:

- A \$140,000 withdrawal from the hydroelectric fund balance to be used for dredging operations
- A \$190,000 withdrawal from the silt removal reserve fund, to be used for dredging operations
- A \$100,000 withdrawal from the Capital Reserve Fund. 3 cents of the ad valorem tax revenues are dedicated to capital improvements and infrastructure projects, funded either in the current budget year, for future capital expenditures or for debt payments on infrastructure improvements.
- A \$16,306 withdrawal from the general fund to balance the budget
- A \$50,000 contribution into to the silt removal reserve fund from hydroelectric generation
- A \$58,149 contribution into the water/sewer fund to replenish reserves

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PROPERTY TAX RATES AND REVENUES

Ad valorem taxes on real property contribute about half of the annual town revenues, with the remainder coming from the state, from grants and from local fees. In 2011, a countywide property revaluation occurred and reduced the total property value in Lake Lure, resulting in an increase in the ad valorem tax rate in order to keep overall tax revenues neutral.

Year	Property Tax Revenues	Other Revenues
2007/8*	\$2,105,476 (\$0.21 rate)	\$2,002,273
2008/9	\$2,060,812 (\$0.21 rate)	\$1,743,706
2009/10	\$2,112,710 (\$0.21 rate)	\$1,846,224
2010/11	\$2,156,324 (\$0.21 rate)	\$2,161,819
2011/12	\$2,158,569 (\$0.21 rate)	\$1,660,374
2012/13*	\$2,124,073 (\$0.246 rate)	\$1,670,277
2013/14	\$2,335,023 (\$0.276 rate)	\$1,735,199
2014/15	\$2,327,797 (\$0.276 rate)	\$2,272,312
Projected		
2015/16	\$2,337,636 (\$0.276 rate)	\$2,474,211

*the year following a countywide revaluation of property

Composition of the Local Tax Rate:

Municipal tax	15.4 cents
Fire tax	9.2 cents
Capital improvements	<u>3.0 cents</u>
Total tax rate	27.6 cents

+ Rutherford County 60.7 cents (2014/15 rate)

For the Lake Lure taxpayer, 32% of their property tax bill supports their Lake Lure budget and 68% supports Rutherford County's budget. The Town has no involvement in the setting of the county rates, the collection of the taxes or the spending priorities within the county budget.

A tax rate of 27.6 cents puts Lake Lure in line with other comparable municipalities that are responsibly funding their operations, their capital improvements and capital reserves. We looked at other retirement/resort communities of similar populations and tax valuations and found that, comparatively, Lake Lure taxpayers pay less than their counterparts in these other communities and have a significantly lower debt burden. An alternative to increased taxes is to reduce the level of town services provided (staffing, assets and infrastructure.) Based on extensive feedback from the community over the last two years and support for the visible progress and improvements, the Council supports the current range of services provided by the town. In addition, the Council is funding direct investments in economic development to enhance the local economy.

Budget Message**June 9, 2015****Page 7****BUDGET DISCUSSION**

As required by state law, the proposed town budget now before you is balanced. In comparison to last year, overall revenues and expenditures are projected to increase by \$144,024 (2.4%). Operating costs have been reduced in several departments.

	Budget FY 14/15*	Budget FY 15/16	Difference	% Change
General Fund	\$4,600,110	\$4,811,847	+\$211,737	+4.6%
Water/Sewer Fund	\$889,825	\$970,500	+\$80,675	+9.4%
<u>Electric Fund</u>	<u>\$608,888</u>	<u>\$460,500</u>	<u>-\$148,388</u>	<u>-24.4%</u>
Total	\$6,098,823	\$6,242,847	+\$144,024	+2.4%

*as amended by Town Council during the year

The chart on the next page shows the proposed General Fund budget by department and the comparison to FY14/15. For each department, the portion of the total property tax assessment is shown. Property tax revenues supplement any other fees or revenues received from external sources.

GENERAL FUND

Comparison of proposed budget with prior year

		FY 2015/16				FY 2014/2015 Budget as of May 2015			
Function	Appropriation	Portion Funded By Property Tax	Tax Rate Equivalent	Appropriation	Portion Funded By Property Tax	Tax Rate Equivalent			
Fire (includes debt service and truck replacement)	\$783,464	\$775,414	9.2 cents	\$745,422	\$729,852	8.7 cents			
Police	\$716,078	\$343,685	4 cents	\$716,207	\$373,194	4.4 cents			
Administration	\$657,321	\$306,180	3.6 cents	\$674,860	\$342,840	4.1 cents			
Transfer to Capital Reserve Fund	\$250,716	\$250,716	3 cents	\$100,000	\$54,257	.7 cents			
Public Works	\$350,185	\$168,367	2 cents	\$353,145	\$179,974	2.1 cents			
Capital Improvements/Special Projects	\$748,050	\$113,198	1.3 cents	\$695,445	\$239,543	2.8 cents			
Community Development	\$250,494	\$110,520	1.3 cents	\$259,245	\$120,691	1.4 cents			
Sanitation	\$210,800	\$95,298	1.1 cents	\$208,400	\$106,167	1.3 cents			
Debt Service (excludes fire)	\$133,208	\$64,046	.7 cents	\$136,286	\$64,826	0.9 cents			
Insurance/Bonding	\$128,519	\$61,791	.7 cents	\$132,500	\$71,890	0.8 cents			
Golf	\$81,000	\$38,944	.5 cents	\$81,000	\$43,948	0.5 cents			
Technology/Telecomm	\$94,800	\$45,579	.5 cents	\$66,400	\$36,026	0.4 cents			
Economic Development	\$46,500	\$22,357	.3 cents	\$55,250	\$28,620	0.3 cents			
Town Council	\$29,210	\$14,044	.2 cents	\$29,210	\$15,848	0.2 cents			
Lake Operations	\$197,990	(\$36,906)	(.4 cents)	\$194,110	(\$47,482)	(.6 cents)			
Parks & Rec (including Beach, Marina and Tours)	\$133,512	(\$35,597)	(.4 cents)	\$131,537	(\$43,725)	(.5 cents)			
Contingency	N/A	N/A	N/A	\$21,093	\$11,328	0.1 cents			
Totals	\$4,811,847	\$2,337,636	27.6 cents	\$4,600,110	\$2,327,797	27.6 cents			

This estimated budget for FY2015-16 is based upon the following:

1. There is an assumption that there will be no annexations or major growth in population served during the subject fiscal year.
2. We are proposing to maintain the tax rate at \$0.276 this year, **although we propose to increase the fire tax rate and offset it with a reduction in the municipal tax rate.** On tax bills, citizens will see this in two component parts: an 18.4 cent rate for municipal services and a 9.2 cent rate for fire protection services. This should generate \$2,306,586 in tax revenue on real, personal and utility property, assuming a 97.82% collection rate on motor vehicles and a 97.86% collection rate on property other than motor vehicles. Real estate is valued at \$841,500,000 and motor vehicles are estimated to be \$12,500,000. Real estate valuations in Lake Lure decreased by \$267,000, or (0.0003)%
3. All fees and charges for town services have been reviewed and the budget assumes a 10% increase in water utility rates.
4. Fund Balances – this budget anticipates a \$16,306 withdrawal from the general fund balance and an elimination of the contingency line item. The budget also includes a net \$140,000 withdrawal from the hydroelectric fund and \$190,000 from the silt reserve fund to go toward dredging operations. The proposed budget also utilizes \$100,000 from the capital reserve fund, accumulated from 3 cents of tax earmarked for capital improvements in prior years.
5. Dredging - The proposed budget included \$300,000 for dredging-related expenses. This is part of a 10-year commitment to this critical, high-priority task as recommended by the Lake Advisory Board. In 2014/15, we did not spend as much on dredging as planned, as we encountered delays in obtaining new environmental permits. Thus, planned withdrawals from fund balances weren't made, so we've rolled these into the FY15/16 budget. It must be noted again that the strategy of using accumulated fund surpluses is not sustainable year after year. To maintain this level of annual dredging investment, the Town must find additional revenues (through taxes, fees or growth in property values) or eliminate services and associated costs from the budget.
6. Increases in Operating Costs
 - Medical Insurance costs increased 5%
 - Utility costs have increased 2%
7. 57% of the General Fund operating budget goes to Police, Fire and Administration services, which is common among municipalities. These services are outlined below:
 - Service Area: With a permanent population of 1,200 and seasonal population estimated at 10,000, the Town of Lake Lure covers 14 square miles [*note: it is larger than the combined areas of Hendersonville, Flat Rock, Laurel Park and 1/3 of Fletcher.*] In the five surrounding counties, only Asheville and Mills River are larger in area than Lake Lure. We have over 2,000 housing units and 51 miles of public roads separated by an 800 acre lake. There is over \$854 million in property value within the town limits.
 - Police: To protect the Lake Lure area effectively and safely, we have 8 patrol officers, an administrative assistant and a Police Chief. We provide 24-hour coverage by 2 officers as a crime deterrent, to provide prompt response throughout our service area and as safety backup for an officer on duty. Although we receive some support from county services (sheriff and EMS), these agencies cover a much larger region and have not committed to providing the service levels desired by the Town.

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- Fire: To provide fire protection, medical and rescue services throughout the town, we maintain a Lake Lure department (with 6 staff) and contract with 3 volunteer departments. This level of coverage affords a Class 6 insurance rating that directly reduces the costs of homeowner's insurance for each structure in town by as much as 50%. The collective savings to homeowners far exceeds the total fire protection budget. The Lake Lure fire budget represents 9.2 cents per \$100 of property value. Elsewhere in the county, that cost ranges from 3 cents (Chimney Rock Village) to 18 cents (Forest City). Most common is 8 or 9 cents per \$100.
 - Administration: the following functions are provided by 6 individuals and outside contractors in the Administration budget: Executive Management, Financial Management & Audit, Town Clerk/Recordkeeping, Human Resources, Customer Service, Legal services, Communications/Public Relations services.
8. Water and sewer operations are tracked in their own enterprise fund. In the last few years, we have stabilized these operations and continued a program of minor repairs and improvements. Of most concern is sewer operations, where compliance issues and challenges with our old and undersized plant have dramatically increased our annual operating costs. A proposed 10% increase in water rates will enable water revenues to cover operating costs of the municipal water system. In Lake Lure, the unique challenges of our geography, age of the infrastructure and small customer base make it hard to cover costs without setting unreasonably high rates. Several water and sewer projects are top priorities to be addressed using the Capital Reserve Fund and infrastructure loans.
9. Hydroelectric generation revenues in the Electric Fund are conservatively projected to be \$320,000. In addition to a \$50,000 contribution to the dredging/silt removal reserve fund, \$80,000 in plant improvements are budgeted as part of the multi-year capital improvement plan with over \$1 million in necessary maintenance and upgrades identified.
10. Golf Course – the golf course continues under the operation of the Lake Lure Golf Management, Inc., a family operation headed by Dale and Kathy Minick. The FY15/16 operating budget includes a \$75,000 subsidy to the course operator and \$6,000 for the maintenance of buildings. All other expenses, as well as revenues, profits or losses will be the responsibility of Lake Lure Golf Management. Course play and memberships continue to show a decline that matches overall industry trends. The Town has committed to this level of subsidy for another years, at which time the subsidy is anticipated to reduce by \$5,000 per year.
11. Parks & Rec: the proposed operating budget maintains \$10,000 of discretionary funding for projects as identified by the Parks & Recreation board.
12. The costs associated with the lake operations department (staff, supplies, fuel, lake dredging, fish stocking, outside services, environmental management) are fully covered through boat permit fees, as well as a \$75,000 annual contribution to the dredging program.

13. Debt Service – the budget contains the following debt payments:

General Fund

- Telephone System (paid off)	\$0
- Public Works Truck (through 2018)	\$15,911
- Police Vehicles (through 2019)	\$38,349
- Marina Renovation (through 2022)	\$65,000
- Fire Engine (through 2023)	\$40,574
- Interest on all loans	<u>\$20,028</u>
Total General Fund	\$179,862

Water and Sewer Fund

- Water Line Extension to Ingles (through 2026)	\$55,955
- Sewer Joint Wrapping Program (through 2029)	\$63,990
- Interest on all loans	<u>\$14,188</u>
Total Water and Sewer Fund	\$134,133

Total Debt Service \$313,995

Debt payments represent just 5% of our total budget.

14. Economic Development - the municipal budget includes direct investments to support economic development and enhancement of the community. In FY 15/16, the following investments are programmed:

- \$24,000 for Communications. We utilize a contract specialist for all public information and citizen education, including the authoring and design of newsletters, brochures, press releases, the Town website, and signage.
- \$12,500 for Community Branding. This is continue the implementation of the community branding and promotion recommended in the 2012 Market Study and Branding report, a joint initiative between Lake Lure and Chimney Rock Village. This will fund new signs, marketing and promotion materials.
- \$10,000 to support the Chamber of Commerce. The Chamber's mission is to facilitate economic development, business support and business recruitment. With this investment, the Town is outsourcing some economic development activities and deliverables to the Chamber's staff and board.

Budget Message**June 9, 2015****Page 12**

15. The budget includes \$1,086,100 in capital investments or special projects considered to be essential priorities. **Note that this is the largest level of capital spending in the last several years, but it is funded predominantly from accumulated reserves and not from current revenues.**

General Fund

- Silt Removal (regular maintenance dredging)	\$300,000
- Street Improvements (Boys Camp Road)	\$190,000
- Street Improvements (Parking Lot Repaving – ABC, Fire station, golf course)	\$85,000
- Street Improvements (Patching/paving using state Powell Bill funds)	\$69,200
- Police Car replacement (funded by a loan)	\$34,350
- Fire: 1 replacement pickup truck (retiring 3 surplus vehicles)	\$30,000
- Technology: new Audio/Video system for Council Chambers	\$20,000
- Beach: refurbish main beach house exterior	\$15,000
- Lake Ops: replace boat permit database	\$15,000
- Administration; operational efficiency study	\$6,000
- Police – equipment replacement (e.g., cameras, TASERs, radar)	\$5,500
- Technology Upgrades (desktops & printers)	\$5,000
- Public wi-fi on Memorial Highway	\$3,000

Water & Sewer Fund

- Wastewater treatment plant upgrade (grant/loan)	\$225,050
- Add outlets for portable generator	\$3,000

Hydroelectric Fund

- Rehab both butterfly valves	\$25,000
- Replace bearings on small generator	\$25,000
- Dam Inspection	\$10,000
- Calibrate Control Panel Relays	\$10,000
- Basement Re-wiring and lighting	\$10,000

Unfunded items on the 5-year Capital Improvement Plan

Buffalo Creek Park: develop expanded trailhead parking	\$20,000
Replacement 4WD dump truck	\$76,000
Maintenance vehicle replacements	\$90,000
Sewer: extend line to Point of View/Dam Marina	\$150,000
Dam Overlook Park	\$250,000
Firing Range Remediation	\$250,000
Town Center walkway to Chimney Rock Village	\$500,000
Morse Park Pedestrian Bridge (loan plus private grant)	\$500,000 to \$1,000,000
Morse Park Pedestrian Bridge (loan plus private grant)	\$500,000 to \$1,000,000
Town Center Improvements	TBD

16. Staffing: the budget assumes no changes in staffing, although two positions in Administration are less than 40 hours per week. There are currently 33.5 full-time equivalent positions, down from a peak of 43.5 in 2008-2009 and below the level in 2002.

Budget Message

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17. Salaries & Benefits: A 1.7% cost-of-living salary adjustment (C.O.L.A.) is included in the budget. The budget maintains current levels of contribution to retirement and healthcare benefits, which include:

- NC state employees retirement fund premiums (defined benefit plan)
- a 401K contribution match of up to 5% of earnings for all full-time employees
- Employee healthcare insurance premiums
- NC state retirees healthcare insurance premiums

No other salary increases or bonus programs are accommodated in the balanced budget.

18. Vehicles & Watercraft – in the coming year, we will continue our practice of retiring and consolidating these assets to ensure the smallest and most efficient fleet required to provide needed town services. We will utilize loans and the Capital Reserve Fund to refurbish or replace needed assets at the end of their usable life.

19. Outsourcing: we will continue to seek opportunities for outsourcing, keeping employee headcount low by using public tax dollars to contract with the private sector to provide municipal services.

We already contract for:

- garbage & recycling collection
- sewer treatment plant operation
- golf course operation
- beach and marina operation
- public information/town communications
- engineering
- legal
- financial audit

20. Contingency – this line item is typically used to cover unanticipated costs or needs during the year that were not appropriated elsewhere. Contingency funds are used only upon approval by the Town Council in a budget amendment. If unused at the end of the year, they can be appropriated for other purposes or returned to fund balance. To balance this year's budget, we have eliminated this line item. Thus, a significant, unplanned expenditure will need to be covered from accumulated fund balance in the General Fund (balance is currently \$1,523,320) upon approval by Town Council.

While this budget does not address every need, want, preference, desire, project, program, or requested capital item, it will provide for the continuation of the municipal services currently provided and at the level expected by our residents, while ensuring that we are maintaining the assets we have and making significant strategic investments in the community.

I hereby request your formal adoption of the town budget for Fiscal Year 2015-2016.

xc: Sam Karr, Finance Director
Andi Calvert, Town Clerk
Department Heads

ORDINANCE NO. 15-06-09

**AN ORDINANCE ADOPTING THE FISCAL
YEAR 2015-2016 BUDGET FOR THE TOWN
OF LAKE LURE, NORTH CAROLINA**

SECTION 1. In accordance with G.S. 159-13 (a), the Town Council of the Town of Lake Lure adopts this ordinance entitled Town of Lake Lure 2015-2016 Budget.

SECTION 2. This ordinance includes revenues and expenditures in the General Fund, Water/Sewer Fund and Electric Fund. Revenues and expenditures in those funds are as follows:

REVENUES

I. GENERAL FUND	
Ad Valorem and Vehicle Taxes	\$2,337,636
State Shared Revenues	\$1,171,800
Installment Loan (police vehicle & pw trk)	\$34,350
Lake	\$273,500
Beach & Tours	\$85,250
Marina	\$95,300
Facilities Rentals	\$33,030
Miscellaneous Revenues	\$42,400
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Admin. charge from Electric Fund	\$10,000
Transfer from Electric Fund	\$140,000
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Appr. Fund Balance - General Fund	\$16,306
TOTAL GENERAL FUND	\$4,811,847
II. WATER/SEWER FUND	
SRF Loan	\$225,050

Operating Revenues and Interest	\$745,450
TOTAL WATER/SEWER	\$970,500

III. ELECTRIC FUND	
Electric Receipts	\$320,500
Transfer from Fund Balance	\$140,000
TOTAL ELECTRIC	\$460,500

<u>GRAND TOTAL - ALL FUNDS</u>	<u>\$6,242,847</u>
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EXPENDITURES

I. GENERAL FUND	
Governing Board	\$29,210
Administration	\$657,321
Information Technology/Telecom	\$94,800
Police	\$716,078
Fire	\$706,810
Sanitation	\$210,800
Public Works	\$350,185
Economic Development	\$46,500
Community Development	\$250,494
Parks & Recreation	\$120,792
Beach & Marina	\$12,720
Golf	\$81,000
Lake	\$197,990
Capital Outlay	\$778,050
Debt Service	\$179,862
Non-Governmental	\$128,519
Transfers	\$250,716
TOTAL GENERAL	\$4,811,847

II. WATER/SEWER FUND	
Water	\$163,993
Sewer	\$386,175
Capital Outlay	\$228,050
Debt Service	\$134,133
Transfer to Equity	\$58,149

TOTAL WATER/SEWER	\$970,500
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Operations	\$190,500
Capital Outlay	\$80,000
Transfer to Silt Fund	\$50,000
Transfer to General Fund	\$140,000
TOTAL ELECTRIC FUND	\$460,500
<u>GRAND TOTAL ALL FUNDS</u>	<u>\$6,242,847</u>

SECTION 3. To achieve this budget program, the Town Council of the Town of Lake Lure, in accordance with G.S. 159-13 (c), ordains that the tax rate shall be \$0.276 per \$100.00 of property valuation (municipal services at \$0.184 per \$100.00 of property valuation and fire district tax at \$0.092 per \$100.00 of property valuation).

SECTION 4. Pursuant to the authority set forth in Article 20, Chapter 160A of the North Carolina General Statutes, the Town of Lake Lure and Rutherford County have entered into a contractual agreement to provide for centralized and systemized billing and collection of property taxes in Rutherford County. Under this agreement the County will perform for itself and the Town all of the tax collection functions prescribed in Subchapter 50 of Chapter 105 of the North Carolina General Statutes (often referred to as the Machinery Act). This joint tax collection system shall commence with the tax levy for the fiscal year beginning July 1, 2015. In accordance with section V. of this agreement, the Town of Lake Lure hereby adopts the same tax discount schedule as the County for the Town's tax levy for the fiscal year commencing July 1, 2015.

Adopted the 9th day of June, 2015.

ATTEST:

Bob Keith, Mayor

Andrea H. Calvert, Town Clerk

Ordinance No.

June 9, 2015

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APPROVED AS TO FORM:

J. Christopher Callahan
Town Attorney

Agenda Items: 10b



Town of
Lake Lure
est. 1927 North Carolina

Finance Director
MEMORANDUM

To: Town Manager, Mayor & Town Council
From: Sam A. Karr, Finance Director
Subject: Budget Amendment-Overruns & Silt Reserve Adjustments
Date: June 8, 2015

As we wind down this fiscal year, we need to clean up and address some over runs in the budget:

- Our IT transition incurred an additional upfront expense; to cover this over run of \$15,090, we would need to **transfer \$12,000 from Unemployment (#130) and \$3,090 from Insurance (#450).**
- Landfill tipping fees at the county increased at mid fiscal year, to cover the additional increase, **a transfer of \$4,800 to Tipping Fees (#696) from Insurance (#450).**
- During this past year we went through processing two abandoned structures and incurring demolition costs of \$16,170. A motion to **transfer \$16,170 from Contingency (#970) to Demolition (#599)** would be required.
- The waterline replacement project on Asa Gray exceeded our budget by \$5,940; we will have excess in our water operational budget to cover this; a transfer of **\$3,200 M&R Lines (#358) and \$2,740 M&R Equipment(#353)** would cover the additional expense.
- Various change orders for electrical improvements at the Hydro plant and further work on the taintor gate chains have incurred an additional \$23,829 and \$10,001, respectfully. To cover these overruns, we recommend **increasing Hydro revenues (presently, we are over our estimates by \$36,276 with one more month to fiscal year end) by \$33,830 and increasing line items #579 by \$10,001 and line item # 590 by \$23,829.**
- Part of the collections we received from ABC money is earmarked to be spent for Drug and Alcohol Education. We used **\$2,357 this past year and need to transfer that amount into the Police Dept. (#220) from ABC fund.**
- The last item to account for is the balance left over for silt removal. Since we didn't expend all the budgeted silt money this year we didn't need to make all transfers into the General Fund. **A motion to transfer \$50,000 from Silt Reserve to General and to budget \$125,393 as Silt Removal expense in the General Fund.**

Agenda Items: 10a



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL
HELD TUESDAY, MAY 12, 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 amended adding the following items:

- approval of a request from the Lake Lure Inn to suspend the Town's alcohol ordinance for events being held on specified dates at the Town's beach as item 12g on the consent agenda
- consideration of a recommendation from the Asset Management Task Force concerning the old EMS boathouse and property northwest of the dam as item 14c under new

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business.

Commissioner Diane Barrett seconded the motion and the vote of approval was unanimous.

**PUBLIC HEARING - PROPOSED ORDINANCE #15-05-12A: AN ORDINANCE
CONCERNING THE BOARD OF ADJUSTMENT; MODIFYING THE PROCEDURES
FOR NOTICES OF A HEARING**

Mayor Bob Keith opened the public hearing regarding proposed; no one requested to speak.

Council agreed to close the public hearing.

**CONSIDER ADOPTION OF ORDINANCE #15-05-12A: AN ORDINANCE
CONCERNING THE BOARD OF ADJUSTMENT; MODIFYING THE PROCEDURES
FOR NOTICES OF A HEARING**

Public notices were duly given and published in the Daily Courier newspaper.

Community Development Director Shannon Baldwin presented Ordinance No. 15-05-12A and gave a brief overview of the proposed ordinance explaining that the proposed amendment requires the owners of all parcels of land, any portion of which lies within 100 feet of the subject property, to receive notice via mail of BOA hearings. Currently only those owners of parcels of land abutting the parcel subject to the hearing receives notice via mail.

Attorney Chris Callahan asked how the 100 feet mentioned in the proposed ordinance would be measured. Mr. Baldwin explained that GIS will be used to determine which properties are within 100 feet of the subject property. Mr. Callahan suggested that the ordinance be amended to state that distance from the property will be determined by GIS.

After discussion, Commissioner John Moore made a motion to adopt Ordinance No. 15-05-12A as amended to include reference to GIS as the means of determining distance from the subject property. Commissioner Diane Barrett seconded the motion and the vote of approval was unanimous.

ORDINANCE NUMBER 15-05-12A

**AN ORDINANCE CONCERNING THE BOARD OF ADJUSTMENT; MODIFYING
THE PROCEDURES FOR NOTICES OF A HEARING**

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WHEREAS, N.C.G.S. § 160A-388 authorizes municipalities to establish boards of adjustment to hear and decide requests for variances and conditional use permits and appeals of decisions of administrative officials; and

WHEREAS, the Zoning Regulations of the Town of Lake Lure have established a board of adjustment for the purposes enumerated in N.C.G.S. § 160A-388; and

WHEREAS, Town Council further finds that expanding the requirements for notification of a hearing to encompass a greater area around the subject property is reasonable and in the public interest in that it ensures neighboring properties that may be impacted by the decision of the Board of Adjustment are informed about the request; and

WHEREAS, Town Council finds that this Ordinance is neither consistent nor inconsistent with the 2007-2027 Town of Lake Lure Comprehensive Plan; and

WHEREAS, the Lake Lure Town Council, after due notice, conducted a public hearing on May 12, 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 92.086 (B) of the Zoning Regulations of the Town of Lake Lure, concerning Notice of Hearing, is hereby amended as follows:

Notice of Hearing. Notice of hearings conducted pursuant to this section shall be mailed to the person or entity whose appeal or application is the subject of the hearing, to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; to the owners of all parcels of land within 100 feet of the land (as determined by GIS) that is the subject of the hearing; and to any other persons entitled to receive notice as provided by these regulations. In the absence of evidence to the contrary, the Town may rely on the Rutherford County tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least 10 days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the Town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way. In addition, notice of a hearing on an application for a conditional use permit shall be posted at Town Hall and published in a newspaper having general circulation in the Town within that same time period.

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

SECTION THREE. In administering this Ordinance, the Town shall have all the remedies and enforcement powers contained in Article 13 of the Zoning Regulations, as supplemented herein, and as provided by the General Statutes.

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

SECTION FIVE. 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 SIX. 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 SEVEN. This ordinance shall be in full force and effect from and after its enactment.

Adopted this 12th day of May, 2015.

PUBLIC HEARING - PROPOSED ORDINANCE #15-05-12B: AN ORDINANCE AMENDING SECTION 94.14, MARINAS, OF THE LAKE STRUCTURE REGULATIONS OF THE TOWN OF LAKE LURE

Mayor Bob Keith opened the public hearing regarding proposed; no one requested to speak.

Council agreed to close the public hearing.

CONSIDER ADOPTION OF ORDINANCE #15-05-12B: AN ORDINANCE AMENDING SECTION 94.14, MARINAS, OF THE LAKE STRUCTURE REGULATIONS OF THE TOWN OF LAKE LURE

Public notices were duly given and published in the Daily Courier newspaper.

Clint Calhoun presented Ordinance No. 15-05-12B as recommended by the Lake Advisory Board and gave an overview of the proposed amendment.

Council members discussed the potential impacts of the proposed ordinance.

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After further discussion, Commissioner John Moore made a motion to adopt Ordinance #15-05-12B as presented and as recommended by the Lake Advisory Board. Commissioner Bob Cameron seconded the motion. Commissioner Bob Cameron, Commissioner John Moore, and Commissioner Diane Barrett vote in favor of the motion. Commissioner Mary Ann Silvey opposed. The motion passed with a vote of 3 to 1.

ORDINANCE NUMBER 15-05-12B

**AN ORDINANCE AMENDING SECTION 94.14 MARINAS OF THE LAKE
STRUCTURE REGULATIONS OF THE TOWN OF LAKE LURE**

WHEREAS, the Town of Lake Lure Lake Advisory Board has recommended modifications to Chapter 94, concerning marinas of the Lake Structure Regulations of the Town of Lake Lure; and

WHEREAS, the Lake Lure Town Council, after due notice, conducted a public hearing on the 12th day of May, 2015, upon the question of amending the Lake Structure 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 TOWN COUNCIL VOTING IN THE AFFIRMATIVE.

SECTION ONE. Section 94.14 of the Lake Structure Regulations of the Town of Lake Lure is hereby amended by replacing 94.14(B) with the following:

§ 94.14 MARINAS

(B) Marinas must meet the following standards:

- (1) Shall only be installed adjacent to upland lot(s) zoned for commercial or resort use.
- (2) The same requirements shall apply to marinas as do to all other lake structures except individual slips or moorings shall not be enclosed or covered. Canopies attached to or installed above boat lifts are considered roofs and are prohibited in marinas.
- (3) Such facilities may not have more than five permanent or temporary moorings for each 100 feet of shoreline that is owned by the applicant. The lakefront property that is used in the formula for determining the number of moorings must be contiguous with the site of the proposed marina.

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- (4) The shoreline must be free of any other lake structures that could be used specifically for the purpose of mooring boats. This does not include seawalls, boardwalks, docks, or gazebos that are used for access, protection from direct sun and rain, and as collection areas for users of the facility. Such structures must meet the following standards:
- a. Shall not have any tie-up points or cleats that would allow a boat to be moored, thereby changing the structure's function.
 - b. Shall not exceed a height of 15 feet above the shoreline elevation of 990 feet MSL.
 - c. Shall not exceed 1200 square feet.
 - d. Shall be completely open on all sides.
- (5) Existing private docks or boathouses must be removed prior to construction of a marina and no private docks or boathouses can be applied for or constructed adjacent to the upland lot(s) that are associated with a marina.
- (6) All moorings shall be classified as permanent or temporary, numbered, and with signage that is viewable from the lake which indicates classification and number of each mooring.
- (7) These limitations shall not apply to any marina owned by the Town.

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

SECTION TWO. Any person violating the provisions of this ordinance shall be subject to the penalties set forth in Section 94.99 of the Lake Structure Regulations.

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

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

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SECTION SIX. This ordinance shall be in full force and effect from and after the date of its adoption.

Adopted this 14th day of May, 2015.

PUBLIC FORUM

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

Fran Nordt of 156 Hilltop Court asked for an update on proposed road improvements for Boys Camp Road.

Town Manager Chris Braund explained that the Town is currently accepting bids for the project and that the project should be awarded in the next couple of weeks.

STAFF REPORTS

Town Manager Chris Braund presented the town manager's report dated May 12, 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.

Commissioner Mary Ann Silvey reported the activities of the Lake Advisory Board Lake and the Lake Lure ABC 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 made a motion to approve the consent agenda as amended. Commissioner Mary Ann Silvey seconded the motion and the vote of approval was unanimous. Therefore, the consent agenda incorporating the following items was unanimously approved and adopted:

- a. minutes of the April 14, 2015 regular meeting;

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- b. a budget amendment moving \$5,000 from Geese Mitigation (#633) and \$6,000 from supplies materials (#215) from the Park & Recreation board's operational budget to Capital Outlay (#593) Docks to help fund building docks behind the ABC store/police boat house as discussed at the last town meeting and recommended by town staff and the Parks & Recreation Board;
- c. a budget amendment increasing capital outlays in sewer (WWTP upgrades#583) to \$60,000 and increasing revenues in Water/Sewer fund by \$60,000 (\$50,000 grant proceeds and \$10,000 W/S fund equity for the planning grant/Interconnect TAG as outlined in memo dated May 7, 2015 submitted by Finance Director Sam Karr (copy of memo attached);
- d. Resolution No. 15-05-12 Corporate Authorization with Carolina Trust Bank and account agreements between the Town of Lake Lure and Carolina Trust Bank as submitted by Finance Officer Sam Karr;
- e. a request submitted by Sheila Keller to suspend the alcohol ordinance for a wedding reception being held in the Community Hall on July 25, 2015;
- f. declare the Town's 1986 Chevrolet military truck as town surplus and approve sale of the vehicle and agree to reallocate funds from the sale back to Lake Lure Fire Department; and
- g. a request to suspend the Town's alcohol ordinance in order to allow serving of beer and wine for events being held on the following dates at the Town's beach as submitted by Patrick Bryant on behalf of the 1927 Lake Lure Inn and Spa
 - Friday, May 15, 2015 (6pm - 10pm)
 - Wednesday, May 20, 2015 (6pm - 10pm)
 - Friday, May 22, 2015 (8pm - 10pm)
 - Saturday, May 23, 2015 (8pm - 10pm)
 - Friday, May 29, 2015 (7pm - 10pm)
 - Saturday, May 30, 2015 (7pm - 10pm)
 - Friday, June 5, 2015 (8pm - 10pm)
 - Saturday, June 6, 2015 (7pm - 10pm)

End of Consent Agenda.

NEW BUSINESS:

- a. **PRESENTATION REGARDING CHAMBER GOALS, INITIATIVES AND ACCOMPLISHMENTS**

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Tommy Hartzog thanked chamber board members present for their volunteer work.

Mr. Hartzog and Kevin Cooley distributed handouts to council and gave a presentation outlining the Chamber's goals, initiatives and accomplishments in regards to the Town's continuing financial support of the Chamber at the current funding level.

NEW BUSINESS:

- b. CONSIDER ADOPTION OF ORDINANCE NO. 15-05-12C: AN ORDINANCE TO AMEND CHAPTER 63 OF THE CODE OF ORDINANCES OF THE TOWN OF LAKE LURE GOVERNING CONSUMPTION OF MALT BEVERAGES, UNFORTIFIED WINE, FORTIFIED WINE, SPIRITUOUS LIQUOR OR MIXED BEVERAGES IN CERTAIN PLACES**

Town Manager Chris Braund presented proposed Ordinance 15-05-12C and gave an overview of the proposed ordinance.

Commissioner Bob Cameron made a motion adopt Ordinance No. 15-05-12C as presented. Commissioner Mary Ann Silvey seconded the motion and the vote of approval was unanimous.

ORDINANCE NO. 15-05-12C

AN ORDINANCE TO AMEND CHAPTER 63 OF THE CODE OF ORDINANCES OF THE TOWN OF LAKE LURE GOVERNING CONSUMPTION OF MALT BEVERAGES, UNFORTIFIED WINE, FORTIFIED WINE, SPIRITUOUS LIQUOR, OR MIXED BEVERAGES IN CERTAIN PLACES

WHEREAS, the town of Lake Lure is a tourist destination and increasingly so for weddings;
and

WHEREAS, the Town Council of the Town of Lake Lure, North Carolina, upon recommendation of the Town Manager, deems it in the best to enact a certain amendment to the existing ordinance to streamline a routine process and improve response time for customers.

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:

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SECTION ONE. CHAPTER 63 of the Code of Ordinances of the Town of Lake Lure, concerning LIQUOR CONTROL, is hereby amended as follows:

Section 63.01 Consumption of malt beverages and unfortified wine, spirituous liquors, or mixed beverages

No person shall consume malt beverages or unfortified wine, fortified wine, spirituous liquors, or mixed beverages, as defined in G.S. 18B-101, on or within the rights-of-way of the public streets, alleys, or sidewalks or community center, or on the town beach, or any other town-owned property (excluding the Lake, on which state law concerning alcohol consumption will apply and be enforced) unless a permit is received therefor from the town. It is further provided an open container shall be prima facie evidence of consumption under this chapter.

(Ord., passed 4-23-91; Am. Ord., passed 5-10-94)

63.02 Permit

The ~~Town Council~~ Town Manager and Police Chief may jointly grant a permit allowing consumption of either malt beverages, unfortified wine, fortified wine, spirituous liquor and/or mixed beverages for special events on ~~the town beach or within the community center, town property~~ and the permit shall be in writing and describe the location, type of beverage to be served and the date and hours in which the operation of this chapter shall be temporarily suspended for said special event. If a party applies for a permit and the permit is denied by the Town Manager and/or Police Chief the denial may be appealed to the Town of Lake Lure's Town Council.

(Ord., passed 4-23-91; Am. Ord., passed 5-12-15)

63.99 Penalty

Violation of this chapter shall be a misdemeanor and punishable on conviction by a fine not exceeding \$50 or by imprisonment not exceeding 30 days, as provided by G.S. 14-4.

(Ord., passed 4-23-91)

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

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

SECTION THREE. This ordinance shall be in full force and effect from and after the date of its adoption.

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Adopted this 12th day of May, 2015.

NEW BUSINESS:

c. ASSET MANAGEMENT TASK FORCE RECOMENDATIONS

Town Manager Chris Braund presented information relating to a recommendation from the Asset Management Task Force concerning the proposed sale of property at the old EMS boathouse northwest of the dam stating that the group believes there is market potential for this property as a lake-access lot with protected boat storage, either for residential or commercial purposes.

Council members discussed the potential benefit to the town.

After further discussion, Commissioner Bob Cameron made a motion to approve the Asset Management Task Force recommendation and authorize the advertisement of the old EMS boathouse and property (northwest of the dam) for sale using the public upset bidding process. Commissioner Mary Ann seconded the motion and the vote of approval was unanimous.

NEW BUSINESS:

d. BUDGET DISCUSSION

Town Manager Chris Braund provided Town Council members copies of a draft budget for fiscal year 2015-2016 and reviewed the proposed budget.

Council Members agreed to review the draft budget on their own and to contact the town manager if they see a need to set up a budget workshop to discuss the proposed budget as a group.

ADJOURN THE MEETING

With no further items of discussion, Commissioner Bob Cameron made a motion to adjourn the meeting at 7:55 p.m. Commissioner Mary Ann Silvey seconded the motion and the vote of approval was unanimous.

ATTEST:

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Andrea H. Calvert

Mayor Bob Keith

Agenda Items: 12b

GENERAL FEES

TOWN OF LAKE LURE
FY 2014-2015 FEE SCHEDULE

Rental Facilities	Standard Rate	Discounted Rate (for qualifying charitable events /Town Employees		Security Deposit	Trash Disposal Fee
Lake Lure Pavilion (Gazebo) - per event	\$500	\$100		\$250	\$189
Community Hall - Half Day Rental (<4 Hours)	\$100	\$50		\$250	
Community Hall - Full Day Rental (>4 Hours)	\$200	\$50		\$250	
Morse Park Meadows Rental Rates	Standard Rate			Security Deposit	Trash Disposal
Meadows - Full Day Rental	\$250			\$250	\$189
Meadows - Full Day Rental - Qualifying Charitable Event	\$100			\$250	\$189
Electric Hook-up	\$10 per day				
Water Hook-up	\$10 per day				
Beer & Wine Permits	Beer	Fortified Wine & Unfortified Wine	Unfortified Wine	Fortified Wine	
Off Premise (annual)	\$5	\$10	\$10		
On Premise (annual)	\$15	\$15	\$10	\$15	
Public Records Research & Reproduction (extensive)					
Labor - Town Manager (hourly rate)	\$75				
Labor - Town Clerk (hourly rate)	\$25				
Paper Copies (Black/White) each	\$0.05				
Paper Copies -Color (each page)	\$0.10				
CD/DVD	\$5				
Other Administrative Fees/Rates					
Lake Lure License Plates	\$15				
Lake Front Address Signs	\$15				
County Maps	\$5				
Copies (each 8 1/2" X 11")	\$0.25				
Large Format Copy Black/White 24"	\$3.00				
Large Format Copy Black/White 36"	\$4.00				
Large Format CopyBlack/White 42"	\$5.00				
Large Format Copy Color 24"	\$6.00				
Large Format Copy Color 36"	\$8.00				
Large Format Copy Color 42"	\$10.00				
Fax (sending)	\$5, for up to 5 pgs. \$1/each add. pg.				
NSF - Return Check Fee	\$25				
Printed Police Report	\$3				

FIRE (these fee do not apply to non-profit and charitable events in Town)

Fire Inspection	Inspection Fee	Reinspection	2nd Reinspection
0 - 2,500 Square Feet	\$20.00	No Fee	\$40.00
2501 - 5,000 Square Feet	\$30.00	No Fee	\$60.00
5,001 - 10,000 Square Feet	\$50.00	No Fee	\$100.00
10,001 - 25,000 Square Feet	\$60.00	No Fee	\$120.00
25,001 - 50,000 Square Feet	\$70.00	No Fee	\$140.00
50,001 - 100,000 Square Feet	\$80.00	No Fee	\$160.00
100,001 - 500,000 Square Feet	\$100.00	No Fee	\$200.00
500,001 - PLUS Square Feet	\$150.00	No Fee	\$300.00
Carnivals and Fairs	\$50 per event		
Covered Mall Buildings	\$500 per year		
Explosives	\$50 for 48 hours		
	\$100 for 30 days		
Use of Outdoor Fireworks (does not include personnel or standby)	\$100 per event		
	\$500/event after 5th permit issued in fiscal year		
Flammable Liquids	\$50.00		
Fumigation and thermal insecticidal fogging	\$100.00		
Liquid or gas vehicles or equip. in assembly	\$50.00		
Open burning and open flame use	\$50.00		
Pyrotechnics Special Effects	\$50.00		
Fireworks Tent	\$300 for 30 days		
Assembly Tent	\$50.00		
All other Tents requiring a Permit			
Any other operational permits not listed above required by NC Fire Code	\$50.00		
Dedicated Services of Fire/Rescue Personnel			
Firefighter (hourly rate or portion of any hour, 2-hour min.)	\$30.00		
Fire Inspector/Company Officer (hourly rate or portion of any hour, 2-hour min.)	\$50.00		
Chief Officer (hourly rate or portion of any hour, 2-hour min.)			
Dedicated Stanby of Emergency Apparatus			
Support Vehicle Chiefs Vehicle	\$25 per hour		
Light duty/quick response vehicle, boat	\$50 per hour		
Brush Truck	\$75 per hour		
Fireboat	\$100 per hour		
Fire Engine/Tanker	\$150 per hour		

**TOWN OF LAKE LURE
FY 2014-2015 FEE SCHEDULE**

LAKE USE

Boat Permits	Annual Fee	Weekly Fee	Daily Fee
Resident Annual Motorized Boat Permit	\$176		
Resident Annual Motorized Weekday Only Boat Permit	\$94		
Resident Annual Motorized 10hp or Less Boat Permit	\$94		
Weekly Timeshare Boat Permit	\$176		
Annual Motorized Fishing Boat Permit (Resident)	\$66		
Annual Motorized Fishing Boat Permit (Non-resident)	\$121		
Non-resident Annual Motorized Boat Permit	\$560		
Non-resident Annual Motorized Weekday Only Boat Permit	\$341		
Non-resident Annual Motorized 10hp or Less Boat Permit	\$341		
Annual Motorized Boat Permit - volunteer firefighters, EMS, town employees	1 complimentary		
Daily Motorized Boat Permit (Nonpeak)			\$33
Daily Motorized Boat Peak Weekday Only Permit			\$50
Weekly Motorized Boat Permit (Peak Season)		\$231	
Weekly Motorized Boat Permit (Non-peak Season)		\$121	
Annual Non-motorized Boat Permit	\$28		
Weekly Non-motorized Boat Permit		\$13	
Daily Non-motorized Boat Permit			\$7
Boat Permit Replacement Fee - motorized	\$17		
Boat Permit Replacement Fee - non-motorized	\$11		
Temporary Permit (Special Use)	\$11		
Commercial License Fee	\$38		
Commercial License Fee (Service & Real Estate Classifications)	\$22		
Surcharge for Processing a Commercial License Application Received After the Deadline	\$100		
1st Boat - Commercial Motorized Boat Permit Classifications 1 (Livery), 2 (Resort), 3 (Camps), 4 (Ski-Schools), 5 (Tour Boats), & 6 (Fishing Guides)	\$286		
2nd Boat - Commercial Motorized Boat Permit Classifications 1 (Livery), 2 (Resort), 3 (Camps), 4 (Ski-Schools), 5 (Tour Boats), & 6 (Fishing Guides)	\$396		
3rd Boat - Commercial Motorized Boat Permit Classifications 1 (Livery), 2 (Resort), 3 (Camps), 4 (Ski-Schools), 5 (Tour Boats), & 6 (Fishing Guides)	\$572		
Each Additional Boat - Commercial Motorized Boat Permit Classifications 1 (Livery), 2 (Resort), 3 (Camps), 4 (Ski-Schools), 5 (Tour Boats), & 6 (Fishing Guides)	\$737		
Commercial Motorized Boat Permit Classifications 7 (Service boats) and 8 (Realtors) - 1st Boat	\$231		
Commercial Motorized Boat Permit Classifications 7 (Service boats) and 8 (Realtors) - 2nd Boat	\$396		
Commercial Motorized Boat Permit Classifications 7 (Service boats) and 8 (Realtors) - 3rd Boat	\$572		
Commercial Motorized 10hp or Less	\$176		
Commercial Non-motorized	\$44		
Marina Slip Rentals	Annual Fee		
Annual Boat Slip Fee (Property Owners/Residents)	\$1,100		
Annual Boat Slip Fee (Non-residents)	\$1,500		
Civil Penalties (Lake Citations)	1st Offense	2nd Offense	3rd Offense
Class A	\$50		
Class B	\$65	\$125	\$250
Class C	\$125	\$250	\$500
Class D	\$1,000		
Lake Structure Applications			
Lake Structure Permit	\$150		
Shoreline Stabilization	\$0		
Seawall Exemption	\$100		
Decktop Accessory Structure	\$100		
Lake Structure Variance	\$100		
Lake Structure Adm. Appeal	\$100		

**TOWN OF LAKE LURE
FY 2014-2015 FEE SCHEDULE**

LAND USE

Subdivision Applications			
Master Plan Application	\$205		
Minor - Final Plat	\$155		
Major Preliminary Plat	\$510 + \$21 per lot		
Major Final Plat	\$310		
Plat Review	\$55		
Professional Fees for DRC Reviews	<1 acres of land disturbance	1-5 acres of land disturbance	5 or more acres of land disturbance
Erosion Control Plan	\$155	\$240	\$345
Stormwater System	\$155	\$240	\$345
Water System	\$55	\$205	\$255
Sewer System	\$55	\$205	\$330
Road Plan	\$30	\$135	\$270
Sketch Plan (if requested)	\$230	\$230	\$230
Each additional acre			\$55
Zoning Applications			
Certificate of Zoning Compliance	see below		
Class I	\$130		
Class II	\$155		
Class III	\$180		
Class IV	\$205		
Vacation Rental Permit	\$255		
Conditional Use Permit	\$255		
Special Use Permit	\$255		
Conditional District Application	\$650		
Community Shopping Center	\$510		
Zoning Variance	\$255		
Zoning Text Amendment	\$510		
Zoning Map Amendment	\$510		
Zoning Appeal	\$310		
Permanent Sign	\$55 + \$1 per sq. ft. over 24		
Temporary Sign	\$55 + \$1 per day (waived for nonprofit comm. events)		
Civil Penalties for Zoning Violations			
Notice of Violation	\$0		
1st Citation	\$40		
2nd Citation	\$80		
3rd Citation	\$160		
4th Citation	\$320		
Code Enforcement Appeal (Non-Zoning)			
Appeals Other than Zoning	\$50		
GIS Maps (Custom Mapping)			
24"	\$15		
36"	\$20		
42"	\$25		

ENVIRONMENTAL MANAGEMENT

Land Disturbance Applications	<1 acres of land disturbance	1-4.9 acres of land disturbance	5 or more acres of disturbance
<100 sq. ft.	no permit		
100 sq. ft. - 499 sq. ft.	\$10		
500 sq. ft. - 10,000 sq. ft.	\$100		
> 10,000 sq. ft.	\$100/10,000 sq. ft.		
One Acre (43,560Sq. Ft.)		\$400	
Each 10,000 over 1 acre		\$100	
Five Acres			\$2,500
Each Additional Acre			\$500
Licenses			
Tree Service Provider	\$10.00		
Tree Service Handbook	\$12.50		

**TOWN OF LAKE LURE
FY 2015-2016 FEE SCHEDULE**

UTILITY BILLING

Effective: _____

Water & Sewer Connections	Water Inside Rate	Water Outside Rate	Sewer Inside Rate (If also a Water Customer)	Sewer Only Inside Rate	Sewer Outside Rate
Connection 3/4" or less	\$1,155	\$1,445			
Connection 1"	\$1,735	\$2,080			
Connection 2"	\$2,890	\$3,235			
Connection 3"	\$4,045	\$4,620			
Connection 4"	\$5,780	\$6,355			
Connection 4" or less				\$1,155	\$1,445
Connection 6"				\$1,735	\$2,080
Connections 8"				\$2,890	\$3,235
Discovery of Unapproved Connection:				Double Tap Fee + 2 yrs service back pay	
Bimonthly Water Rates					
Basic Service Residential	\$54.00	\$108.00			
Basic Service Commercial	\$65.00	\$128.00			
Usage 0-5,000 gals. (per 1,000 gal. rate)	\$4.46	\$8.91			
Usage over 5,000 - 20,000 gals.	\$5.12	\$10.18			
Usage over 20,000 gals.	\$5.72	\$11.50			
Bimonthly Sewer Rates					
Residential User			\$65.00	\$77.00	\$154
Comm.- Small User			\$105.00	\$105.00	\$210
Comm.-Medium User			\$210.00	\$210.00	\$420
Comm.- Large User			\$330.00	\$330.00	\$660
Comm.- X Large User			\$725.00	\$725.00	\$1,450
Comm.- XX Large User			\$1,450.00	\$1,450.00	\$2,900
Other Fees					
Late Payment	\$25.00	\$25.00		\$25.00	\$25.00
Water Turn-On Fee (voluntarily turned off)	\$40.00	\$40.00			
Transfer Fee	\$20.00	\$20.00		\$20.00	\$20.00
Re-connection Fee (non-payment cutoff)	\$200.00	\$200.00		\$200.00	\$200.00

Chimney Rock Water Bimonthly Rates	Basic Service
Basic Service Residential	\$60.00
Usage 0-5,000 gals. (per 1,000 gal. rate)	\$2.50
Usage over 5,000 - 20,000 gals.	\$3.00
Usage over 20,000 gals.	\$4.00

Garbage / Recycling			
Curbside Residential Garbage Collection (weekly)	free		included in taxes
Curbside Collection of Hard Trash or Lake Debris	free		by appointment
Curbside Recycling Collections	\$8.50/month		
Recycle Bins (each)	\$9.00		
Recycle Bin Lids (each)	\$6.00		

Agenda Items: 12a

Andi Calvert

From: Vic Knight <vic@knightstrategies.org>
Sent: Thursday, June 4, 2015 7:04 PM
To: Andi Calvert
Cc: Shannon Baldwin; 'Russ Pitts'
Subject: LLCA Landscape Installation Schedule Revision Request
Attachments: L-1 06-04-2015.pdf

Andi,

Shannon told me you were out of the office today. Please find the attached Landscape Plan for LLCA. We are requesting to be added to the Town Council Consent Agenda for next week. Our proposal for Council's consideration is to phase the landscaping so that the majority of the trees can be planted this fall when weather conditions are more favorable for their survival. As the drawing indicates, we are proposing to install the plants at the building entrance and at the main driveway entrance by August 26th. The grass seeding and mulching would also be completed by August 26th. The remainder of the trees and shrubs would be installed no later than the end of November but as soon as weather conditions are favorable. All other aspects of the building and site construction will be completed in order to get an Certificate of Occupancy on August 26th so we would need Condition Zoning Approval based on the phased landscape approach.

Thank you for your time. Please let me know if you have any questions or need any additional information.

Vic Knight

President

KNIGHT STRATEGIES

Landscape Architecture | Design + Build

828-450-2429 www.knightstrategies.org

Make no little plans. They have no magic to stir men's blood.



