



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL
HELD TUESDAY, JANUARY 12, 2016, 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 Stephen M. Webber

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 incorporating the following changes:

- 1) Remove item 10d consideration of a utility easement agreement with Melvin and Judy Owensby relating to property located at 1808 Memorial Highway from the new business portion of the agenda
- 2) Add to the consent agenda approval of a request from Chimney Rock Park to suspend the peddling ordinance for a movie event at Town Hall on January 27th

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- 3) Remove approval of the 12-22-15 special meeting minutes from the consent agenda

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

STAFF REPORTS

Town Manager Chris Braund presented the town manager's report dated January 12, 2016. (Copy of the town manager's report is attached.)

Commissioner Stephen Webber asked Mr. Braund to give an update regarding the boathouse off of Lakeview Road that is falling down in his report each month.

COUNCIL LIAISON REPORTS & COMMENTS

Commissioner Stephen Webber reported the activities of the Parks and Recreation Board and the activities of the Lake Lure Board of Adjustment/Lake Structures Appeals Board.

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

PUBLIC FORUM

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

Pat Cooke of 163 Seawish Way thanked council for the improvements on Boys Camp Road. Ms. Cooke also asked to remove herself from the candidate list for the new utility board. Ms. Cooke asked that the utility board consider reviewing the commercial utility rate structure and stated that she (Four Seasons Cottages), Martyn Watts (Grafton Lodge) and Linda Hayes (The Arbor) are paying commercial rates and she believes rental properties should pay the same rate that she does.

John Kilby of 164 Neighborly Drive thanked the board and staff for placement of a trash barrier at the dam and stated that he has noticed a great difference in leaves passing down the river.

CONSENT AGENDA

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

Commissioner Stephen Webber 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 item was unanimously approved:

- a. minutes of the December 8, 2015 regular meeting and the December 15, 2015 special meeting;
- b. appoint Julie Scherer and Mayor Bob Keith to serve on behalf of the Town on the Fireman Relief Fund Board; and
- c. a request from Chimney Rock Park to suspend the peddling ordinance for a movie event at Town Hall on January 27th.

End of Consent Agenda.

NEW BUSINESS:

a. APPOINTMENTS – UTILITY BOARD

Council members voted by written ballot. Town Manager Chris Braund announced the following appointments to the new utility board:

Debbie Frandberg	1 year term
John Chapman	2 year term
Roger Peterson	2 year term
Paul Westbrook	2 year term
Richard Glassen	3 year term
Wayne Hyatt	3 year term
Steve Miller	3 year term

Council also suggested the Wayne Hyatt serve as chairman of the board.

NEW BUSINESS:

- b. CONSIDER APPROVAL OF A REQUEST FROM THE 1927 LAKE LURE INN AND SPA TO BOOK THE TOWN GAZEBO FOR 26 SPECIFIED DATES IN 2017**

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Town Manager Chris Brand presented a request from Lake Lure Inn concerning rental of the gazebo for the following dates in 2017:

Saturday 5-06-17	Sunday 9-03-17
Saturday 5-13-17	Saturday 9-09-17
Saturday 5-20-17	Saturday 9-16-17
Saturday 5-27-17	Saturday 9-23-17
Sunday 5-28-17	Saturday 9-30-17
Saturday 6-03-17	Saturday 10-07-17
Saturday 6-10-17	Sunday 10-08-17
Saturday 6-17-17	Saturday 10-14-17
Saturday 6-24-17	Saturday 10-21-17
Saturday 8-05-17	Saturday 10-28-17
Saturday 8-19-17	Saturday 11-04-17
Saturday 8-26-17	Saturday 11-11-17
Saturday 9-02-17	

Mr. Braund addressed concerns that were brought up when the request was previously presented and stated that Lake Lure Inn has agreed to pay the entire rental fee by March 31, 2016 instead of making partial payment as previously requested and they also agree to adjust their payment amount if necessary if the rental fee increases when the 2017 fee schedule for the Gazebo is approved.

After discussion, Commissioner Bob Cameron made a motion to approve the request from the Lake Lure Inn for rental of the gazebo for specified dates in 2017 excluding June 17, 2017 and August 19, 2017 which have already been reserved by other parties. Commissioner John Moore seconded the motion and the vote of approval was unanimous.

NEW BUSINESS:

c. DISCUSSION OF TRAFFIC SPEED CONTROL ON BOY'S CAMP ROAD

Commissioner Stephen Webber and Commissioner Bob Cameron presented proposed ideas for speed control on Boy's Camp Road stating that they have studied the issue and recommend no physical obstructions in the road (speed bump, tables etc.) but instead they recommended approval of a budget of \$12,000 for four automated signs that will display drivers speed and the speed limit.

After further discussion Commissioner Stephen Webber made a motion to address the speed on Boy's Camp Road by installing radar signs as presented and also ask the police

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department for extra patrol in the area. Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous.

e. Review and Consider Approval of VROP-2015016 Submitted by Patricia Gergen
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Commissioner Stephen Webber stated that he spoke with Ms. Gergen prior to the meeting and she explained that she was unable to attend the council meeting due to illness, but she asked that council proceed with consideration of the request. Mr. Webber stated that he is familiar with the case and that he can likely answer most questions related to the proposed vacation rental operating permit.

Mr. Webber explained that the application meets all that would be required for a residential vacation rental on land and that the Lake Advisory Board recommended approval of the change from a residential use to a commercial use with a vote of 3 to 2.

Council members discussed a concern brought up by a neighbor relating to a sewer line connection on the property, but determined that the question of a need for an agreement concerning the sewer line connection is a civil matter that should be addressed by the property owners.

Mayor Bob Keith stated that if the town comes up with a fee for commercial uses over the lake, the property owners would be subject to that fee if the VROP is issued. Council members agreed to make this a condition of approval of the application.

After further discussion, Commissioner Stephen Webber made a motion to approve VROP-2015016 submitted by Patricia Gergen as amended changing the proposed three bedrooms to one bedroom and the property, being a commercial structure over the lake, would be subject to a commercial operating fee if the town imposes one at a later date. The property owner must agree to this stipulation, in writing, prior to receiving the permit to operate a vacation rental. Commissioner Bob Cameron seconded the motion and the vote of approval was unanimous,

Commissioner Mary Ann Silvey expressed concerns about allowing the first commercial operating permit over the lake and stated that once the use is allowed it can't be "unallow".

Commissioner Stephen Webber, Commissioner Bob Cameron, and Commissioner John Moore in favor of the motion. Commissioner Mary Ann Silvey opposed. The motion carried with a vote of three to one in favor.

ADJOURN THE MEETING

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 H. Calvert

Mayor Bob Keith