



Town of Lake Lure

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Incorporated 1927

MINUTES OF THE SPECIAL TOWN WORKSHOP MEETING OF THE LAKE LURE TOWN COUNCIL HELD FRIDAY, NOVEMBER 13, 1998, 9:00 A.M. AT THE LAKE LURE MUNICIPAL CENTER

PRESENT: Mayor Jack Powell
Commissioner Carolyn Cobb
Commissioner Beth Rose
Commissioner Gene Sheffield
Commissioner Jack Stanier

Sam A. Karr, Acting Town Manager

CALL TO ORDER

Mayor Powell called the meeting to order at 9:00 a.m.

INVOCATION

Commissioner Cobb gave the invocation.

DISCUSS THE ENGAGEMENT OF MCGILL ASSOCIATES TO ASSIST IN APPLICATIONS FOR GRANTS UNDER THE NEW INFRASTRUCTURE IMPROVEMENT BOND ISSUE

Gary McGill, McGill Associates, was invited to the meeting to explain what procedures the Town will need to follow in regard to the application for grants under the new infrastructure improvement bond issue which recently passed. Mayor Powell suggested that the Town look at other issues of the water system in the way of long range planning. Gary McGill explained that the bond issue is a ready to proceed program with a deadline of March 31, 1999. Mr. McGill also explained that an application submitted in January will not receive any higher priority than one submitted in March since this program is not designed as a first come first served basis. As of this date, the interest rates on the grant loans have not been set.

Mr. McGill requested a copy of the Town's current rate structure to enable him to calculate to see how much Lake Lure qualifies for. These bond issues are two separate

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programs with one being for water and the other for sewer.

Mayor Powell provided Council with a cash flow simulation model which he developed with base questions and provided McGill with the computer file for the model.

Mr. McGill suggested that the Town may want to consider a proposal to Chimney Rock Village in regard to Lake Lure providing their water service. According to Mr. McGill Chimney Rock currently serves approximately 120 connections and they have only one well. In order for Chimney Rock to expand and serve their customers they would have to drill additional wells or hook onto Lake Lure's system. They also would also have to hire a certified operator. If Chimney Rock agreed to such a proposal their operational expenses would be less and it would increase the revenue side for Lake Lure. Mr. McGill suggested that the billing process should be similar to the way in which we currently charge Mountain Utilities with one lump sum per billing period for what is metered.

Acting Town Manager Sam Karr reported that he has been notified by letter dated September 15, 1998 from the State that the Town will be mandated to upgrade the Sewage Treatment Plant and suggested this be considered for the next budget.

Mayor Powell reported that Fairfield is requesting to know what percentage of the total sewer billing they are paying. The Mayor stated that they are paying approximately 47 percent.

**REVIEW POLICY REGARDING SCRAPING/PLOWING
ROADS FOR SNOW CLEARANCE**

Ron Morgan was invited to the meeting to give his opinion as safety official on use of emergency vehicles during a snow storm. Ron was asked to give his thoughts in regard to prioritizing the roads in order of crucial accessibility. The matter of cost is to be considered later. Ron agreed to meet with Tony Hennessee, Public Works Director, to get an idea of the time frame of scraping. It was also briefly discussed about the possibility of contracting with individual parties.

**OBTAIN UPDATE ON REVISION OF EROSION/SEDIMENT
CONTROL ORDINANCE**

Zoning Administrator Chuck Place and Scott Geyer, Planner with Isothermal Planning and Development, are currently working on a draft sediment control ordinance to present to Council. Chuck Place has redesigned the Town's current land disturbance permit to provide the

applicant with more information on how to control erosion.

Chuck Place reported that the Upper Rocky Broad River Watershed Protection Committee is in the process of hiring a specialist in erosion control to assist property owners in solving erosion problems in the watershed. This specialist will be hired as part of the two year grant received from the Clean Water Fund and their primary function is sampling and monitoring the level of sediment. The specialist will not be creating or enforcing any policies. No clerical assistance will be needed. However, the specialist will need access to a copier, fax, etc.

DISCUSS TOWN EMPLOYEES CHRISTMAS PARTY

No money was budgeted for the 1998 Town Employee Christmas Party. However, There will be a party for employees and their spouses or a guest, sponsored by the Town Council on Friday, December 11, 1998, 6:30 p.m. at the Community Hall. Invitations will be prepared and distributed.

Commissioner Cobb moved, seconded by Commissioner Stanier, to waive the Town's Alcohol Ordinance for the Town Employee Christmas Party Friday, December 11, 1998, 6:30 p.m. The vote of approval was unanimous.

**CONSIDER ADOPTION OF A POLICY REGARDING BILLING
PROPERTY OWNERS FOR NEW PAVING AND
EXTENSION OF WATER/SEWER LINES**

Council discussed developing a policy to require adjacent property owners to fund new paving and extension of water and sewer lines when requested.

It was the consensus of Council to have the Zoning Administrator, Chuck Place, draft a policy in regard to assessing properties for new paving.

**REVIEW POLICIES REGARDING DELINQUENT OR NON-PAYMENT
OF WATER/SEWER BILLS**

Council reviewed the current policies regarding delinquent water/sewer accounts. Bills are mailed bimonthly and are due by the 10th of the following month exempting weekends and holidays where the bill will be due the following workday. The current penalty for late payment is \$10. However, the billing department has requested as an incentive for payment, that the

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penalty be increased to \$20. If payment is not received by the 20th day of the month due, a final notice is mailed stating that services will be disconnected if payment is not received within ten days. Council reviewed the current reconnection fee and unanimously agreed that the amount per service be reduced from \$500 to \$200.

**REVIEW STATUS OF MANATRON'S PERFORMANCE
AND ACCOUNTS PAYABLE**

Council discussed the performance of Manatron and the outstanding billing amount for software and support. Jim Sanderback, President of Manatron and Tom Basso have agreed to a meeting with the Mayor and Sam Karr to review options. It was the consensus of Council that Sam Karr schedule the meeting, inviting members including Jack Rose who served on the computer and software committee.

REVISIT OWENSBY'S PROPOSAL REGARDING TIMBER HARVESTING

Melvin Owensby, on behalf of Capps Brothers, submitted a proposal to Council to harvest mature pine from approximately 50 acres of Town property at Island Creek Road. This item was tabled from a previous until further information was obtained.

It was the consensus of Council to have Mr. Owensby submit a formal bid for this particular project, informing him that this project will have to be advertised. Council requested that Acting Town Manager Sam Karr contact the Town Attorney in regard to the advertising process.

**CONSIDER PROPOSAL FROM LAKE ADVISORY COMMITTEE
FOR OFF-SEASON BOAT PERMIT RATES**

Council discussed a proposal from the Lake Advisory Committee to offer non-seasonal weekly boat permits for motorized boats at a cost of \$75 and non-peak non-motorized boat permits at a cost of \$5. The Lake Advisory Committee also submitted a proposal of an affidavit in which persons would have to complete and pay a \$10 replacement fee for lost stolen or replaced permits. It was the consensus of Council to approve these proposals as suggested by the Lake Advisory Committee.

Council also requested that a large sign listing permit fees be placed at the Town's Marina, Fairfield and the Dam Marina.

**REVIEW PRELIMINARY FIVE-YEAR CAPITAL PROJECTS NEEDS
& DISCUSS CAPITAL RESERVE FUND**

Mayor Powell provided Council with a summary sheet reviewing preliminary five year capital project needs for future improvements in the Water and Sewer Fund and the Hydro-Electric Fund. Mayor Powell will make this recommendations at the November Regular Meeting for a Capital Reserve Fund for general Fund projects.

Council discussed changing the regular meeting dates. It was the consensus of Council that the regular monthly meeting dates be changed, effective January 1999, from the third Tuesday of every month to the second Tuesday.

Mayor Powell announced that he will announce at the Regular Meeting, November 17th, that there will be upcoming vacancies on various Boards for any interested parties. Appointments will be made at the December Regular Meeting. Commissioner Rose suggested that an article be placed in the newsletter as was done in December, 1997's newsletter explaining what each Board is responsible for.

**REVIEW OPEN ITEMS ON PREVIOUS
TOWN MANAGER'S EXIT MEMO**

Acting Town Manager Sam Karr gave a brief update on open review items left on the previous Town Manager's exit memorandum.

According to Bill Doolittle, Rutherford County Tax Department, Street signs should be ready late October or early November. We are still awaiting a final flood plain map which had to be redone. The Police study is still underway by the Justice Academy.

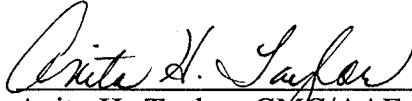
Sam reported that the Duke Power Contract expires February 15, 1999. Andy Givens has requested to be placed on the December Regular Meeting agenda.

ADJOURNMENT

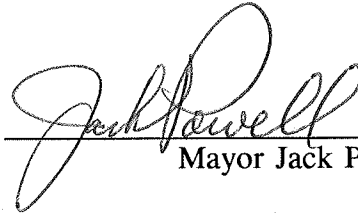
With no further items of discussion, Commissioner Rose moved, seconded by Commissioner Sheffield, to adjourn the Town meeting 2:25 p.m. The vote of approval was unanimous.

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ATTEST:



Anita H. Taylor, CMC/AAE
Deputy Town Clerk



Mayor Jack Powell

