



**MINUTES OF THE SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL
HELD WEDNESDAY, MAY 13, 2021, 1:00 P.M. MEETING HELD VIA ZOOM.**

PRESENT: Mayor Carol C. Pritchett
Commissioner Patrick Bryant
Commissioner David DiOrio
Commissioner John Kilby
Commissioner John W. Moore
Shannon Baldwin, Town Manager

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol Pritchett called the meeting to order at 1:02 p.m.

II. APPROVE THE AGENDA

Commissioner DiOrio proposed moving the three public hearing items ahead of the budget discussion noting that the Town Attorney has to leave the meeting early.

Commissioner David DiOrio made a motion to approve the agenda as amended. Commissioner Patrick Bryant seconded and the motion carried 4-0.

III. PUBLIC HEARING

**A. ORDINANCE NO. 21-05-11 AMENDING CHAPTER 92 ZONING
REGULATIONS**

(ORDINANCE ATTACHED)

Mayor Pritchett asked if there were any further comments from the public and no one requested to speak at this time.

Commissioner John Moore made a motion to adopt Ordinance No. 21-05-11 Amending Chapter 92 Zoning Regulations. Commissioner David DiOrio seconded and the motion carried 4-0.

III. PUBLIC HEARING

B. ORDINANCE NO. 21-05-11A AMENDING CHAPTER 91 OF THE SUBDIVISION REGULATIONS

(ORDINANCE ATTACHED)

Mayor Pritchett asked if there were any further comments from the public and no one requested to speak at this time.

Commissioner John Moore made a motion to adopt Ordinance No. 21-05-11a Amending Chapter 91 of the Subdivision Regulations. Commissioner David DiOrio seconded and the motion carried 4-0.

III. PUBLIC HEARING

C. ORDINANCE NO. 21-05-11B AMENDING CHAPTER 92.116(D) OF THE ZONING REGULATIONS

(ORDINANCE ATTACHED)

Mayor Pritchett asked if there were any further comments from the public and no one requested to speak at this time.

Commissioner John Moore made a motion to adopt Ordinance No. 21-05-11b Amending Chapter 92.116(D) of the Zoning Regulations. Commissioner David DiOrio seconded and the motion carried 4-0.

Mayor Pritchett reminded the public of the upcoming public hearings.

IV. BUDGET DISCUSSION

Mr. Baldwin provided an overview. He stated that the Town will:

- set aside 1.6 million per year moving forward;
- create a new fire substation and save \$45,000/year;
- work to insource WWTP operations and save \$100,000/year;
- work to repurpose the golf course and save at least \$50,000/year;
- have a self-sustaining parks, recreation and lake department;
- install electronic read meters and save approximately \$32,000/year in staff time;
- secure the public works yard for the first time in town history;

Page 3- Minutes of the May 13, 2021 Regular Town Council Meeting

- replace the last section of the wooden boardwalk so that it will be safer, wider and maintenance free;
- automate the dam and hydroelectric operations;
- coordinate a new communications tower to facilitate reliable communication for residents and public service providers;
- meet service level expectations on every front and then some; and
- be producing more positive outcomes with this budget than is listed above.

We are proposing raising the tax rate by \$0.11 from \$.42 to \$0.53 this year.

We are not proposing a sewer/water rate increase.

Commissioner DiOrio expressed that the \$1.6 million capital reserve we're building and speak with state/federal legislatures, it's becoming clear that in order for them to help us and to seek state/federal resources, we have to have a certain amount of political will and reserve funds to match up with what could be coming our way. We want to get in with design. This is a pool of money that we know we have when these fleeting opportunities come so we can continue moving the ball down the path, particular with the design of the path. We have to have this seed money to get started. He stated that Congressman Hawthorn's office reached out to us regarding an application we've been working for on a marker for the Dam on federal infrastructure dollars that may be coming available on an infrastructure bill. Hawthorn immediately recognized with his staff to make Lake Lure a priority with the highest amount at an \$8 million dollar marker. A release came out of his office to say that the one investment he is looking for is an investment in the Dam at Lake Lure. This is important to have this support at a minimum to hope that the priority at the state/federal level is on Lake Lure. Opportunities may present themselves and this seed money of \$1.6 million a year will allow us to proceed without question.

Mayor Pritchett asked about the increase in taxes... \$0.19 cents for capital improvements. Is this specifically dedicated to the Dam as we try to increase each year into the capital reserves? Sam Karr stated that is correct. We'll try to earmark the description as a dam capital reserve fund for that \$0.19 cents with the County. Mr. Baldwin stated this is the third paragraph on page 7 of the budget message. Commissioner DiOrio mentioned that \$0.19 cent dedicated to the Dam.... Mayor Pritchett asked to add "Dam" to "Capital Improvements" feeling that people would be looking at that more to understand.

Mayor Pritchett, item 2 page 1, asked if we did not get a grant for dredging in 2022, that we would be able to accomplish the dredging necessary only out of the user fees and Mr. Baldwin stated he did not believe that it implied that but that we fully believe we will secure that grant. We can earmark a certain amount regardless if we receive the grant or not and this can be programmed in. Mr. Baldwin stated there would have to be other cuts made if we did not get the grant. He stated we would still dredge but would have to make cuts.

Page 4- Minutes of the May 13, 2021 Regular Town Council Meeting

Mr. Baldwin stated we will make the adjustments to the budget message and will send a revised message and it will be included in an ordinance form for the meeting and public hearing on the 26th. If Council wishes to postpone and does not pass the budget on the 26th, we can then hold a budget adoption meeting and reconvene on June 23rd. Council discussed the upcoming meetings and agreed to hold a special meeting for a public hearing and possible budget adoption at 5:00 p.m. on May 26, 2021 at the Lake Lure Municipal Center and will not be held via Zoom. They agreed to post a short information video on the website as well as a number people can call with specific questions. Commissioner DiOrio added that with everything going on, we could have commissioners and mayor be available to people with questions regarding infrastructure or anything in mind throughout June. To have meetings in person throughout June to have people come in to just ask questions or speak. Mayor Pritchett stated that we can use the venue at Rumbling Bald. Council agreed to have one meeting there and one or two at Town Hall. Commissioner Bryant suggested not having a quorum to not have official meetings and everyone agreed. Council agreed to have the Mayor and one Commissioner, plus Sam Karr, Kurt Wright, and possibly the Town Manager to attend these community forums. Council then discussed to have two of these forums in June and then two in July. The first forum at Town Hall and the second in Rumbling Bald. June 7th at 6:00 for Town Hall and June 21st at 6:00 in Rumbling Bald. These forums will be open to anyone who would like to attend. Then July 12th at 6:00 p.m. at Town Hall and then July 26th at 6:00 p.m. at Rumbling Bald Resort. The Board agreed to advertise the meetings from 6-8 p.m. The Board agreed to label them as “Town Roundtable” meetings.

Commissioner DiOrio noted we just received a letter from Congressman Cawthorn to ranking members in Congress over seeing bill for infrastructure, his letter is requesting funding for Dam replacement of the Dam in Lake Lure. The funding is designed for the bridge and dam complex in Lake Lure as a replacement. The dam and bridge provides public safety access to nearly half of residents on Buffalo Creek Road. He is asking for federal assistance for the Dam and bridge. Signed by Madison Cawthorn. This was sent to folks at the Congressional appropriation level and this is huge news for the Town.

V. NEW BUSINESS

A. COMMUNICATIONS PLAN TARGETING INFRASTRUCTURE

Mr. Baldwin stated that we need to micro target folks who will determine the future of this Town. He is aware that there are multiple stakeholders in the Town. He spoke with DEQ about the election process and they expressed to him in the past about how they know the Town will continue to deliver on the promise and commitments it makes subject to election cycles. Everyone is aware that elections determine decisions in the Town. Having informed electorate is critical and getting people involved to see the challenges that the Town faces. We need to make sure that our voters have all the information to make informed decisions. There are some issues that are more long-term and extremely important to the survival of this community. Having this information out there to the public is very important. He feels that this is critically important. We need to make sure that those who vote are fully aware of the Town’s issues. Get a registered voters list from the Board of

Page 5- Minutes of the May 13, 2021 Regular Town Council Meeting

Elections and send them special information about the forums and make sure they get the information and material adequately explaining the issues the Town is trying to resolve. A forum is one way to do this. A small postcard to those people with the Town's website and can message on the website. They can see the messages on the website. This makes sure that registered voters have access to all the critical information they need to make the best informed decision they can make about the Town's future. The voters will determine the future of this Town. This was his recommendation to reach out to the voters who will make decision for the Town's future.

Commissioner Kilby agreed and asked if we could approach Laura and ask her to put together some ideas on how to get this accomplished. Then we can meet with her to discuss this. Commissioner Moore mentioned we could also include the Sunshine List email group as well. Mayor Pritchett felt it was important to include all stakeholders in Lake Lure and communicate with those people who may have other properties but vote somewhere else so they understand what we're doing. She questioned if we should send a postcard out to all property owners to make sure we don't exclude anyone. Commissioner Bryant agreed. Commissioner Moore also agreed and felt the voters were a great place to start but would need a list of all property owners also. Ms. Krejci pointed out that she obtained the information from the County of all property owners in the Town. Mr. Baldwin stated that this information could be sent to Council for review and it's a public document. He stated there are approximately 4,000 property owners in the Town.

VI. ADJOURN THE MEETING

With no further business, Commissioner John Moore made a motion to adjourn the meeting at 2:42 p.m. Commissioner David DiOrio seconded and the motion carried 4-0.

ATTEST:


Michelle Jolley,
Town Clerk


Mayor Carol Pritchett

