



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL
HELD TUESDAY, MAY 14, 2024, 5:00 P.M. AT THE LAKE LURE MUNICIPAL
CENTER**

PRESENT: Mayor Carol C. Pritchett
Mayor Pro Tem David DiOrio
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim Proctor

William Morgan, Jr., Town Attorney
Olivia Stewman, Town Manager
Stephen Ford, Finance Director
Dean Lindsey, Public Services Director
Michael Williams, Community Development Director
Laura Krejci, Communications Director

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol C. Pritchett called the meeting to order at 5:00 p.m. Council members led the pledge of allegiance and Commissioner Patrick Bryant led the invocation.

II. APPROVE THE AGENDA

Commissioner Patrick Bryant made a motion to approve the agenda, as presented. Commissioner Jim Proctor seconded and all voted in favor.

III. MAYOR'S COMMUNICATIONS

Mayor Pritchett thanked all individuals in attendance and said she was honored to welcome Olivia Stewman as the new Town Manager. Mayor Pritchett stated that the Town Council was pleased to promote Ms. Stewman to the Town Manager role because of her excellent work history

in Lake Lure. She has served as the Town Clerk since 2021 and as Interim Town Manager previously during her tenure in Lake Lure. Mayor Pritchett announced that she was going to call for a recess of the meeting so everyone that came could meet and congratulate Ms. Stewman.

IV. TOWN MANAGER COMMUNICATIONS

Town Manager Stewman reviewed April's Report. The Full Report can be found in the meeting packet.

V. COUNCIL LIAISON REPORTS AND COMMENTS

- **Zoning and Planning Board:**

Commissioner Doster advised that the Board met on 4/16/24. They are working with a contractor in Town and addressing the issues related to enforcements against the contractors.

- **ABC Board:**

Commissioner Doster reported that the Board met on 4/15. He advised that business is picking up.

- **Lake Advisory Board :**

Mayor Pro Tem DiOrio reported that the board is tracking the activity on the Lake with the assistance of the LLPD. He reported that the Lake Lure Police Dept. had provided their officers with training on the Lake Use Regulations. Monitoring the number of non-motorized boats on the lake is ongoing since the change in the permitting. The Board is closely monitoring the Marina area and watching the traffic. Commissioner DiOrio advised that Morgan Corporation added a new ramp in Morse Park to assist with loading equipment. Commissioner DiOrio noted that the board was also continuing the review of all buoy locations so they can be placed where they can be utilized effectively.

- **Parks and Recreation Board:**

Commissioner Jim Proctor reported that the Rutherford Outdoor Coalition (ROC) was holding a Pollinator Class on 5/23. Commissioner Proctor reported that the construction on the building at the Flowering Bridge has started. Commissioner Proctor noted high number of volunteer hours to support Parks and Recreational activities.

VI. FY 24-25 BUDGET PRESENTATION

Finance Director Steve Ford gave an overview of the proposed FY 24-25 Budget.

Budget Overview included:

- Revenues are on a slight upswing
- Market Rate consideration for Town employees of 3.8%
- Combination of Cola, Christmas Bonus, and Merit Bonus payment
- Eliminate Longevity
- Paying out Comp Time in summer 2024, Possibly putting a cap on Comp Time
- Department's operating expenses increase slightly
- An additional 3.5 full time employees are being recommended
- Debt Service continues to decrease, but major consideration for the Fire Engine Purchase
- The Budget is balanced

VII. PUBLIC COMMENT

Mayor Carol C. Pritchett invited the audience to speak.

There were no comments.

VIII. CONSENT AGENDA

Mayor Carol C. Pritchett presented the Consent Agenda items and asked if any items should be removed.

The Consent Agenda included the following items:

- A. Approval of the April 3, 2024 Special Town Council Meeting, the April 9, 2024 Regular Town Council Meeting, and the April 24, 2024 Town Council Work Session and Action Meeting Minutes
- B. Approval of Waiver of Code of Ordinances Chapter 20 Article II ("Noise Regulation") for the Lake Lure Memorial Day Service on May 27, 2024
- C. Approval of Waiver of Code of Ordinances Chapter 20 Article II ("Noise Regulation") for Olympiad Lure of the Lake Swim Event on June 8, 2024
- D. Approval of Waiver of Code of Ordinances Chapter 20 Article II ("Noise Regulation") for Rumbling Bald Independence Day Celebration Scheduled for July 4, 2024
- E. Resolution No. 24-05-14C Amending Personnel Policy Manual

Commissioner Proctor made a motion to approve the Consent Agenda as presented. Commissioner Doster seconded. All voted in favor.

IX. UNFINISHED BUSINESS

There was no unfinished business to discuss.

X. NEW BUSINESS

A. RESOLUTION NO. 24-05-14 REQUIRING TOWN COUNCIL APPROVAL OF PROJECT CHANGE ORDERS EXCEEDING \$50,000

It was noted that this resolution will give transparency to Council.

Commissioner DiOrio made a motion to approve Resolution No. 24-05-14. Commissioner Bryant seconded. All voted in favor. Resolution No. 24-05-14 was adopted as follows:

RESOLUTION NO. 24-05-14

RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE REQUIRING TOWN COUNCIL APPROVAL OF PROJECT CHANGE ORDERS EXCEEDING \$50,000

WHEREAS, the Town of Lake Lure has various ongoing major projects; and

WHEREAS, major projects may require change orders to the original scopes of the projects; and

WHEREAS, the Town of Lake Lure adopts capital project ordinances for major projects and capital project ordinances include a contingency amounts approved by Town Council; and

WHEREAS, Resolution No. 23-10-10A previously authorized the Town Manager to approve all change orders up to the contingency amount approved by Town Council; and

WHEREAS, there is a desire for increased oversight of project expenses by Town Council in order to ensure fiscally responsible decisions; and

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

SECTION ONE. The Town Council is hereby required to approve all project change orders exceeding \$50,000.

SECTION TWO. This Resolution supersedes Resolution No. 23-10-10A.

SECTION THREE. This Resolution shall become effective upon adoption.

X. NEW BUSINESS

B. CONSIDER APPROVAL OF AMENDMENT TO THE LAND USE FEE SCHEDULE AND LAKE USE FEE SCHEDULE TO INCLUDE LANGUAGE REGARDING A REFUND TO THE FEE FOR FILING AN APPEAL IF SUCCESSFUL

Community Director Mike Williams recommended providing the means to refund the fee paid to the Town when applying for an appeal if the appeal is successful. Mr. Williams had made the recommendation to the Zoning and Planning Board on April 16, 2024.

Commissioner Doster made a motion to approve the amendment to the land use fee schedule and lake use fee schedule to include language regarding a refund of the fee for filling an appeal if successful. Commissioner Proctor seconded and all voted in favor.

X. NEW BUSINESS

C. RESOLUTION NO. 24-05-14A SETTING PUBLIC HEARING FOR JUNE 11, 2024 TO RECEIVE COMMENTS REGARDING RECOMMENDED TEXT AMENDMENTS TO CODE OF ORDINANCES CHAPTER 4 ("ANIMALS") SECTION 4-3 ("LIVESTOCK")

Director Mike Williams recommended setting a public hearing for June 11, 2024 to receive comments regarding a text amendment for chapter 4 section 4-3 (a,b,c) adding 4-3(f) that would allow the keeping of goats at a public school for educational purposes outside a 200 foot buffer.

Commissioner Proctor made a motion to set a public hearing for June 11, 2024 to receive comments regarding recommended text amendments to code of Ordinance Chapter 4 Section 4-3. Commissioner Bryant seconded and all voted in favor.

X. NEW BUSINESS

D. RESOLUTION NO. 24-05-14B SETTING PUBLIC HEARING FOR JUNE 11, 2024 TO RECEIVE COMMENTS REGARDING PROPOSED FISCAL YEAR 2024-2025 BUDGET

Staff recommended setting a public hearing in order to receive comments regarding proposed fiscal year 2024-2025 budget to be set for the June 11th regular meeting.

Commissioner DiOrio made motion to set a public hearing for June 11, 2024. Commissioner Bryant seconded. All voted in favor.

X. NEW BUSINESS

E. REQUEST FOR TOWN COUNCIL APPROVAL TO RE-SAND THE EXISTING PRIVATE BEACH LOCATED AT 230 BURNT RIDGE ROAD

Town Manager Stewman advised that the next three items on the agenda are for the same request to re-sand existing beaches just different locations.

Ms. Stewman said that the Army Corp of Engineering has allowed us to authorize re-sanding of beaches to minimal impact. However Town Council has to approve.

Council asked Town Attorney William Morgan if they can vote on all three items at one time. Mr. Morgan advised that he did not see any reason why not.

Commissioner Proctor made a motion to approve line items E, F, & G on our agenda. Commissioner Doster seconded and all voted in favor.

X. NEW BUSINESS

F. REQUEST FOR TOWN COUNCIL APPROVAL TO RE-SAND THE EXISTING PRIVATE BEACH LOCATED AT 255 DEERWOOD DRIVE

Commissioner Proctor made a motion to approve line items E, F, & G on our agenda. Commissioner Doster seconded and all voted in favor.

X. NEW BUSINESS

G. REQUEST FOR TOWN COUNCIL APPROVAL TO RE-SAND THE EXISTING PRIVATE BEACH LOCATED AT 308 SNUG HARBOR CIRCLE

Commissioner Proctor made a motion to approve line items E, F, & G on our agenda. Commissioner Doster seconded and all voted in favor.

X. NEW BUSINESS

H. BUDGET AMENDMENT #372 FOR PUBLIC WORKS EXCAVATOR

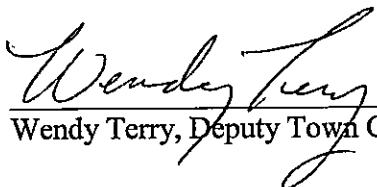
Public Services Director Dean Lindsey advised council that during a recent storm a tree fell on the Public services' excavator. Mr. Lindsey believes that, while the excavator is being repaired, buying a new excavator vs renting one would be economically responsible. Director Lindsey also believes the additional equipment is much needed with additional staff being proposed.


Commissioner Doster made motion to approve budget amendment #372 for Public Works Excavator. Commissioner Bryant seconded. All voted in favor.

XI. ADJOURNMENT

With no further business, Commissioner Bryant made a motion to adjourn the meeting at 6:12p.m. Commissioner Doster seconded and the motion carried 4-0.

ATTEST:


Wendy Terry, Deputy Town Clerk


Mayor Carol C. Pritchett

