

**LAKE LURE TOWN COUNCIL  
GD97-5@MEETING PACKET**

Tuesday, January 16, 2024  
5:00 p.m.



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



**NOTICE OF SPECIAL  
TOWN COUNCIL MEETING**

**Tuesday, January 16, 2024  
5:00 p.m.  
Lake Lure Municipal Center (Town Hall)**

The January 9<sup>th</sup> Regular Town Council meeting has been canceled due to inclement weather. The meeting will be rescheduled as a special called meeting taking place on Tuesday, January 16, 2024 at 5:00 p.m. at the Lake Lure Municipal Center (Town Hall). The Lake Lure Municipal Center is located at 2948 Memorial Highway, Lake Lure, NC 28746.

The purpose of this meeting address the following agenda items:

- I. Call to Order**
  - A. Pledge of Allegiance and Invocation
- II. Agenda Adoption**
- III. Mayor's Communications**
- IV. Town Manager's Communications**
  - A. Monthly Report
  - B. Review Actions Taken at December's Work Session and Action Meeting
    - Adoption of Resolution No. 23-12-20 for Lead Service Line Loan Application
- V. Council Liaison Reports and Comments**
- VI. Presentations**
  - A. Parks and Recreation Board Annual Report
- VII. Public Comment**

*The public is invited to speak. Please keep comments limited to three minutes or less. Comments may also be submitted in writing to the Town Clerk, [ostewman@townoflakelure.com](mailto:ostewman@townoflakelure.com), at least one hour prior to the meeting.*
- VIII. Consent Agenda**
  - A. Approval of the December 12, 2023 Regular Town Council Meeting Minutes and the December 20, 2023 Town Council Work Session and Action Meeting Minutes
- IX. Unfinished Business**
- X. New Business**
  - A. Resolution No. 24-01-09 Approving Use of Available Funds for Morse Park Master Plan and Approving Reduced Scope for Current Phase
  - B. Land Use Fee Schedule Amendment to Add Annual Chicken Registration Fee 2
  - C. 2024 Rumble Event Waiver Requests
  - D. Dogwood Health Trust Grant Application
  - E. Resolution No. 24-01-09A Authorizing the Town to Proceed with Option Four of the Lake Lure Advanced Planning for Fire and Police Conceptual Design
  - F. Resolution No. 24-01-09B Authorizing the Town of Lake Lure to act as the Financially Responsible Party for the Land Disturbance Permit Related to the Cell Tower Construction

This notice is issued on the 9<sup>th</sup> day of January, 2024 in accordance with the laws and ordinances of the State of North Carolina and the Town of Lake Lure.

**TOWN OF LAKE LURE**  
**Town Council Special Meeting**  
Tuesday, January 16, 2024 - 5:00 PM  
Lake Lure Municipal Center



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**Agenda**

**I. Call to Order**

- A. Pledge of Allegiance and Invocation

**II. Agenda Adoption**

**III. Mayor's Communications**

**IV. Town Manager's Communications**

- A. Monthly Report – *Page 3*
- B. Review Actions Taken at December's Work Session and Action Meeting
  - Adoption of Resolution No. 23-12-20 for Lead Service Line Loan Application

**V. Council Liaison Reports and Comments**

**VI. Presentations**

- A. Parks and Recreation Board Annual Report

**VII. Public Comment**

*The public is invited to speak. Please keep comments limited to three minutes or less. Comments may also be submitted in writing to the Town Clerk, [ostewman@townoflakelure.com](mailto:ostewman@townoflakelure.com), at least one hour prior to the meeting.*

**VIII. Consent Agenda**

- A. Approval of the December 12, 2023 Regular Town Council Meeting Minutes and the December 20, 2023 Town Council Work Session and Action Meeting Minutes – *Page 30*

**IX. Unfinished Business**

**X. New Business**

- A. Resolution No. 24-01-09 Approving Use of Available Funds for Morse Park Master Plan and Approving Reduced Scope for Current Phase – *Page 57*

- B. Land Use Fee Schedule Amendment to Add Annual Chicken Registration Fee –  
*Page 62*
- C. 2024 Rumble Event Waiver Requests – *Page 64*
- D. Dogwood Health Trust Grant Application – *Page 70*
- E. Resolution No. 24-01-09A Authorizing the Town to Proceed with Option Four of the  
Lake Lure Advanced Planning for Fire and Police Conceptual Design – *Page 71*
- F. Resolution No. 24-01-09B Authorizing the Town of Lake Lure to act as the  
Financially Responsible Party for the Land Disturbance Permit Related to the Cell  
Tower Construction – *Page 90*

**XI. Adjournment**

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**III**  
**MAYOR'S**  
**COMMUNICATIONS**

**IV**  
**TOWN MANAGER'S**  
**COMMUNICATIONS**



## Town Manager Report December 2023

Below are the December highlights from the various departments. Full department reports are available upon request.

**Public Services** – The Public Service Department is busy keeping everything working as smoothly as possible. Routine maintenance has been completed throughout the month, such as, but not limited to, Meter Reading, Meter Installs, Water Leaks, Locates, Bulk Trash Pickup, Work Orders, Facility Maintenance, Wastewater Samples, and Dam, Wastewater Treatment Plant and Hydro Plant Maintenance. Top accomplishments/project updates:

- Public Works assisted Parks and Recreation in installing all of the Christmas Cheer (Lights/Decorations, ETC) throughout Town.
- Leaf Blowing on Town Maintained Roads has been completed.
- Scheduled water valve replacement was completed at Jack London RD. Harris and Jack London roads were affected. Work was done in the night and a boil water advisory was sent out, then lifted the following day when all tests came back clear.

**Community Development** – Director Williams reports another active month for community development. The department issued 31 permits for the month of December as compared to 31 permits in November and performed numerous follow-ups. This includes 16 Zoning, 1 Lake Structure, 1 Land Disturbance Permit, and 1 Vacation Rental Operators.

Top accomplishments/project updates:

- Z&P Board reviewed WSRM, LLC's plans for a commercial woodworking shop at 1804 Memorial Hwy based on the Town's architectural design standards. Board made a recommendation to the Board of Adjustments that the building plans do meet the design compatibility requirements but with the condition of obtaining DOT driveway approval and sewer/septic connection approvals.
- Z&P Board also reviewed and approved a recommendation to Council for a text amendment to the Zoning Ordinance to correct a discrepancy regarding the yard setbacks in the R4 zone.
- BOA reviewed, and approved, a Special Use Permit application for the 1804 Memorial Hwy woodworking shop with the recommendation of the Development Review Committee and Zoning and Planning Board. There were conditions required of obtaining

sewer tap approval from DEQ and driveway waiver from DOT. DOT has provided the waiver and the sewer tap is still pending.

- LSAB reviewed a permit for an applicant to add a Decktop Accessory Structure (DAS) to a new boathouse. By code, LSAB must confirm that the neighboring lot's views are not obstructed by the DAS. Structure was approved.
- Still working with AT&T/Tillman Construction on cell tower project. I am working with them on resolving a legal signature for their land disturbance permit. We have a workable solution being considered as of January 3<sup>rd</sup>. Should have resolved this week. Communication on January 3<sup>rd</sup> with the Senior Project Manager working on the permitting indicates that the remaining permitting application should be submitted by next week. Would give them approximately 3-4 weeks for building code inspector to review their plans. Estimates that tower construction should take approximately 6 weeks, followed by the antenna mounting. I was given an estimate of communication tower to be going online by May. Longer than previous estimate, may actually be sooner, but still in service before busy season.
- Successfully went before NCDEQ State Commission, following 6 month as provisional local program, for decision on being awarded fully certified status as a local program enforcing Erosion and Sedimentation Control Program in Lake Lure. We (Rick, Kimberly and I) have learned a lot and are proud of our program!

**Fire / Emergency Management** –It was still a busy month in December. The department responded to **27** fire/medical/rescue calls throughout the month. Firefighters completed **125** Hours of Training this month.

- Stood-by for the Duke Energy Work being done on Memorial Hwy. (Helicopter trimming the powerline right-of-way)
- Annual Volunteer Christmas Party. Also went over the demo with KME Fire apparatus
- Maintenance of station generator.

**Police** – December has given us time to purge and close out 2023 and prepare ourselves for the upcoming year. We are fully staffed with our full-time employees and are always looking for reserve officers to help us out during the busy time of year.

We were able to hire and train a new officer who was able to take to the streets on his own with ease, giving us now a full, full-time staff. This officer has been an LEO in another county and just needed to train on our policies and procedures as well as get the lay of the town.

Top accomplishments:

- Our staff worked with the Lake Lure Classical Academy for its 4<sup>th</sup> Annual Raptor Roundup. This program is so beneficial to children at the academy, that don't have a family and/or the family needs help in making Christmas a happy time for their children attending LLCA.



- All staff have now completed all firearms training which was performed partially in Rutherfordton, while some were able to use our shooting range here in Lake Lure. This now completes the yearly training in weapons and all mandated state training.
- Sgt. Carl Umphlet won our Top Gun Award for firearms this year. This is given to the officer with the highest score calculated between day and night qualifications.
- Officer Tyler Dills nominated Chief Humphries and NC State Park Ranger Superintendent James Ledgerwood for their actions during a recent threatening suicide call from the top of Chimney Rock. The nominations were to Region C, which is a collaboration of county and city agencies that come together to award outstanding acts in the field of law enforcement. They're actions were clearly life saving for the young woman willing to end her life. Both still keep in touch with the young woman to support her as she maneuvers her way through the future.

**Parks, Recreation & Lake** – Director Dean Givens and Parks & Trails Coordinator Dana Bradley continue to provide exemplary oversight of the Parks, Recreation, and Lake Department.

1. Finalized Commercial Boat Model 2. Boat permit sales 3. Had root revitalization done on crepe myrtle trees in front of the beach 4. Began planning marina maintenance (pressure washing, etc.) 5. Water fountain repair/replacement 6. Dittmer-Watts Nature Trails trail boss walked the trails and reported issues – 1 volunteer; 3 volunteer hours 7. Buffalo Creek Park trail boss walked the trail and reported issues – 1 volunteer; 4 volunteer hours 8. Weed Patch Mountain trail boss walked trail and reported issues – 1 volunteer; 7 volunteer hours 9. Dittmer-Watts trail boss worked on clearing debris from the trail on 12/4 and 12/5 – 1 volunteer; 3 volunteer hours 10. Organized a workday on the Dittmer-Watts Nature Trails on 12/6 to remove debris and repair erosion – 2 volunteers; 6 volunteer hours 11. Volunteers removed many fallen trees from the Weed Patch Mountain Trail and reported other trees down on 12/12 – 3 volunteers; 21 volunteer hours 12. Organized a workday on the Weed Patch Mountain trail on 12/13 to clear numerous trees from the trail – 4 volunteers; 28 volunteer hours 13. Volunteers cleared several more trees from the Weed Patch Mountain Trail on 12/18 – 6 volunteers; 42 volunteer hours 14. Had staff remove fallen trees and debris from the Dittmer-Watts Nature Trail and Green Space on 12/18 and 12/21 15. Planned upcoming trail maintenance days and recruited volunteers to help 16. Checked Buffalo Creek Park, Dittmer-Watts Nature Trails, and Weed Patch Mountain for damage 17. Utilized volunteers to collect water samples – 2 volunteers; 15 volunteer hours

Three notable projects/activities updates:

- Utilized a total of **129 volunteer hours, valued at \$2,580**
- Crepe myrtle tree root revitalization
- Began planning marina maintenance

**Finance** – Revenues and Expenditures Reports are provided as separate attachments to supplement this summary. Revenues continue to track as projected and departments also continue to efficiently use resources in regards to individual line items in the departmental budgets.

- The Town continued to sustain its strong financial position with an unreconciled bank balance of approximately \$9,867,382 for all funds other than special revenue funds (the Dam Fund). Regarding the Dam fund, the first draw was made from the reserve and capital projects fund to remit payment for the drain valve project. After this past month's payment the fund still holds a balance of approximately \$ 15,300,000 including *accumulated interest of \$406,382.*
- FY 23 audit procedures continue and a comparable amount of detail and review as in prior years is continuing.
- Costs from the General Navigation Dredging Project were submitted and acknowledged received by have been submitted for reimbursement for the calendar year under the Town's current grant. A reimbursement of \$169,203 is expected to be remitted to the Town for recoupment of 75% of the total costs (\$225,604) the Town has incurred.

**Communications** – Communications Director Krejci continues her community outreach along with progress in all areas. There were 30 news articles published on the town's website and were sent to 2,069 by hyperlink. There were 8,600 website users in December 2023 compared to 6,169 website users in December of 2022. The Town of Lake Lure has 20,676 followers on Facebook as of December 2023, representing an 8% increase (+1,481) over December of 2022. Lake Lure continues to wait for the State Dam Safety Office to provide it with a grant contract for Initial Field Investigations. The amount of the grant award is \$425,921. Top Highlights:

- I am not responsible for this, but it was wonderful that Lake Lure was voted by our followers as the Best Lake in North Carolina in the NC Trippin' contest!
- Events Team helped the Library plan and promote the Blue Cho Train Ride Event. The Library did a great job hosting the event at the Gazebo with over 90 attendees. We hope this will be an annual event.
- Maintaining consistently high visibility and reach on social media and the website with a 39% increase in website users over the same period in December 2022 and over 1,400 new followers in the same time frame.

### **Manager / Clerk / Admin Summary**

December was a busy month including an array of staff, council, and board meetings and ever-changing day-to-day operations. We continue to work with Ruby Collins and Labella Engineering on the new sewer system and planning. In addition, the installation of the Dam valves continues to be underway and making progress.

#### Highlights:

- Council addressed and decided on the leasing of the old ABC Store site.
- Conducted meeting #2 with Architects on the Fire Department Space Needs Study.
- Worked on the approvals for applying for NCDEQ assistance to conduct the Lead Service Line inventory as required by the EPA.
- Approved amendment #3 with Ruby Collins for Design Build Contract on engineering for the next 2 years of SASS sewer work.
- Task 17 approval for Water System Consolidation Plan with Labella.
- Established the Capital Reserve for Sewer needs.

10 GENERAL FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
<b>310000 TAXES</b>					
310100 P & I - Taxes	0.00	791.10	10,000.00	9,208.90	8 %
Account Group Total:	0.00	791.10	10,000.00	9,208.90	8 %
<b>311000 Ad Valorem Taxes-2000</b>					
311190 AD VALOREM TAXES-2019	0.00	914.02	0.00	-914.02	** %
311210 AD VALOREM TAXES-2021	0.00	0.00	50,000.00	50,000.00	0 %
311213 Ad Valorem Taxes-2023	0.00	4,176.13	0.00	-4,176.13	** %
311214 Ad Valorem Taxes DV5-dam capital	0.00	2,376.39	0.00	-2,376.39	** %
311220 AD VALOREM TAX 2022-	0.00	0.00	4,492,754.00	4,492,754.00	0 %
Account Group Total:	0.00	7,466.54	4,542,754.00	4,535,287.46	0 %
<b>312000 Ad Valorem-Veh-2000</b>					
312021 AD VALOREM VEH TAXES-2021	0.00	0.00	20,000.00	20,000.00	0 %
312022 Ad Valorem Vehicle Tax 2022	0.00	0.00	93,850.00	93,850.00	0 %
312024 ad valorem veh taxes dv5 2023	0.00	8,545.36	0.00	-8,545.36	** %
Account Group Total:	0.00	8,545.36	113,850.00	105,304.64	8 %
<b>332000 STATE SHARED REVENUES</b>					
332200 Beer & Wine Tax	0.00	0.00	4,950.00	4,950.00	0 %
332300 Court Costs, Fees and Chrgs	21.00	150.50	550.00	399.50	27 %
332400 Utilties Franchise Tax	0.00	0.00	201,195.00	201,195.00	0 %
332600 Powell Bill - Tax on Gas	0.00	0.00	76,600.00	76,600.00	0 %
332930 State Shared Sales Tax	0.00	373,714.93	1,760,000.00	1,386,285.07	21 %
332933 Solid Waste Disposal Tax	0.00	275.55	780.00	504.45	35 %
332942 Video Programming Tax	0.00	0.00	15,975.00	15,975.00	0 %
332991 NC DEQ Dredging Grant	0.00	0.00	800,000.00	800,000.00	0 %
Account Group Total:	21.00	374,140.98	2,860,050.00	2,485,909.02	13 %
<b>347000 LAND USE FEES</b>					
347100 Zoning Permits	9,470.00	48,330.00	40,000.00	-8,330.00	121 %
347200 Land Disturbance Permit	0.00	800.00	6,600.00	5,800.00	12 %
347300 Sign Permit	0.00	0.00	500.00	500.00	0 %
347550 Vacation Rental Fees	300.00	2,700.00	10,000.00	7,300.00	27 %
347600 Lake Structure Permit/LSA	0.00	-3,040.00	9,255.00	12,295.00	-33 %
347800 Fire Inspection	0.00	40.00	50.00	10.00	80 %
347900 Fines/Penalties - Land Use	1,500.00	3,000.00	850.00	-2,150.00	353 %
Account Group Total:	11,270.00	51,830.00	67,255.00	15,425.00	77 %
<b>361000 LAKE</b>					
361201 Lake Lure Tours	0.00	73,167.13	60,000.00	-13,167.13	122 %
361202 Lake Fines	100.00	8,350.00	300.00	-8,050.00	*** %
361203 Lake Comm License Fees	4,200.00	13,490.00	15,000.00	1,510.00	90 %
361204 Boat Permits	1,545.00	66,808.14	675,000.00	608,191.86	10 %
361205 RBR CONCESSIONS	0.00	0.00	25,000.00	25,000.00	0 %
361207 Cluster Mooring Fees	0.00	0.00	24,000.00	24,000.00	0 %
Account Group Total:	5,845.00	161,815.27	799,300.00	637,484.73	20 %
<b>363000 BEACH</b>					
363801 Beach-Admission Fee-Adult	0.00	34,770.88	65,000.00	30,229.12	53 %
363804 Beach-Concessions	0.00	2,786.17	10,000.00	7,213.83	28 %

TOWN OF LAKE LURE  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 12 / 23

10 GENERAL FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
Account Group Total:	0.00	37,557.05	75,000.00	37,442.95	50 %
364000 MARINA					
364902 Marina-Open Slip Rental	18,100.00	34,550.00	310,000.00	275,450.00	11 %
364905 Marina-Concessions	0.00	6,724.86	18,500.00	11,775.14	36 %
364908 Marina-Rentals	0.00	15,795.00	50,000.00	34,205.00	32 %
Account Group Total:	18,100.00	57,069.86	378,500.00	321,430.14	15 %
383000 MISCELLANEOUS REVENUES					
383100 Interest Earned on Investments	0.00	803.73	4,000.00	3,196.27	20 %
383200 Beer and Wine Permits	0.00	0.00	1,000.00	1,000.00	0 %
383321 Fire-Rural Fire Protection	0.00	2,045.42	8,592.00	6,546.58	24 %
383430 Community Center Rental	-700.00	-1,550.00	250.00	1,800.00	*** %
383440 Pavilion/Gazebo Rental	-750.00	4,850.00	3,500.00	-1,350.00	139 %
383450 Meadows Rental	350.00	1,320.00	250.00	-1,070.00	528 %
383460 Water Tank Rental	0.00	1,060.90	0.00	-1,060.90	** %
383500 Sale of Assets	0.00	826.00	3,500.00	2,674.00	24 %
383600 Golf Cart Permit	0.00	60.00	200.00	140.00	30 %
383700 LLABC-Distribution for Law Enforcement	0.00	500.00	750.00	250.00	67 %
383701 ABC-Dist. for Drug/Alcohol	0.00	0.00	1,250.00	1,250.00	0 %
383800 ABC-Distribution of Funds	0.00	402.00	20,000.00	19,598.00	2 %
383900 Misc Revenue	76.64	228.64	1,200.00	971.36	19 %
383903 Town Promotional Materials	14.00	14.00	500.00	486.00	3 %
383910 Copies	0.00	26.00	500.00	474.00	5 %
383930 Recycling Collections	0.00	16,787.46	15,250.00	-1,537.46	110 %
Account Group Total:	-1,009.36	27,374.15	60,742.00	33,367.85	45 %
398000 TRANSFERS					
398502 Installment Agreement Proceeds	0.00	0.00	385,000.00	385,000.00	0 %
398604 Transfer from Fund Balance	0.00	0.00	219,014.00	219,014.00	0 %
Account Group Total:	0.00	0.00	604,014.00	604,014.00	0 %
Fund Total:	34,226.64	726,590.31	9,511,465.00	8,784,874.69	8 %

21 Capital Reserve Fund

Account	Received		Estimated Revenue	Revenue	% Received
	Current Month	Received YTD		To Be Received	
398000 TRANSFERS					
398605 Transfer From General Fund	0.00	0.00	1,600,000.00	1,600,000.00	0 %
Account Group Total:	0.00	0.00	1,600,000.00	1,600,000.00	0 %
Fund Total:	0.00	0.00	1,600,000.00	1,600,000.00	0 %

TOWN OF LAKE LURE  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 12 / 23

53 WATER AND SEWER FUND

Account	Received		Estimated Revenue	Revenue	% Received
	Current Month	Received YTD		To Be Received	
371000					
371105 Chimney Rock Water	0.00	0.00	15,000.00	15,000.00	0 %
371300 Charges for Water	31,333.55	183,410.99	330,000.00	146,589.01	56 %
371400 Charges for Sewer	104,185.10	624,305.32	1,275,000.00	650,694.68	49 %
371500 Taps and Connect-Water	0.00	3,465.00	5,000.00	1,535.00	69 %
371600 Taps and Connect-Sewer	0.00	2,310.00	5,000.00	2,690.00	46 %
371700 Transfer Fee-Water/Sewer	60.00	460.00	1,000.00	540.00	46 %
371800 W/S - Penalty and Interest	1,825.00	11,375.00	6,000.00	-5,375.00	190 %
371900 W/S - Misc	0.00	159.84	0.00	-159.84	** %
Account Group Total:	137,403.65	825,486.15	1,637,000.00	811,513.85	50 %
383000 MISCELLANEOUS REVENUES					
383100 Interest Earned on Investments	0.00	0.00	1,000.00	1,000.00	0 %
383460 Water Tank Rental	0.00	1,060.90	12,360.00	11,299.10	9 %
Account Group Total:	0.00	1,060.90	13,360.00	12,299.10	8 %
Fund Total:	137,403.65	826,547.05	1,650,360.00	823,812.95	50 %

TOWN OF LAKE LURE  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 12 / 23

56 ELECTRIC FUND

Account	Received		Estimated Revenue	Revenue	% Received
	Current Month	Received YTD		To Be Received	
372000					
372300 Charges for Utilities-Electric	0.00	76,034.88	300,000.00	223,965.12	25 %
Account Group Total:	0.00	76,034.88	300,000.00	223,965.12	25 %
383000 MISCELLANEOUS REVENUES					
383100 Interest Earned on Investments	0.00	0.00	150.00	150.00	0 %
Account Group Total:	0.00	0.00	150.00	150.00	0 %
Fund Total:	0.00	76,034.88	300,150.00	224,115.12	25 %

TOWN OF LAKE LURE  
Statement of Revenue Budget vs Actuals  
For the Accounting Period: 12 / 23

75 CHIMNEY ROCK WATER FUND

Account	Received		Estimated Revenue	Revenue	% Received
	Current Month	Received YTD		To Be Received	
371000					
371300 Charges for Water	6,868.22	44,406.57	0.00	-44,406.57	** %
371800 W/S - Penalty and Interest	75.00	2,200.00	0.00	-2,200.00	** %
Account Group Total:	6,943.22	46,606.57	0.00	-46,606.57	** %
Fund Total:	6,943.22	46,606.57	0.00	-46,606.57	** %
Grand Total:	178,573.51	1,675,778.81	13,061,975.00	11,386,196.19	13 %



10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
411000 COMMISSION							
411000 COMMISSION							
	102 Salaries-Part Time	1,100.00	6,600.00	13,200.00	13,200.00	6,600.00	50 %
	109 FICA	84.15	504.90	1,100.00	1,100.00	595.10	46 %
	214 Supplies-Dept	0.00	200.00	6,000.00	6,000.00	5,800.00	3 %
	215 Supplies-Materials	0.00	5,574.95	20,000.00	20,000.00	14,425.05	28 %
	310 Travel and Transportation	0.00	0.00	3,500.00	3,500.00	3,500.00	%
	Account Total:	1,184.15	12,879.85	43,800.00	43,800.00	30,920.15	29 %
	Account Group Total:	1,184.15	12,879.85	43,800.00	43,800.00	30,920.15	29 %
413000 ADMINISTRATION							
413000 ADMINISTRATION							
	100 SALARIES	37,376.61	220,635.47	498,000.00	498,000.00	277,364.53	44 %
	102 Salaries-Part Time	0.00	181.13	0.00	0.00	-181.13	%
	103 Professional Services	1,500.00	15,430.15	65,000.00	65,000.00	49,569.85	24 %
	109 FICA	2,831.06	16,800.34	38,500.00	38,500.00	21,699.66	44 %
	110 Retirement	6,917.42	38,659.57	91,000.00	91,000.00	52,340.43	42 %
	111 Group Insurance	2,895.82	21,255.14	67,000.00	67,000.00	45,744.86	32 %
	120 401 (K) Contribution	666.88	4,009.98	25,500.00	25,500.00	21,490.02	16 %
	180 Legal Services	1,523.40	16,532.70	55,000.00	55,000.00	38,467.30	30 %
	182 PROPERTY JUDGEMENT SETTLEMENT	0.00	26.00	0.00	0.00	-26.00	%
	190 Engineering Services	0.00	1,000.00	30,000.00	30,000.00	29,000.00	3 %
	214 Supplies-Dept	53.58	4,499.99	9,000.00	9,000.00	4,500.01	50 %
	215 Supplies-Materials	122.86	295.27	3,000.00	3,000.00	2,704.73	10 %
	310 Travel and Transportation	0.00	788.24	9,500.00	9,500.00	8,711.76	8 %
	320 Postage	0.00	4,567.58	5,000.00	5,000.00	432.42	91 %
	322 Printing	0.00	0.00	1,500.00	1,500.00	1,500.00	%
	324 Dues and Subscriptions	0.00	7,029.97	8,500.00	8,500.00	1,470.03	83 %
	330 Utilities	0.00	6,538.82	30,000.00	30,000.00	23,461.18	22 %
	350 Repairs and Maint-Buildings	100.00	8,879.99	50,000.00	50,000.00	41,120.01	18 %
	353 Repairs and Maint-Equipment	0.00	150.84	8,000.00	8,000.00	7,849.16	2 %
	370 Advertising	28.16	414.58	3,500.00	3,500.00	3,085.42	12 %
	614 Lobbyist	0.00	13,400.00	62,000.00	62,000.00	48,600.00	22 %
	687 Contractual - County Tax	0.00	14,372.00	18,000.00	18,000.00	3,628.00	80 %
	691 Contractual Services	3,400.00	45,509.07	120,000.00	120,000.00	74,490.93	38 %
	Account Total:	57,415.79	440,976.83	1,198,000.00	1,198,000.00	757,023.17	37 %
	Account Group Total:	57,415.79	440,976.83	1,198,000.00	1,198,000.00	757,023.17	37 %
420000 CENTRAL SERVICES-Technology &							
420000 CENTRAL SERVICES-Technology & Telecommunications							
	109 FICA	19.41	122.74	0.00	0.00	-122.74	%
	111 Group Insurance	32.32	195.68	0.00	0.00	-195.68	%
	321 Telephone	1,148.15	11,712.21	27,000.00	27,000.00	15,287.79	43 %
	325 Internet Services	0.00	104.58	5,200.00	5,200.00	5,095.42	2 %
	380 IT Support Services	0.00	14,934.13	81,000.00	81,000.00	66,065.87	18 %
	527 TECH-Website Update	0.00	0.00	5,000.00	5,000.00	5,000.00	%
	Account Total:	1,199.88	27,069.34	118,200.00	118,200.00	91,130.66	23 %
	Account Group Total:	1,199.88	27,069.34	118,200.00	118,200.00	91,130.66	23 %

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000 POLICE							
431000 POLICE							
100	SALARIES	52,295.05	292,729.97	573,000.00	573,000.00	280,270.03	51 %
101	OVERTIME	441.54	2,207.41	5,500.00	5,500.00	3,292.59	40 %
102	Salaries-Part Time	1,307.25	5,244.76	28,000.00	28,000.00	22,755.24	19 %
104	Separation Allowance-Law	1,838.86	8,760.96	20,500.00	20,500.00	11,739.04	43 %
109	FICA	4,194.49	23,151.01	49,500.00	49,500.00	26,348.99	47 %
110	Retirement	8,603.14	51,309.88	114,000.00	114,000.00	62,690.12	45 %
111	Group Insurance	5,235.52	34,462.40	103,700.00	103,700.00	69,237.60	33 %
112	Special Benefit Fund-Police	2,022.25	13,786.96	27,185.00	27,185.00	13,398.04	51 %
212	Supplies-Fuel	0.00	2,273.54	27,500.00	27,500.00	25,226.46	8 %
214	Supplies-Dept	24.14	3,980.16	11,000.00	11,000.00	7,019.84	36 %
215	Supplies-Materials	0.00	6,015.26	0.00	0.00	-6,015.26	%
217	Supplies-Uni forms	0.00	5,338.18	10,000.00	10,000.00	4,661.82	53 %
220	Alcohol & Drug Ed.	0.00	0.00	1,000.00	1,000.00	1,000.00	%
310	Travel and Transportation	0.00	620.96	3,000.00	3,000.00	2,379.04	21 %
324	Dues and Subscriptions	0.00	422.00	6,300.00	6,300.00	5,878.00	7 %
333	Utilities-Boat House and Range	0.00	0.00	500.00	500.00	500.00	%
353	Repairs and Maint-Equipment	1,397.72	2,035.07	4,000.00	4,000.00	1,964.93	51 %
354	Repairs and Maint-Vehicles	0.00	4,260.14	25,000.00	25,000.00	20,739.86	17 %
490	Miscellaneous	0.00	265.00	1,000.00	1,000.00	735.00	27 %
524	Computers	0.00	0.00	10,000.00	10,000.00	10,000.00	%
691	Contractual Services	4,365.60	17,818.18	20,050.00	20,050.00	2,231.82	89 %
	Account Total :	81,725.56	474,681.84	1,040,735.00	1,040,735.00	566,053.16	46 %
	Account Group Total :	81,725.56	474,681.84	1,040,735.00	1,040,735.00	566,053.16	46 %
434000 FIRE							
434000 FIRE							
100	SALARIES	33,787.08	191,298.48	449,000.00	449,000.00	257,701.52	43 %
101	OVERTIME	0.00	0.00	25,000.00	25,000.00	25,000.00	%
102	Salaries-Part Time	4,632.88	19,169.88	37,300.00	37,300.00	18,130.12	51 %
109	FICA	2,857.20	15,609.16	38,800.00	38,800.00	23,190.84	40 %
110	Retirement	6,469.87	35,591.50	82,700.00	82,700.00	47,108.50	43 %
111	Group Insurance	4,361.40	26,065.31	83,900.00	83,900.00	57,834.69	31 %
120	401 (K) Contribution	1,349.05	7,584.94	23,405.00	23,405.00	15,820.06	32 %
212	Supplies-Fuel	419.08	2,668.99	20,000.00	20,000.00	17,331.01	13 %
214	Supplies-Dept	62.29	1,334.71	4,000.00	4,000.00	2,665.29	33 %
215	Supplies-Materials	81.37	5,731.43	10,000.00	10,000.00	4,268.57	57 %
217	Supplies-Uni forms	587.39	2,477.34	6,000.00	6,000.00	3,522.66	41 %
218	Supplies-Equipment	0.00	1,817.80	21,000.00	21,000.00	19,182.20	9 %
310	Travel and Transportation	0.00	0.00	6,000.00	6,000.00	6,000.00	%
324	Dues and Subscriptions	0.00	165.00	9,500.00	9,500.00	9,335.00	2 %
330	Utilities	705.79	3,528.28	12,000.00	12,000.00	8,471.72	29 %
351	Repairs and Maint-Grounds	0.00	0.00	6,000.00	6,000.00	6,000.00	%
353	Repairs and Maint-Equipment	714.36	5,804.18	16,000.00	16,000.00	10,195.82	36 %
354	Repairs and Maint-Vehicles	2,383.33	31,508.52	21,000.00	21,000.00	-10,508.52	150 %
490	Miscellaneous	0.00	345.72	4,000.00	4,000.00	3,654.28	9 %
514	Protective Clothing	0.00	134.74	16,000.00	16,000.00	15,865.26	1 %
553	RADIO REPLACEMENT	0.00	0.00	10,000.00	10,000.00	10,000.00	%
693	Field Volunteer Fire Dept	33,500.00	67,000.00	67,000.00	67,000.00	0.00	100 %
694	Chimney Rock Volunteer Fire	17,500.00	35,000.00	35,000.00	35,000.00	0.00	100 %

TOWN OF LAKE LURE  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 12 / 23

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
695	Bills Creek Volunteer Fire	21,400.00	42,800.00	42,800.00	42,800.00	0.00	100 %
	Account Total:	130,811.09	495,635.98	1,046,405.00	1,046,405.00	550,769.02	47 %
	Account Group Total:	130,811.09	495,635.98	1,046,405.00	1,046,405.00	550,769.02	47 %
451000	PUBLIC WORKS-STREETS						
451000	PUBLIC WORKS-STREETS						
100	SALARIES	18,506.78	100,439.17	295,000.00	295,000.00	194,560.83	34 %
101	OVERTIME	0.00	0.00	16,000.00	16,000.00	16,000.00	%
109	FICA	1,406.34	7,695.43	26,000.00	26,000.00	18,304.57	30 %
110	Retirement	2,921.18	16,756.34	60,000.00	60,000.00	43,243.66	28 %
111	Group Insurance	2,019.82	14,464.78	65,000.00	65,000.00	50,535.22	22 %
120	401 (K) Contribution	591.77	3,746.16	22,000.00	22,000.00	18,253.84	17 %
211	Supplies-Automotive	94.50	5,076.17	25,000.00	25,000.00	19,923.83	20 %
212	Supplies-Fuel	0.00	153.13	0.00	0.00	-153.13	%
214	Supplies-Dept	0.00	928.82	1,200.00	1,200.00	271.18	77 %
215	Supplies-Materials	339.16	4,089.13	35,000.00	35,000.00	30,910.87	12 %
217	Supplies-Uniforms	659.75	6,012.46	8,000.00	8,000.00	1,987.54	75 %
310	Travel and Transportation	0.00	220.00	2,000.00	2,000.00	1,780.00	11 %
330	Utilities	0.00	72.17	0.00	0.00	-72.17	%
331	Utilities-Street Lights	0.00	3,856.08	15,000.00	15,000.00	11,143.92	26 %
334	Utilities-Buildings	0.00	3,715.77	15,000.00	15,000.00	11,284.23	25 %
350	Repairs and Maint-Buildings	0.00	3,589.40	30,000.00	30,000.00	26,410.60	12 %
351	Repairs and Maint-Grounds	0.00	8,469.54	12,000.00	12,000.00	3,530.46	71 %
353	Repairs and Maint-Equipment	0.00	11,774.41	30,000.00	30,000.00	18,225.59	39 %
354	Repairs and Maint-Vehicles	0.00	7,019.82	20,000.00	20,000.00	12,980.18	35 %
691	Contractual Services	0.00	2,650.00	20,000.00	20,000.00	17,350.00	13 %
	Account Total:	26,539.30	200,728.78	697,200.00	697,200.00	496,471.22	29 %
	Account Group Total:	26,539.30	200,728.78	697,200.00	697,200.00	496,471.22	29 %
472000	SANITATION						
472000	SANITATION						
691	Contractual Services	14,915.00	74,575.00	180,000.00	180,000.00	105,425.00	41 %
692	Contractual Services-Recycling	1,552.00	7,736.00	15,000.00	15,000.00	7,264.00	52 %
696	Tipping Fees	2,785.00	15,011.14	40,000.00	40,000.00	24,988.86	38 %
	Account Total:	19,252.00	97,322.14	235,000.00	235,000.00	137,677.86	41 %
	Account Group Total:	19,252.00	97,322.14	235,000.00	235,000.00	137,677.86	41 %
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
351	Repairs and Maint-Grounds	0.00	0.00	10,000.00	10,000.00	10,000.00	%
352	Repairs and Maint-Dam	0.00	0.00	15,000.00	15,000.00	15,000.00	%
	Account Total:	0.00	0.00	25,000.00	25,000.00	25,000.00	%
	Account Group Total:	0.00	0.00	25,000.00	25,000.00	25,000.00	%
492000	ECONOMIC DEVELOPMENT						
492000	ECONOMIC DEVELOPMENT						
100	SALARIES	4,576.80	25,164.65	67,500.00	67,500.00	42,335.35	37 %
109	FICA	349.91	1,905.44	5,125.00	5,125.00	3,219.56	37 %
110	Retirement	774.18	4,376.45	12,200.00	12,200.00	7,823.55	36 %
111	Group Insurance	581.52	3,553.12	10,450.00	10,450.00	6,896.88	34 %
120	401 (K) Contribution	203.84	1,233.23	3,525.00	3,525.00	2,291.77	35 %

TOWN OF LAKE LURE  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 12 / 23

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
585	Community Branding	56.00	10,673.74	20,000.00	20,000.00	9,326.26	53 %
	Account Total :	6,542.25	46,906.63	118,800.00	118,800.00	71,893.37	39 %
	Account Group Total :	6,542.25	46,906.63	118,800.00	118,800.00	71,893.37	39 %
493000	COMMUNITY DEVELOPMENT						
493000	COMMUNITY DEVELOPMENT						
100	SALARIES	21,468.04	125,482.53	299,000.00	299,000.00	173,517.47	42 %
109	FICA	1,591.97	9,280.49	23,000.00	23,000.00	13,719.51	40 %
110	Retirement	3,893.00	21,762.39	54,000.00	54,000.00	32,237.61	40 %
111	Group Insurance	2,279.50	13,885.64	42,300.00	42,300.00	28,414.36	33 %
120	401 (K) Contribution	263.78	1,582.68	15,000.00	15,000.00	13,417.32	11 %
180	Legal Services	102.60	1,965.30	25,000.00	25,000.00	23,034.70	8 %
212	Supplies-Fuel	45.99	350.17	1,000.00	1,000.00	649.83	35 %
214	Supplies-Dept	0.00	183.37	6,000.00	6,000.00	5,816.63	3 %
215	Supplies-Materials	0.00	1,176.32	0.00	0.00	-1,176.32	%
310	Travel and Transportation	103.49	700.49	5,000.00	5,000.00	4,299.51	14 %
324	Dues and Subscriptions	60.00	60.00	2,000.00	2,000.00	1,940.00	3 %
370	Advertising	0.00	0.00	2,000.00	2,000.00	2,000.00	%
410	RENTS	0.00	3,000.00	20,000.00	20,000.00	17,000.00	15 %
691	Contractual Services	2,000.00	7,778.71	19,000.00	19,000.00	11,221.29	41 %
	Account Total :	31,808.37	187,208.09	513,300.00	513,300.00	326,091.91	36 %
	Account Group Total :	31,808.37	187,208.09	513,300.00	513,300.00	326,091.91	36 %
613000	PARKS, RECREATION & LAKE						
613000	PARKS, RECREATION & LAKE						
100	SALARIES	26,285.68	142,458.35	299,000.00	299,000.00	156,541.65	48 %
102	Salaries-Part Time	0.00	929.25	0.00	0.00	-929.25	%
109	FICA	1,923.20	10,438.58	24,000.00	24,000.00	13,561.42	43 %
110	Retirement	4,493.60	25,049.55	55,000.00	55,000.00	29,950.45	46 %
111	Group Insurance	3,198.36	21,056.76	62,700.00	62,700.00	41,643.24	34 %
120	401 (K) Contribution	1,166.99	6,964.13	15,000.00	15,000.00	8,035.87	46 %
212	Supplies-Fuel	0.00	7,025.69	15,000.00	15,000.00	7,974.31	47 %
213	Supplies-Boat Fuel & Supplies	0.00	0.00	12,000.00	12,000.00	12,000.00	%
214	Supplies-Dept	0.00	4,991.40	5,000.00	5,000.00	8.60	100 %
215	Supplies-Materials	756.00	7,273.74	25,000.00	25,000.00	17,726.26	29 %
216	Supplies-Fish Purchase	0.00	0.00	8,000.00	8,000.00	8,000.00	%
217	Supplies-Uniforms	0.00	339.90	1,500.00	1,500.00	1,160.10	23 %
219	Boat and Fishing Permits	0.00	0.00	6,500.00	6,500.00	6,500.00	%
310	Travel and Transportation	0.00	646.28	3,000.00	3,000.00	2,353.72	22 %
330	Utilities	0.00	0.00	6,700.00	6,700.00	6,700.00	%
335	Flowering Bridge Lighting	0.00	506.42	3,500.00	3,500.00	2,993.58	14 %
351	Repairs and Maint-Grounds	2,150.00	5,309.72	85,000.00	85,000.00	79,690.28	6 %
353	Repairs and Maint-Equipment	0.00	12,842.58	14,000.00	14,000.00	1,157.42	92 %
508	Rewrite Zoning & Land Dev.	0.00	0.00	40,500.00	40,500.00	40,500.00	%
691	Contractual Services	3,449.89	11,566.41	40,500.00	40,500.00	28,933.59	29 %
	Account Total :	43,423.72	257,398.76	721,900.00	721,900.00	464,501.24	36 %
	Account Group Total :	43,423.72	257,398.76	721,900.00	721,900.00	464,501.24	36 %

TOWN OF LAKE LURE  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 12 / 23

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
615000 BEACH & MARINA							
615000 BEACH & MARINA							
	214 Supplies-Dept	0.00	0.00	2,000.00	2,000.00	2,000.00	%
	350 Repairs and Maint-Buildings	0.00	435.75	4,000.00	4,000.00	3,564.25	11 %
	351 Repairs and Maint-Grounds	0.00	4,389.44	10,200.00	10,200.00	5,810.56	43 %
	353 Repairs and Maint-Equipment	0.00	0.00	1,300.00	1,300.00	1,300.00	%
	Account Total :	0.00	4,825.19	17,500.00	17,500.00	12,674.81	28 %
	Account Group Total :	0.00	4,825.19	17,500.00	17,500.00	12,674.81	28 %
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
	504 VEHICLES	0.00	58,459.98	60,000.00	60,000.00	1,540.02	97 %
	506 HVAC System/Police	0.00	3,720.67	0.00	0.00	-3,720.67	%
	513 FIRE-SCBA APPARATUS	0.00	0.00	20,000.00	20,000.00	20,000.00	%
	516 PUBLIC SERVICES BLDG	0.00	0.00	70,000.00	70,000.00	70,000.00	%
	530 P&R-Mower	0.00	0.00	115,000.00	115,000.00	115,000.00	%
	541 POLICE-Vehicles	0.00	0.00	120,000.00	120,000.00	120,000.00	%
	550 Other Equipment	0.00	0.00	6,000.00	6,000.00	6,000.00	%
	592 PW-Street Paving	0.00	12,950.00	175,000.00	175,000.00	162,050.00	7 %
	691 Contractual Services	0.00	7,500.00	0.00	0.00	-7,500.00	%
	697 Dredging & Debris Removal	0.00	400.00	1,000,000.00	1,000,000.00	999,600.00	%
	Account Total :	0.00	83,030.65	1,566,000.00	1,566,000.00	1,482,969.35	5 %
	Account Group Total :	0.00	83,030.65	1,566,000.00	1,566,000.00	1,482,969.35	5 %
910000 DEBT SERVICE							
910000 DEBT SERVICE							
	504 VEHICLES	0.00	2,983.42	44,500.00	44,500.00	41,516.58	7 %
	541 POLICE-Vehicles	0.00	4,515.56	17,225.00	17,225.00	12,709.44	26 %
	544 Work Truck	0.00	0.00	15,000.00	15,000.00	15,000.00	%
	550 Other Equipment	0.00	2,883.60	144,500.00	144,500.00	141,616.40	2 %
	561 Brdwalk-Marina Bay	0.00	0.00	101,900.00	101,900.00	101,900.00	%
	573 Barge/Excavator	0.00	20,722.96	0.00	0.00	-20,722.96	%
	720 Bond Interest	0.00	1,631.96	58,500.00	58,500.00	56,868.04	3 %
	Account Total :	0.00	32,737.50	381,625.00	381,625.00	348,887.50	9 %
	Account Group Total :	0.00	32,737.50	381,625.00	381,625.00	348,887.50	9 %
920000 Non-Governmental							
920000 Non-Governmental							
	130 Unemployment	0.00	0.00	5,000.00	5,000.00	5,000.00	%
	450 Insurance	0.00	199,169.02	180,000.00	180,000.00	-19,169.02	111 %
	751 Bank Fees	0.00	0.00	3,000.00	3,000.00	3,000.00	%
	Account Total :	0.00	199,169.02	188,000.00	188,000.00	-11,169.02	106 %
	Account Group Total :	0.00	199,169.02	188,000.00	188,000.00	-11,169.02	106 %
980000 TRANSFERS							
980000 TRANSFERS							
	967 Transfer to Capital Reserve	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Total :	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Group Total :	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%

TOWN OF LAKE LURE  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 12 / 23

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
	Fund Total :	399,902.11	2,560,570.60	9,511,465.00	9,511,465.00	6,950,894.40	27 %

TOWN OF LAKE LURE  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 12 / 23

21 Capital Reserve Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
	180 Legal Services	0.00	1,050.00	0.00	0.00	-1,050.00	%
	Account Total:	0.00	1,050.00	0.00	0.00	-1,050.00	%
	Account Group Total:	0.00	1,050.00	0.00	0.00	-1,050.00	%
980000	TRANSFERS						
980000	TRANSFERS						
	958 Transfer to Fund Balance	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Total:	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Group Total:	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Fund Total:	0.00	1,050.00	1,600,000.00	1,600,000.00	1,598,950.00	%

TOWN OF LAKE LURE  
Statement of Expenditure - Budget vs. Actual Report  
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22 DAM Capital Projects Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
	190 Engineering Services	0.00	36,931.44	0.00	0.00	-36,931.44	%
	691 Contractual Services	1,096,200.00	1,096,200.00	0.00	0.00	-1,096,200.00	%
	Account Total:	1,096,200.00	1,133,131.44	0.00	0.00	-1,133,131.44	%
	Account Group Total:	1,096,200.00	1,133,131.44	0.00	0.00	-1,133,131.44	%
720000	ELECTRIC OPERATIONS						
720000	ELECTRIC OPERATIONS						
	691 Contractual Services	0.00	1,300.00	0.00	0.00	-1,300.00	%
	Account Total:	0.00	1,300.00	0.00	0.00	-1,300.00	%
	Account Group Total:	0.00	1,300.00	0.00	0.00	-1,300.00	%
	Fund Total:	1,096,200.00	1,134,431.44	0.00	0.00	-1,134,431.44	%



53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
713000 WATER							
713000 WATER							
100	SALARIES	0.00	0.00	150,000.00	150,000.00	150,000.00	%
109	FICA	0.00	0.00	11,200.00	11,200.00	11,200.00	%
110	Retirement	0.00	0.00	24,000.00	24,000.00	24,000.00	%
111	Group Insurance	0.00	0.00	20,000.00	20,000.00	20,000.00	%
120	401 (K) Contribution	0.00	0.00	7,500.00	7,500.00	7,500.00	%
214	Supplies-Dept	0.00	2,054.42	15,000.00	15,000.00	12,945.58	14 %
310	Travel and Transportation	50.00	80.00	4,000.00	4,000.00	3,920.00	2 %
324	Dues and Subscriptions	310.00	2,050.00	2,000.00	2,000.00	-50.00	103 %
330	Utilities	0.00	4,945.04	15,000.00	15,000.00	10,054.96	33 %
350	Repairs and Maint-Buildings	0.00	15,972.57	20,000.00	20,000.00	4,027.43	80 %
353	Repairs and Maint-Equipment	0.00	7,511.84	60,000.00	60,000.00	52,488.16	13 %
358	Repairs and Maint-Lines	0.00	105.00	18,000.00	18,000.00	17,895.00	1 %
430	Equipment Rental	0.00	0.00	500.00	500.00	500.00	%
691	Contractual Services	0.00	5,778.71	24,000.00	24,000.00	18,221.29	24 %
	Account Total :	360.00	38,497.58	371,200.00	371,200.00	332,702.42	10 %
	Account Group Total :	360.00	38,497.58	371,200.00	371,200.00	332,702.42	10 %
714000 SEWER							
714000 SEWER							
103	Professional Services	0.00	0.00	3,000.00	3,000.00	3,000.00	%
214	Supplies-Dept	0.00	65.99	800.00	800.00	734.01	8 %
215	Supplies-Materials	0.00	20,027.56	180,000.00	180,000.00	159,972.44	11 %
310	Travel and Transportation	0.00	270.00	6,000.00	6,000.00	5,730.00	5 %
320	Postage	0.00	311.10	4,000.00	4,000.00	3,688.90	8 %
330	Utilities	0.00	1,606.24	16,000.00	16,000.00	14,393.76	10 %
350	Repairs and Maint-Buildings	0.00	10,615.00	25,000.00	25,000.00	14,385.00	42 %
353	Repairs and Maint-Equipment	0.00	10,801.03	45,000.00	45,000.00	34,198.97	24 %
355	Repairs and Maint-Collection	0.00	1,550.00	25,000.00	25,000.00	23,450.00	6 %
358	Repairs and Maint-Lines	0.00	0.00	15,000.00	15,000.00	15,000.00	%
690	Contractual Services-Sludge	0.00	18,466.00	160,000.00	160,000.00	141,534.00	12 %
691	Contractual Services	0.00	40,034.56	79,000.00	79,000.00	38,965.44	51 %
699	Contractual Services-WWTP	0.00	19,161.00	40,000.00	40,000.00	20,839.00	48 %
	Account Total :	0.00	122,908.48	598,800.00	598,800.00	475,891.52	21 %
	Account Group Total :	0.00	122,908.48	598,800.00	598,800.00	475,891.52	21 %
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
356	Repairs and Maint-Pumps and	0.00	0.00	90,000.00	90,000.00	90,000.00	%
505	HYDRO-Emergency Small	0.00	0.00	12,000.00	12,000.00	12,000.00	%
523	PW-Pickup Truck Replacement	0.00	0.00	48,000.00	48,000.00	48,000.00	%
544	Work Truck	0.00	0.00	75,000.00	75,000.00	75,000.00	%
547	CAMERAS/CAMERAS	0.00	0.00	95,000.00	95,000.00	95,000.00	%
557	FIREFLY COVE SYSTEM	0.00	20,211.43	0.00	0.00	-20,211.43	%
	Account Total :	0.00	20,211.43	320,000.00	320,000.00	299,788.57	6 %
	Account Group Total :	0.00	20,211.43	320,000.00	320,000.00	299,788.57	6 %

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53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
820000	BONUSES (PERFORMANCE & LONGEVITY						
820000	BONUSES (PERFORMANCE & LONGEVITY						
	100 SALARIES	0.00	0.00	15,000.00	15,000.00	15,000.00	%
	Account Total:	0.00	0.00	15,000.00	15,000.00	15,000.00	%
	Account Group Total:	0.00	0.00	15,000.00	15,000.00	15,000.00	%
910000	DEBT SERVICE						
910000	DEBT SERVICE						
	611 SRL Fund Project	0.00	0.00	55,955.00	55,955.00	55,955.00	%
	612 Joint Wrapping Project	0.00	0.00	63,990.00	63,990.00	63,990.00	%
	Account Total:	0.00	0.00	119,945.00	119,945.00	119,945.00	%
	Account Group Total:	0.00	0.00	119,945.00	119,945.00	119,945.00	%
980000	TRANSFERS						
980000	TRANSFERS						
	958 Transfer to Fund Balance	0.00	0.00	225,415.00	225,415.00	225,415.00	%
	Account Total:	0.00	0.00	225,415.00	225,415.00	225,415.00	%
	Account Group Total:	0.00	0.00	225,415.00	225,415.00	225,415.00	%
	Fund Total:	360.00	181,617.49	1,650,360.00	1,650,360.00	1,468,742.51	11 %

TOWN OF LAKE LURE  
Statement of Expenditure - Budget vs. Actual Report  
For the Accounting Period: 12 / 23

56 ELECTRIC FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
720000 ELECTRIC OPERATIONS							
720000 ELECTRIC OPERATIONS							
100	SALARIES	19,268.94	114,890.96	62,000.00	62,000.00	-52,890.96	185 %
103	Professional Services	0.00	0.00	40,000.00	40,000.00	40,000.00	%
109	FICA	1,400.75	8,346.55	4,800.00	4,800.00	-3,546.55	174 %
110	Retirement	3,507.24	19,611.53	12,090.00	12,090.00	-7,521.53	162 %
111	Group Insurance	1,744.56	10,568.48	10,000.00	10,000.00	-568.48	106 %
120	401 (K) Contribution	635.96	3,803.76	4,500.00	4,500.00	696.24	85 %
212	Supplies-Fuel	0.00	0.00	6,000.00	6,000.00	6,000.00	%
214	Supplies-Dept	0.00	0.00	6,200.00	6,200.00	6,200.00	%
321	Telephone	0.00	-239.98	3,000.00	3,000.00	3,239.98	-8 %
330	Utilities	0.00	793.63	6,000.00	6,000.00	5,206.37	13 %
350	Repairs and Maint-Buildings	0.00	180.00	25,000.00	25,000.00	24,820.00	1 %
352	Repairs and Maint-Dam	0.00	2,419.00	0.00	0.00	-2,419.00	%
353	Repairs and Maint-Equipment	0.00	3,846.49	40,000.00	40,000.00	36,153.51	10 %
691	Contractual Services	0.00	0.00	42,000.00	42,000.00	42,000.00	%
967	Transfer to Capital Reserve	0.00	0.00	38,560.00	38,560.00	38,560.00	%
	Account Total:	26,557.45	164,220.42	300,150.00	300,150.00	135,929.58	55 %
	Account Group Total:	26,557.45	164,220.42	300,150.00	300,150.00	135,929.58	55 %
	Fund Total:	26,557.45	164,220.42	300,150.00	300,150.00	135,929.58	55 %

TOWN OF LAKE LURE  
Statement of Expenditure - Budget vs. Actual Report  
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58 Capital Sewer Project Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
714000	SEWER						
714000	SEWER						
	691 Contractual Services	0.00	1,200.00	0.00	0.00	-1,200.00	%
	Account Total:	0.00	1,200.00	0.00	0.00	-1,200.00	%
	Account Group Total:	0.00	1,200.00	0.00	0.00	-1,200.00	%
	Fund Total:	0.00	1,200.00	0.00	0.00	-1,200.00	%

TOWN OF LAKE LURE  
Statement of Expenditure - Budget vs. Actual Report  
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75 CHIMNEY ROCK WATER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
713000 WATER							
713000 WATER							
	214 Supplies-Dept	0.00	700.00	0.00	0.00	-700.00	%
	968 Payments to Chimney Rock Water	7,190.92	39,748.56	0.00	0.00	-39,748.56	%
	Account Total:	7,190.92	40,448.56	0.00	0.00	-40,448.56	%
	Account Group Total:	7,190.92	40,448.56	0.00	0.00	-40,448.56	%
	Fund Total:	7,190.92	40,448.56	0.00	0.00	-40,448.56	%
	Grand Total:	1,530,210.48	0.00	4,083,538.51	13,061,975.00	13,061,975.00	8,978,436.49 31 %

**V**  
**COUNCIL LIAISON**  
**REPORTS AND**  
**COMMENTS**

# **VII**

# **PRESENTATIONS**

- A. Parks and Recreation Board Annual Report**

# VII

## PUBLIC COMMENT

*The public is invited to speak. Please keep comments limited to three minutes or less. Comments may also be submitted in writing to the Town Clerk, [ostewman@townoflakelure.com](mailto:ostewman@townoflakelure.com), at least one hour prior to the meeting.*



# VIII

# CONSENT AGENDA

- A. Approval of the December 12, 2023 Regular Town Council Meeting Minutes and the December 20, 2023 Town Council Work Session and Action Meeting Minutes



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL  
HELD TUESDAY, DECEMBER 12, 2023, 5:00 P.M. AT THE LAKE LURE MUNICIPAL  
CENTER**

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

William Morgan, Jr., Town Attorney  
William Hank Perkins, Jr., Town Manager  
Michael Williams, Community Development Director  
Stephen Ford, Finance Director  
Dean Lindsey, Public Services 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 Scott Doster made a motion to combine Item VI (“Council Liaison Reports & Comments”) and VII (“Presentations – Annual Board Reports”). Commissioner Bryant seconded and all voted in favor.

Commissioner Bryant made a motion to approve the agenda, as amended. Commissioner DiOrio seconded and all voted in favor.

### **III. MAYOR'S COMMUNICATIONS**

Mayor Pritchett thanked all individuals in attendance. Mayor Pritchett noted that this is the last regular meeting of this year and that Council would typically would be doing onboarding new members. Mayor Pritchett expressed that she is thankful for a great Council and staff, and the accomplishments that had been made.

Mayor Pritchett noted that every year on Veterans Day, there is a celebration that is held at Rumbling Bald. Mayor Pritchett thanked Mr. Jess Geisler who is gracious to opening Rumbling Bald to hold the event and is always accommodated and welcoming. Mr. Geisler noted that it is an honor to do so.

### **IV. TOWN MANAGER COMMUNICATIONS**

Town Manager Hank Perkins summarized highlights from his Manager's Report for November which is available in the meeting packet. Manager Perkins detailed comments from Project Manager Michael Dydula and reviewed change orders. It was noted that contractors for the GLS project will be putting in barges in the water this Thursday.

Town Manager Perkins reviewed the actions taken at November's work session and action meeting. Action items included the following:

- Approval of Annual Addendum to County Service District Contract for Fire

### **V. PUBLIC HEARING**

#### **A. ORDINANCE NO. 23-12-12 AMENDING THE TOWN OF LAKE LURE CODE OF ORDINANCES, CHAPTER 36 ("ZONING"), ASSOCIATED WITH ALCOHOL REGULATIONS**

#### **I. STAFF REPORT**

Community Development Director Michael Williams explained that Town staff and the Zoning and Planning Board have been working on updating alcohol ordinances for a while. Director Williams explained that the purpose of the amendments is to align the Town's ordinances with the state ABC Commission and make further clarifications that fit the goals of Lake Lure. Director Williams noted that the proposed ordinance includes a definition for *hotel or motel* and clarified that the language in the ordinance is an addition to the existing definition for *hotel or motel* and not a replacement of the existing definition. Council members expressed support.

#### **II. PUBLIC HEARING**

There were no comments from the public.

### III. COUNCIL DELIBERATION

There was no further Council deliberation.

### IV. CONSIDERATION OF ADOPTION OF ORDINANCE NO. 23-12-12

Commissioner Doster made a motion to adopt Ordinance no. 23-12-12 Amending the Town of Lake Lure Code of Ordinances, Chapter 36 (“Zoning”), Associated with Alcohol Regulations, including the entire definition for *hotel or motel*. Commissioner DiOrio seconded and all voted in favor. Ordinance No. 23-12-12 was adopted as follows:

#### **ORDINANCE NUMBER 23-12-12**

#### **AN ORDINANCE AMENDING THE TOWN OF LAKE LURE CODE OF ORDINANCES, CHAPTER 36 (“ZONING”), ASSOCIATED WITH ALCOHOL REGULATIONS**

**WHEREAS**, The Town of Lake Lure establishes zoning and land use regulations in relation to the sale of and consumption of alcoholic beverages within Town limits; and

**WHEREAS**, North Carolina law affirms that the state Alcoholic Beverage Control (ABC) Commission has the ultimate decision-making authority on most aspects of alcohol sales; and

**WHEREAS**, North Carolina G.S. 18B-901(c) provides that the ABC Commission shall consider local zoning and related land use factors in making ABC permit decisions; and

**WHEREAS**, G.S. 18B-901(c) further provides that the local governing body shall return a Zoning and Compliance Form to the Commission on a form provided by the Commission to show the establishment is in compliance with all applicable building and fire codes; and

**WHEREAS**, The Zoning and Planning Board has reviewed and recommended the adoption of changes detailed in Ordinance No. 23-12-12.

**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.**

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

**SECTION ONE.** The following definitions are hereby added to Chapter 36 (“Zoning”), Article I (“In General”), Section 36-5 (“Definitions”):

*Community Theatre* an establishment owned and operated by a bona fide nonprofit organization that is engaged solely in the business of sponsoring or presenting performing arts events to the public.

Convention Center a publicly owned or operated establishment that is engaged in the business of sponsoring or hosting conventions and similar large gatherings, including auditoriums, civic centers, convention centers, and coliseums.

*Hotels and motels.*

- (1) The term "hotels and motels" means a building or group of buildings occupied as a temporary abiding place for individuals in which the rooms are usually occupied singularly for hire and in which rooms no provisions for cooking are made. A hotel or motel may include a restaurant and/or on premise consumption of alcohol, including spirituous liquors with a valid NC ABC license.
- (2) A hotel or motel may include structures located on separate parcels so long as:
  - a. They are contiguous and interconnected by means of one or more viable pedestrian walkways;
  - b. There are common amenities; and
  - c. The entire campus functions as a single enterprise.
- (3) An on-site management is required for all hotels and motels.
- (4) The term "hotels and motels" includes inns, but does not include lodges, bed and breakfast establishments or residential vacation rentals which are otherwise defined herein.

Mobile Food Vendor means a readily movable trailer or motorized wheeled vehicle, with a valid DMV license tag, equipped to serve food. It shall not be considered as a restaurant.

Private Club a club establishment that qualifies under Section 501(c) of the Internal Revenue Code, as amended, 26 U.S.C. §501(c).

Restaurant means an establishment substantially engaged in the business of preparing and serving meals, and shall have a kitchen and inside dining area with seating for at least ten (10) people. Additional outside serving areas may be permitted on the establishment's premises, including on lake structures. A restaurant may include on premise consumption of alcohol, including spirituous liquors with a valid NC ABC license. Mobile Food Vendors and/or food trucks shall not be considered as a restaurant.

**SECTION TWO.** Chapter 36 ("Zoning"), Article III ("Use Requirements"), Section 36-65 ("CSC Commercial Shopping Center District"), Subsection C ("Special Use Permit") is hereby amended as follows:

- (c) *Special use permit.* The following uses require special use permits subject to a finding by the board of adjustment that all applicable provisions of article IV of this chapter have been met:
  - (1) Garden centers other than in completely enclosed buildings.

~~(2) Bars, taverns, nightclubs, or sale of alcoholic beverages for on-premises consumption.~~

~~(3)~~ (2) Primary event venue. In issuing a special use permit for a primary event venue, the board of adjustment may impose reasonable conditions, including a maximum number of events per year and a maximum number of attendees which shall be based on the availability of parking, safe ingress and egress, sanitary facilities, potential impacts to adjacent properties and similar site-specific conditions.

**SECTION THREE.** The following definition is hereby amended under Chapter 36 (“Zoning”), Article I (“In General”), Section 36-5 (“Definitions”):

*Micro-brewery* means an independently owned facility that brews craft beer, ale, porter or other fermented malt beverages in quantities up to 15,000 barrels per year with at least 75 percent of its product sold ~~off-site~~ on-site. A micro-brewery may include areas for demonstration, education, tasting and other uses permitted in the district, in accordance with state and local laws.

**SECTION FOUR.** Chapter 36 (“Zoning”), Article III (“Use Requirements”), Section 36-65 (“CSC Commercial Shopping Center District”), Subsection B (“Permitted Uses”) is hereby amended as follows:

- (b) *Permitted uses.* Within the CSC Commercial Shopping Center District, buildings or lands shall be used only for the following purposes:
- (1) Retail outlets for sale of food, wearing apparel, home furnishings and appliances, office equipment, hardware, toys, gift sundries and notions, flowers, books and stationery, leather goods and luggage, jewelry, art, cameras, photographic supplies, ~~alcoholic beverages for off-premises consumption~~, sporting goods, musical instruments, pets, garden supplies, pharmaceuticals, and similar products in completely enclosed buildings.
  - (2) Service establishments such as barbershops or beauty shops, shoe repair shops, watch repair shops, computer repair shops, radio or television repair shops, newspaper offices, restaurants, delicatessens, interior decorator stores, photographic studios, dance studios, music studios, art studios, laundry or dry cleaner establishments, tailor or dressmakers, radio or television stations, gymnasiums, indoor motion picture theaters, bowling alleys, banks and financial institutions, and similar retail service establishments.
  - (3) Professional and business offices, including those of physicians, dentists, accountants, attorneys, engineers, architects, contractors, land surveyors, real estate brokers, insurance agents, and travel agents.

**SECTION FIVE.** All provisions of any Town Ordinance inconsistent with the language herein adopted are hereby repealed.

**SECTION SIX.** The Town of Lake Lure Town Council deems Ordinance No. 23-12-12 to be consistent with the Lake Lure comprehensive plan because it enhances and clarifies land use and zoning definitions.

**SECTION SEVEN.** The Town of Lake Lure Town Council deems Ordinance No. 23-12-12 to be reasonable and in the public interest because it is consistent with the 1985 mixed drink referendum adopted by the Town of Lake Lure and it is consistent with North Carolina General Statute Chapter 18B (“Regulation of Alcoholic Beverages”).

**SECTION EIGHT.** This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately from after the date of its final passage and adoption.

<b>VI. COUNCIL LIAISON REPORTS &amp; COMMENTS AND BOARD PRESENTATIONS</b>
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Mayor Pritchett noted that Council will defer to board chairs this evening. It was noted that Mr. Walters was unable to attend and that he sent his report, but he will be reporting during the January regular meeting in order to address any questions.

Mr. Richard Sayles, Chair of the ABC Board, noted that a lot has been accomplished throughout the year. Mr. Sayles everyone involved in helping with the move of the ABC Store. Mr. Sayles recognized the accomplishments of management, including the late Earl Russell who helped greatly and is dearly missed. Mr. Sayles explained that the end of year inventory was completed without having to close the store. It was detailed that there is a new security system that the store is working on. Mr. Sayles reported that financials and audits are improving. It was noted that new board members include Esther Lusk and Trace Boswell, and there is one term expiring in the upcoming year. Commissioner Doster thanked Mr. Sayles and the Board for all of their work towards making the store look nice and operating well. Commissioner Doster added that current management is inventive and has had a positive impact on the store. Mayor Pritchett noted that she was at the store during inventory and it was seamless. Mr. Sayles stated that the Store is almost fully staffed, but one more part time employee could be beneficial.

Mr. Randy Nelson, Chair of the Zoning and Planning Board, reported that the Board recommended text amendments and addressed permit systems throughout the year including doubling fees for starting work without a permit and establishing a two tier permit system for different levels of repairs. Mr. Nelson explained that there were no subdivision plats or commercial cite plans for the board to review aside from two for non-profit buildings for the Lake Lure Flowering Bridge and Hickory Nut Gorge Outreach. Mr. Nelson detailed that the Board addressed temporarily moored water floatation devices and it was decided the permitting for them is not necessary. It was mentioned that the Board dealt with ABC Store signage under the current sign ordinances. Mr. Nelson noted that the Board spent about four meetings on the alcohol subject which was previously approved during this meeting, and ultimately eliminated inconsistencies and added definitions for alcohol to conform to the state rules. Mr. Nelson added that another topic that was discussed was allowing chickens. Mr. Nelson detailed that goals for next year include

improving the sign ordinance and reviewing the 2027 Comprehensive Plan. Mr. Nelson reviewed the Board composition which includes five members, one of which has a term expiring this year. Mayor Pritchett thanked the Board for the huge amount of work that has been accomplished and for improving ordinances. Commissioner DiOrio noted that the 2027 Comprehensive Plan will be a huge undertaking and recommended reviewing it in phases. Mr. Nelson expressed that he likes that idea and will work on how to best arrange the review. Mr. Nelson noted the plan needs to be reviewed based on its validity and relevance. Commissioner DiOrio noted that part of Comprehensive Plan is looking at Town owned parcels and noted that he would like to incorporate this into the plan. Commissioner Doster agreed that the Town's assets should be factored into the Plan. Commissioner Doster thanked the board for all of their work and efforts.

Mr. Greg Gardner, Chair of the Board of Adjustment (BOA) / Lake Structure Appeals Board (LSAB), provided background information on the purpose of the two boards. It was detailed that the boards consist of five regular members and three alternate members who serve staggered three-year terms. Mr. Gardner detailed the names of all members, supporting staff, and Council Liaison David DiOrio. Mr. Gardner advised that there will be three upcoming vacancies for the boards and that those who are interested can submit applications to Town Clerk. Mr. Gardner noted that the board has seen a 33 percent increase in cases over the year. Mr. Gardner reviewed the variances that had taken place this year, including special use permits. It was noted that the boards also reviewed various proposed ordinance text amendment. Mr. Gardner expressed that he is looking forward to continuing serving on the boards.

Mayor Pritchett encouraged those in attendance to apply for boards and explained that one of the purposes of the annual board reports are to increase knowledge about all of the Town boards.

<b>VII. PUBLIC COMMENT</b>
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Mayor Carol C. Pritchett invited the audience to speak.

Kimberly Sayles, 122 Harris Road, explained that there is an RV that has been parking at the Geneva and that it has not moved throughout the entire season. Mrs. Sayles asked if it will be moved and expressed that she wants to keep the community looking professional. Manager Perkins stated that Town staff will look into this issue.

Pat Buede, 2153 Memorial Highway, expressed that the time has come to have another meeting with Duke Energy following the 11 outages that occurred this year. Ms. Buede explained that the issue expands beyond Lake Lure, but Lake Lure needs to do anything possible to decrease the outages. Ms. Buede detailed that there are many properties along the Memorial Highway that have dead trees and other issues that are contributing to the outages. Ms. Buede noted that it would be ideal if there were funds to establish a resolution for better lighting and to remove cable from roofs. Ms. Buede reiterated that it is time to have another meeting with Duke Energy to discuss these issues. Mayor Pritchett noted that this has been discussed and that the Town would like to hold a forum with Duke Energy in the future. Manager Perkins noted that he had a discussion with Craig Debrew about this and will speak with him about scheduling a forum.

There were no further comments.



## VIII. CONSENT AGENDA

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

Commissioner Proctor made a motion to approve the Consent Agenda, as presented. Commissioner DiOrio seconded. Therefore, the Consent Agenda incorporating the following items was unanimously approved and adopted:

- A. Approval of the November 14, 2023 Regular Town Council Meeting Minutes and the November 29, 2023 Town Council Work Session and Action Meeting Minutes
- B. Approval of Budget Amendment #360 for Town Hall and Community Development Internships
- C. Adoption of 2024 Town Council Meeting Schedule
- D. Adoption of 2024 Budget Calendar
- E. Amendment of 2023 Town Council Meeting Schedule to Correct the Date of the December Work Session and Action Meeting
- F. Budget Amendment #361 for Procore Project Management Software

## IX. UNFINISHED BUSINESS

### A. CONSIDERATION OF PROPOSALS FOR THE LEASE OF 2654 MEMORIAL HIGHWAY (FORMER ABC STORE PROPERTY)

Manager Perkins explained that this has been discussed throughout previous months and summarized that the Town owns the building that was the former ABC store and there has been a request for proposals advertised since mid-July for the rent of the building. Manager Perkins detailed that there is two active proposals as of current and that Council will need to decide which proposal to move forward with for negotiating a lease agreement. Manager Perkins advised Council and attendees that information regarding the two proposals, KLM/Lake Lure Tours (LLT) and Paul Brock/Wade Oppliger, are included in the meeting packet materials.

Commissioner Doster recalled that Council had asked Mr. Brock and Mr. Oppliger about their requested deck at a previous meeting and asked if they had determined a cost estimate for the deck. Mr. Brock stated that they have received an estimate, but anticipated working with the Town to solidify the estimate because it will depend on what Council will allow. Commissioner Doster expressed that it is important to know before moving forward. Mr. Brock stated that the estimate was around \$5,000. Commissioner Doster noted that the deck can be omitted from the proposal or Council could set a cost limit.

Commissioner Proctor noted that the proposals were discussed at the last Parks and Recreation Board meeting and the Board had discussed that protecting the view and avoiding clutter on the property were priorities.

Commissioner Doster noted that it needs to be kept in mind that the parking lot is partially dedicated for the building, but the other side is not dedicated for a specific operation and it will need to remain that way.

Commissioner DiOrio asked if Mr. Brock and Mr. Oppliger are requesting two leases or one lease under one LLC. Mr. Brock answered that they anticipated one lease under an LLC and to sublease through that LLC. Mr. Brock added that Mr. Oppliger would operate under a concession agreement. It was clarified that Mr. Brock's LLC would be the executing the lease and the Outdoor Collective and Mr. Oppliger would sublease through the LLC.

Mayor Pritchett expressed that a decision needs to be made and that no new information is going to emerge at this point.

Manager Perkins noted that KML/LLT are proposing the lease of the building only, but Mr. Brock and Mr. Oppliger are proposing the lease of the building and use of the surrounding land.

Commissioner Proctor noted that he is curious about the non-motorized boat process in Mr. Brock and Mr. Oppliger's proposal. Commissioner Proctor asked if operations will expand compared to what is being done now by Mr. Oppliger and how much property will be used for renting the non-motorized water crafts. Mr. Oppliger answered that he plans to use the space that he has been using and there will be other vessels for rent, structures would have racking and would be fitted to the same space that they are in right now. Mr. Oppliger reiterated that there will be additional vessels there for rent, but only small non-motorized crafts including standing paddle boards and 16 ft. kayaks. Mr. Brock noted that boats are designed to work as a trainer boats and expressed the goal of keeping the property looking nice.

Commissioner Bryant reviewed the lease terms for each proposal and expressed that a five year contract is more in line with a long term sustainable solution.

Commissioner DiOrio noted that it has been discussed that the existing boat house will remain in use by the Town's Police Department for the time being. Commissioner DiOrio added that Mr. Brock and Mr. Oppliger's proposal includes dock improvements and asked if they plan to make improvements to all other dock areas both sides. Mr. Oppliger explained that they plan to make improvements on the far side of the boat house, but this could be negotiated. Commissioner Doster expressed that improvements could not interfere with public safety and noted that Mr. Oppliger's main goal is to have a rowing dock for skulls.

Mayor Pritchett recalled a conversation at the last work session and action meeting about separating the building versus adjacent land in the proposal. Commissioner Doster noted that it seems clear that Mr. Brock and Mr. Oppliger would prefer to keep the proposal combined. Mr. Brock explained that they can do what is necessary to fit the Town's needs, but expressed that it would be beneficial to keep the proposals combined. Mr. Brock added that he spoke with Director Williams and it was determined that it might be best to combine the two properties. Mr. Brock

expressed that Council needs to look at what kind of business that they want and that he believes that their business model is good for the community and go well together.

Mr. Tim Edwards, who would be operating the outdoor store under KLM/LLT, explained that he has a lot investment here. Mr. Edwards stated that Mr. Brock had previously suggested that Mr. Edwards expand his existing business in Mill Springs to Lake Lure. Mr. Edwards expressed that he is capable of running a successful business and has been involved in the Town a lot. Mr. Edwards expressed that his business would be a good fit for the Town. Mr. Edwards expanded that it would be similar to the store that he owns and operates in Mill Springs. Commissioner DiOrio asked Mr. Edwards if this will be a subset of the Mill Springs store and Mr. Edwards answered that he does not want to sell any produces outside of the building like he does in Mill Springs, but will sell hunting, fishing, outdoor, and boat supplies. It was clarified that Mr. Edward's is involved in KLM/LLT proposal.

Commissioner Proctor expressed that this is a difficult decision for Council to make, which is why there is much discussion. Mayor Pritchett agreed, but noted that Council needs to make the most prudent decision in terms of finances and community. Mayor Pritchett added that decision needs to be made based on an objective basis and that it is ultimately a business decision. Commissioner Proctor noted that one proposal is very simple, the other is a little more complex, and there are unknowns related to both proposals which he struggles with.

Mayor Pritchett expressed that a decision needs to be made so the chosen proposer can work towards beginning their operations for the season.

Manager Perkins suggested that the building be concentrated on first and to concentrate on the outside of the building second. Manager Perkins added that this may simplify matters and make the decision easier for Council. Mayor Pritchett added that the use of the building does not preclude the use of the outside.

An attendee expressed that Council should consider that it is a visible spot in the Town and appearance needs to be considered. Mayor Pritchett agreed and explained that this is what Commissioner Proctor had referred to when mentioning the last Parks and Recreation Board meeting. Mayor Pritchett noted that Town will be ensuring that regulations are being follows and that the area looks presentable.

Commissioner Doster noted that Zoning and Planning Board would have to review any new structures, if any are added to the property.

An attendee expressed that bringing another hardware store in the Town is overkill and expressed support for the outdoor portion of Mr. Brock and Mr. Oppliger's proposal. Mayor Pritchett expressed that there is no proposal for a hardware store, both proposals involve the promotion of outdoor activities. Mr. Edwards stated that the KLM/LLT proposal is for an outdoor store, not a hardware store.

Commissioner Bryant expressed that he has received comments on both proposals, but had received a lot of supportive comments for Mr. Brock and Mr. Oppliger's proposal. Commissioner Bryant added that he liked that Mr. Brock and Mr. Oppliger referred to the 2027 Comprehensive Plan.

Commissioner Bryant made a motion to authorize the Town Manager to negotiate lease terms with Mr. Paul Brock and Mr. Wade Oppliger based on their proposal. Commissioner Doster seconded and all voted in favor.

Commissioner DiOrio provided clarification that what was approved was negotiations, but Council will need to approve other factors, such as a lease, at a later date.

**IX. UNFINISHED BUSINESS**

**B. ORDINANCE NO. 23-12-12A AMENDING CODE OF ORDINANCES CHAPTER 4 (“ANIMALS”) TO ALLOW CHICKENS**

Director Williams explained that this has been discussed during past meetings and summarized that there was a proposal from the community to allow chickens, the proposal was presented to Council who sent it to the Zoning and Planning Board for a recommendation. Director Williams added that the Zoning and Planning Board ultimately could not reach a consensus for recommendations for parameters, but felt that it could be possible to allow chickens within Town limits. Director Williams provided Council with the staff recommendation which is to keep the existing ordinances as is or to establish the more strict parameters if chickens are allowed. Director Williams explained that the proposal includes an annual registration fee for chickens, but expressed that this may be too difficult to enforce.

Council discussed that no public hearing is required for this ordinance because it is not a zoning ordinance.

Mayor Pritchett noted that Council has discussed this topic at length.

Commissioner Doster noted that if approved, he thinks that the proposed annual registration fee should remain and be enforced. Commissioner Doster expressed that if chickens are allowed and issues emerged, the Town can revoke the allowance. Commissioner Doster noted that he has looked at ordinances from municipalities that allow chickens. Mayor Pritchett expressed concern with enforcement. Director Williams noted that throughout this process he is finding out that there are more people who already have chickens than he was aware of. Commissioner DiOrio expressed that it is not smart to allow chickens because it is a resort community, there is an obligation to protect the environment, the ecosystem is different, and chickens would enhance issues with other wildlife. Commissioner DiOrio reiterated that he is not in favor of allowing chickens. Director Williams reiterated that staff’s recommendation is to leave the ordinance as is or to set the strict parameters. Zoning and Planning Board Chair Randy Nelson advised that the Board’s decision was to not recommend parameters for chickens because no consensus could be met. Commissioner Proctor expressed that the proposed parameters would meet any concerns with surrounding properties. Commissioner Proctor spoke with zoning administrators in other towns that allow chickens and they expressed that they had not experienced any issues with allowing chickens. Commissioner Proctor noted that he does not see any issues with allowing chickens as long as parameters are met.

Commissioner Proctor made a motion to adopt Ordinance No. 23-12-12A Amending Code of Ordinances Chapter 4 (“Animals”) to Allow Chickens. Commissioner Bryant seconded. The motion carried 3-1 with Commissioner DiOrio voting not in favor. Ordinance No. 23-12-12A was adopted as follows:

**ORDINANCE NUMBER 23-12-12A**

**AN ORDINANCE AMENDING THE TOWN OF LAKE LURE CODE OF ORDINANCES, CHAPTER 4 (“ANIMALS”) TO ALLOW CHICKENS**

**WHEREAS**, the Town of Lake Lure establishes regulations in regard to animals within Town limits; and

**WHEREAS**, a proposal was submitted to the Town by a resident who asked that the keeping of chickens be authorized within Town limits; and

**WHEREAS**, members of the public had the opportunity to speak on the matter at the Zoning and Planning Board meeting and at a Town Council work session and action meeting; and

**WHEREAS**, the Zoning and Planning Board has reviewed possible changes to Chapter 4 (“Animals”) and provided recommendations to Council; and

**WHEREAS**, Town Council has thoroughly reviewed the Zoning and Planning Board recommendations and possible amendments to Chapter 4.

**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.**

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

**SECTION ONE.** The following definitions are hereby added to or amended in Chapter 4 (“Animals”), Section 4-1 (“Definitions”):

Chicken coop means a protective indoor space where chicken hens are kept.

Chicken run means a fully enclosed area where chicken hens may move freely in the open.

Free range means permitting livestock to graze, forage for food or otherwise roam freely outdoors as opposed to being confined within an enclosure.

Hen means a female chicken.

Proper enclosure when used in reference to dogs means a building or other structure from which a dog cannot escape, or an outside area enclosed by a fence at least six feet in height secured to the ground in a manner so that a dog cannot escape.

**SECTION TWO.** Chapter 4 (“Animals”), Section 4-3 (“Livestock”) is hereby amended as follows:

- (a) *Keeping of livestock prohibited.* It shall be unlawful to keep or maintain any cow, mule, sheep, goat, hog, other livestock, or fowl other than hens as defined in section 4-1, on any lot or within any pen, stable, or other enclosure or building within the corporate limits. This section shall not be deemed to prohibit the assembling of livestock for shipment or the unloading from shipment of livestock, provided that such livestock are not kept within the corporate limits for more than 24 hours prior to shipment or subsequent to unloading.
- (b) *Horses and ponies.* Horses and ponies may be kept within town limits for pleasure or recreational purposes only, provided that no horse or pony is kept, housed, penned, or maintained in a shed, stall, stable or other place within 200 feet of a residence, including the owner's or boarder's residence, church, store or other place of business. All pens, sheds, stalls or stables, or structures in which the same may be kept, housed or penned, shall at all times be required to be kept clean, disinfected and sanitary, and the same shall not emit at any time any noxious or offensive odor or smell which can be detected by and is offensive to the occupant of any house in the town. Safeguards must be utilized and maintained to minimize the breeding and dissemination of rodents and flies by the use of appropriate pesticides and feed-storage facilities. The pasturing of any horse or pony will be limited to one animal for every two acres of pasture.
- (c) *Hens.* Up to four (4) hens may be kept within town limits, on residentially zoned properties, for non-commercial purposes only, provided that no hen is kept, housed, penned or maintained within 100 feet of a residence other than the owner's or tenant's, a church, store or other place of business. Additionally, hens shall be kept separated from any property line by a minimum of 50 feet and a minimum of 75 feet from any body of water or roadway. All areas where hens are kept shall at all times be required to be kept clean, disinfected and sanitary, and the same shall not emit at any time any noxious or offensive order which can be detected by and is offensive to the occupant of any dwelling in the town. Safeguards must be utilized and maintained to minimize the breeding and dissemination of rodents and flies by the use of appropriate pesticides and feed-storage facilities. Hens must be kept within a completely enclosed chicken coop and/or run, the total area of which shall not exceed 160 square feet in size. The free ranging of hens is prohibited. Any individual keeping hens within the town must obtain an annual registration fee to be in compliance with this section of the Code of Ordinances.
- (d) Effect upon existing livestock. Persons keeping or maintaining within the corporate limits any of the animals named in subsection (a) of this section, shall remove them from the corporate limits in order to comply with subsection (a) of this section not later than six months from the effective date of the ordinance from which this subsection is derived.
- (e) Violations. In any event, if any horse, pony or hen being kept pursuant to this section becomes noncompliant with these provisions, upon written notice given by the town to either the owner of the horse, pony or hen or the possessor of said horse, pony or hen, that owner or possessor shall have seven days to correct the

deficiencies noted in the written notice, and failure to correct the deficiencies noted in the written notice shall constitute a violation of this chapter.

**SECTION THREE.** All provisions of any Town Ordinance inconsistent with the language herein adopted are hereby repealed

**SECTION FOUR.** This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately from after the date of its final passage and adoption.

Commissioner Doster noted that fee schedule will need to be adjusted to reflect the annual registration fee.

Mayor Pritchett called for a five minute break.

<p><b>X. NEW BUSINESS</b></p> <p><b>A. APPROVAL OF SCHNABEL WORK ORDER NO. 12, TASK 2, PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES FOR SPILLWAY GATE INSPECTIONS</b></p>
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Manager Perkins noted that this was discussed at the November work session and asked if anyone had any additional questions.

Commissioner DiOrio made a motion to approve Schnabel Work Order No. 12, Task 2, Proposal for Professional Engineering Services for Spillway Gate Inspections. Commissioner Doster seconded and all voted in favor.

<p><b>X. NEW BUSINESS</b></p> <p><b>B. APPROVAL OF LABELLA TASK 17 FOR WATER SYSTEM CONSOLIDATION</b></p>
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Manager Perkins noted that this was also discussed and asked if there were any questions. Manager Perkins noted that the overall purpose of LaBella Task 17 is to consolidate the Town's three water systems and eliminate dependency on Chimney Rock Village. Commissioner DiOrio asked what the physical output will be in association to the Task and Public Services Director Dean Lindsey answered that LaBella will provide drawings and a pressure reducing valve which will be submitted to DEQ and construction will begin once the state approves the plans. DiOrio questioned what was previously approved by the state and Director Lindsey explained that the plan for Firefly Cove water system was recently approved, but the other systems in the water system consolidation plan are separate. Director Lindsey noted that once this submitted to the state, everything will be updated. Commissioner DiOrio expressed concern with delaying approvals because the state had a lengthy process to approving Firefly Cove system and asked if the system is online now. Director Lindsey explained that Well #2 is running, replacing Well #1, and there is additional testing being completed. Council asked how long they think it will take to complete the water system consolidation and Director Lindsey explained that construction is simple and will

not take long, but he is unsure about the timeline for the state's paperwork. It was noted that the Town was required to complete additional water system testing.

Commissioner Doster made a motion to approve LaBella Task 17 for Water System Consolidation. Commissioner DiOrio seconded and all voted in favor.

**X. NEW BUSINESS**

**C. APPROVAL OF RUBY-COLLINS AGREEMENT AMENDMENT 03**

Manager Perkins noted that this was discussed at work session. Manager Perkins summarized that the amendment is to add additional funds that will go into designing the next two drawdown periods. Commissioner DiOrio asked if the proposed funds will cover the costs for the next two drawdowns and Project Manager Dydula answered that this is the plan. Manager Perkins noted that this sort of long term planning will be beneficial when applying for additional project funding. Manager Perkins noted that this amendment will involve ARPA funds, it will need to be approved by DEQ as well.

Commissioner Bryant made a motion to approve Ruby-Collins Agreement Amendment 03. Commissioner DiOrio seconded and all voted in favor.

**X. NEW BUSINESS**

**D. RESOLUTION NO. 23-12-12B ESTABLISHING A CAPITAL RESERVE FUND FOR SEWER**

Manager Perkins explained that this was previously discussed. It was noted that the purpose of establishing a capital reserve fund for sewer is plan to fund in today's dollars, rather than loan dollars. It was detailed that the annual contribution would be \$400,000 per year and that this would be established in the next fiscal year, but the Town will seed the fund with \$50,000 immediately.

Commissioner Bryant made a motion to adopt Resolution No. 23-12-12B Establishing a Capital Reserve Fund for Sewer. Commissioner DiOrio seconded and all voted in favor. Resolution No. 23-12-12B was adopted as follows:

**RESOLUTION NO. 23-12-12B**

**RESOLUTION TO ESTABLISHED AND MAINTAIN  
A CAPITAL RESERVE FUND FOR THE TOWN OF LAKE LURE  
RELATED TO THE ENHANCEMENTS, EXPANSION AND CAPITAL PROJECTS TO  
AND FOR THE TOWN OF LAKE LURE'S SEWER SYSTEM**

**WHEREAS,** under North Carolina General Statute 159-18 the Town is authorized to establish and maintain a capital reserve for any purposes; and



**WHEREAS**, the Town Council deems it in the best interest of the citizens of the Town of Lake Lure to establish a capital reserve to fund for major projects and improvements related to the Town’s sewer system.

**WHEREAS**, this Capital Reserve Fund shall be established to provide needed and required enhancements, related property transactions, and engage in capital projects to and for the sewer system recommended by the Town Manager and approved by Town Council.

**WHEREAS**, the Town shall maintain and review the progress of the selected projects and any future projects as part of the budget process to determine and prioritize capital needs. During the annual budget process, appropriations will be approved for the contributions to this capital reserve fund.

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

**Section 1.** The Lake Lure Town Council hereby creates a Capital Reserve Fund for the purpose of improving enhancing, expanding, and performing capital projects to and for the Town’s sewer system as approved by Town Council.

**Section 2.** This fund will remain operational for a period not to exceed seven years (beginning July 1, 2024 and ending December 1, 2031) or until the capital reserve fund reaches a balance of \$2,800,000 at which time a review and evaluation will occur to determine the effectiveness and usefulness.

**Section 3.** The Town Council of Lake Lure will appropriate or transfer an amount of no less than \$400,000 each fiscal year (beginning July 1, 2024) from the Sewer Fund to this fund with an initial apportionment of \$50,000 from the Sewer’s Fund Balance upon the passing of this resolution.

Disbursements from the fund of initial apportionment will be disbursed as follows:

- a. Sewer System Improvements.....\$50,000

**Section 4.** This ordinance shall become effective upon its adoption.

**BE IT FURTHER RESOLVED** that the effective date is February 1, 2024.

<p><b>X. NEW BUSINESS</b></p> <p><b>E. BUDGET AMENDMENT #362 FOR CAPITAL RESERVE FUND FOR SEWER</b></p>
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It was noted that the purpose of Budget Amendment #362 is to transfer existing funds to the capital reserve fund for sewer that was adopted under the previous item.

Commissioner Bryant made a motion to approve Budget Amendment #362 for Capital Reserve Fund for Sewer, with the correction of the account name. Commissioner DiOrio seconded and all voted in favor.

**X. NEW BUSINESS**

**F. BUDGET AMENDMENT #363 FOR PUBLIC SAFETY RADIOS**

Manager Perkins explained that the Town was recently informed that public safety will be required to identify older radios and replace them with updated radios by the end of this calendar year. Manager Perkins noted that without knowing the specific amount that will need to be spent, staff have suggested approving \$20,000 as a placeholder amount in Budget Amendment #363, but only the amount necessary will be spent. Commissioner Doster asked if these will be for just emergency services radios and Manager Perkins answered yes.

Commissioner Doster made a motion to approve Budget Amendment #363 for Public Safety Radios. Commissioner DiOrio seconded and all voted in favor.

**X. NEW BUSINESS**

**G. DISCUSS LEAD SERVICE LINE LOAN APPLICATION**

Manager Perkins noted that there was a bipartisan infrastructure bill in 2022 that requires that all public water system identify lead service lines for both public and private. Manager Perkins added that in December, DEQ started announcing availability of funds and there is an application deadline for January 5<sup>th</sup>. Manager Perkins detailed that \$14 million out of the overall \$22 million available will be eligible for debt forgiveness. It was noted that there are more details to come, but regardless of future details the Town to have to complete a water line inventory by the October of 2024. It was also noted that this would be a loan and that the Town may or may not use all of the funds. Manager Perkins stated that Town staff can do a lot of identifications themselves. It was clarified that this would be for identifying the lines. Manager Perkins noted that there is very little guidance on this subject for the time being. Commissioner DiOrio asked if there are many lead lines and Director Lindsey answered that there are not many. Commissioner Proctor expressed that there are not many lines with lead, but there may be lead joints that the Town will need to account for.

Manager Perkins noted that there will be a resolution for Council to consider at the work session and action meeting that would permit the Town to apply for the lead service line loan.

**XI. ADJOURNMENT**

With no further business, Commissioner Bryant made a motion to adjourn the meeting at 6:56 p.m. Commissioner Doster seconded and the motion carried 4-0.

ATTEST:

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Olivia Stewman, Town Clerk

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Mayor Carol C. Pritchett



**MINUTES OF THE REGULAR WORK SESSION AND ACTION MEETING OF THE LAKE LURE TOWN COUNCIL HELD WEDNESDAY, DECEMBER 20, 2023, 8:30 A.M. AT THE LAKE LURE MUNICIPAL HALL**

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

William Manager Perkins, Jr., Town Manager  
William Morgan, Jr., Town Attorney  
Michael Dydula, Project Manager  
Dean Lindsey, Public Services Director  
Michael Williams, Community Development Director  
Kathy Tanner, Lake Lure Flowering Bridge  
Laura Krejci, Communications Director

**ABSENT:**

**I. CALL TO ORDER**

Mayor Carol C. Pritchett called the work session to order at 8:30 a.m.

**II. AGENDA ADOPTION**

Commissioner Scott Doster made a motion to adopt the agenda, as presented. Commissioner David DiOrio seconded and the motion carried 4-0.

**III. PUBLIC COMMENT**

There were no comments from the public.

**IV. RESOLUTION NO. 23-12-20 FOR LEAD SERVICE LINE LOAN APPLICATION**

Manager Perkins explained that this was discussed last week at the regular meeting and summarized what had previously been discussed. Manager Perkins reminded Council that the next chance to apply for the lead service line loan application is January 5<sup>th</sup> and the loan would go towards funding the required scope and an inventory for water lines. Manager Perkins added that staff will complete as much of the inventory in-house as possible. Manager Perkins noted that the deadline for the required inventory is October. It was detailed that the loan request will be \$1 million for the inventory, but some entities are asking for more to complete other tasks. Manager Perkins explained that this resolution is the only part of the loan application that Council is required to take action on.

Commissioner DiOrio made a motion to adopt Resolution No. 23-12-20 for Lead Service Line Loan Application. Commissioner Proctor seconded and all voted in favor. Resolution No. 23-12-20 was adopted as follows:

**RESOLUTION NO. 23-12-20**

**RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL FOR LEAD SERVICE LINE LOAN APPLICATION**

**WHEREAS**, The Town of Lake Lure has need for and intends to conduct a study in a project described as Lead Service Line Inventory, and

**WHEREAS**, The Town of Lake Lure intends to request State loan and/or grant assistance for the project,

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

**SECTION ONE.** That the Town of Lake Lure, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

**SECTION TWO.** That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for the repayment of all principal and interest on the debt.

**SECTION THREE.** That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Lake Lure to make a scheduled repayment of the loan, to withhold from the Town of Lake Lure any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

**SECTION FOUR.** That William H. Perkins, Jr., Town Manager, the **Authorized Representative** and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

**SECTION FIVE.** That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

**SECTION SIX.** That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Commissioner Proctor asked if the Town still does testing on water pipes and Manager Perkins answered that an annual review and consumer report is completed. Commissioner Proctor explained that he recalls this being done in the past and the only lead that was found was in a reservoir that is no longer being operated. Manager Perkins stated that he believes that these requirements stem from the events that took place in Flint, Michigan. Commissioner DiOrio noted that this is an opportunity to consolidate our water system inventory and Commission Proctor agreed.

<p><b>V. REVIEW STEERING COMMITTEE RECOMMENDATION FOR MORSE PARK IMPROVEMENTS</b></p>
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Manager Perkins explained that there are materials for the Morse Park Plan located in the meeting packets. It was detailed that the Town originally went forward with a larger scope for Morse Park funding for this particular phase, but there were funding issues with two significant grant sources. Manager Perkins added that the Town did receive two grants, one from RHI Legacy and one from the Division of Water Resources (DWR), so Town staff worked with Destination by Design (DBD) to communicate with RHI Legacy and DWR to inquire if they would move forward with funding the project phase on a smaller scope. Manager Perkins informational Council that RHI Legacy confirmed that they would fund the reduced scope and DWR has indicated that they are also willing to fund the reduced scope, but they are still in the process of amending contract documents. It was detailed that the cost estimate for the reduced scope of this phase of the project is just over \$1 million and would account for enhanced parking, a two stall restroom, and an asphalt walking path. Manager Perkins explained that the Lake Lure Steering Committee has made the recommendation to Council that if RHI Legacy and DWR approve funding for the reduced scope, then Council also approve the reduced scope and the use of existing funds for it.

Commissioner Doster expressed concern with price of two stall bathrooms and Commissioner Bryant agreed. Mayor Pritchett noted that the restrooms would be equipped to be expanded in the future. Manager Perkins explained that he thinks that the estimate is conservative and that bids could very likely come in at a lesser price. Commissioner Proctor noted that these improvements will require sewer and water, and will need to be ADA compliant. Commissioner Bryant suggested that if the bathrooms are closer to the Marina, it would be more accessible to utilities. Manager Perkins noted that there will be a more accurate estimate when a designer gets involved. Commissioner DiOrio explained that it is his understanding that the grant money would be spent first and then local funds would cover any remaining costs. Manager Perkins agreed and detailed the current funding from the Rutherford County Tourism Development Authority (TDA)

and the Town's matching funds that are in the budget. Commissioner Diorio expressed that he thinks that it is a valuable investment and it gets the ball moving on the remainder of the Morse Park Master Plan. Commissioner DiOrio added that the Town needs to account for the future amphitheater when determining the location of the restrooms. Mayor Pritchett agreed and explained that this is the logic behind the restroom location in the drawings. Mayor Pritchett noted that modular restrooms were discussed. Commissioner Bryant suggested that the asphalt path should also be reviewed in correlation with a future amphitheater. Commissioner Bryant noted that there is already a path where the existing picnic area residents and suggested that the asphalt path may be near that. Manager Perkins noted that the asphalt path will be more accessible for all. Commissioner Bryant expressed that conceptually speaking, he feels positive about this and noted that enhanced parking and restrooms are needed in order to account for future phases of the Morse Park Plan. Manager Perkins explained that the first step would be to hire a firm to complete the planning process and to involve a designer. Manager Perkins added that he believes that it would take about a year to get everything completed. Mayor Pritchett noted that TDA is aware that the Town may not use DBD as the planning or design firm because they may not be the most reasonably priced firm. Commissioner Bryant stated that DBD has worked with the Town previously and has a good understanding of the project. Commissioner Bryant expressed appreciation for the TDA and their help with this ongoing project.

Commissioner DiOrio asked if Council will need to approve the reduced scope and amend the Comprehensive Plan. Manager Perkins noted that all of the features in the reduced scope are already accounted for in the Comprehensive Plan and it was determined that the Plan would not need to be amended. Council discussed that the reduced scope will be voted on during the regular meeting in January.

<p style="text-align: center;"><b>VI. UPDATE REGARDING THE LAKE LURE FLOWERING BRIDGE EDUCATION CENTER</b></p>
--

Kathy Tanner, represented the Lake Lure Flowering Bridge (LLFB), joined via phone. Manager Perkins noted that the LLFB previously briefed Council on their plans for the education center and Town council was affirmative that they were in favor of the plan at that time, but plans had since been altered and the LLFB wanted to provide an update before taking their plans to the Board of Adjustment (BOA).

Mrs. Tanner noted that there is a new site plan and that the major change is the positioning and size of the building. It was detailed that these changes stem from a cost savings and logistical standpoint. Mrs. Tanner explained that another major change is that the site plan now involves an 18-spot parking lot between the back of the building and the property line by the green house. Mrs. Tanner noted that the LLFB has gotten permission from the NCDOT to proceed with egress and ingress according to the site plan. Mrs. Tanner detailed that the biggest challenge at this time is the sewer hookup and explained that a new construction committee has been evolved and they have been working with Public Services Director Dean Lindsey and Odom Engineering to locate a viable sewer hookup. Director Lindsey noted that staff completed a smoke test and the results were non-conclusive. Mrs. Tanner added that Odom Engineering found a cast iron pipe, but the issue is that it is full of tree roots and they cannot determine if it is viable. Mrs. Tanner suggested

that the best options are to run a new line near the cast iron pipe or to run a 6 inch line along Boys Camp and tie into the Sea Wish line. Mrs. Tanner stated that Charlie Ellis is working with Odom Engineering to get cost estimates for those options. It was noted that the four inch line near the education center is too small. Commissioner Doster asked if the LLFB would need to get easements to tie into Sea Wish line and it was answered yes because they would have to go across property lines to hook up. Director Lindsey stated that he will continue communications with Odom Engineering and that they will need to submit information to DEQ in order to obtain their approval. It was discussed that any commercial sewer line must be 6 inches per DEQ regulations, so the 4 inch line near the green house would not suffice. Project Manager Dydula stated that LLFB could ask DEQ for a variance, but they will likely require the 6 inch line. Commissioner Proctor noted that they could use an old line if there is an easement of prescription. Director Lindsey stated that he would speak with DEQ about various options. Mrs. Tanner reiterated that the sewer is the biggest issue at this time and other requirements have been addressed.

Commissioner asked about the process once construction begins. It was detailed that the LLFB would execute a contract for construction. Mrs. Tanner noted she spoke with Director Williams yesterday about using a commercial code pre-fab building because it could save money, but this may not be the best option and they are looking at having K Enterprises build it from the ground up. Mrs. Tanner added that there are no changes to the appearance of the building and she will have construction methods determined before going to the BOA. Director Williams explained that Lee Pace with Rutherford County had said that he prefers having it built from the ground up, but either options are fine as long as it is built by the same specs that were submitted. Director Williams noted that BOA did have initial concerns that have been addressed by the LLFB, but the remaining issues include sewer, building methods, and the buffer between the green house and the education center building. Mrs. Tanner noted that most recent site plan shows the buffer in reference and that it has been discussed that the LLFB will speak to the owner of the green house about whether or not they want a buffer installed. Manager Perkins asked if the code offers a vegetative buffer and Director Williams said yes, but the issue is light pollution shining into the adjacent property. Commissioner DiOrio noted that there has to be a buffer along Boys Camp Road, as well. Director Williams confirmed that it correct and added that the only entrance to the building will be through parking lot. Director Williams noted that another issue is that there is a street light and the LLFB has asked about having the light removed, but the light is controlled by Duke Energy. Manager Perkins stated that this can be evaluated after the LLFB submits a lighting plan.

Council thanked Mrs. Tanner and the LLFB for the update.

Council expressed that they have no issues with the updated plans. It was detailed that the plans will go to the BOA for a special use permit and if the special use permit is granted, staff will proceed with reviews. Commissioner DiOrio noted that usually the owner of the property, which is the Town, would typically apply for the special use permit but since this is a unique situation the LLFB is applying which is why he wanted to discuss any updates. It was discussed that the special use permit can be approved, but the project cannot move forward without the sewer permit.



## VII. PROJECT MANAGER UPDATES

Project Manager Dydula provided the following updates:

Staff received a pay app last night for the reservoir drain project and the project is approaching 39% completion. Project Manager Dydula is looking at ways to address water control issues for bay 4 and bay 5. Staff is planning to purchase safety netting for about \$70,000, but DEQ needs to weigh in on if they have any issues with the netting. Project Manager Dydula noted that repairing the old access road costed less than anticipated. It was concluded that the reservoir drain project is still on schedule.

The Town is waiting to being survey work on the dam until a decision on the dam grant is made.

The HDD drilling project will likely not occur until the next drawdown season. Ruby-Collins and LaBella Associates have been in contact with two firms who may be interested in working on the HDD project in the future.

Project Manager Dydula and other staff will meet with key players to discuss the dam bridge replacement and Wastewater Treatment Plant (WWTP) in January. LaBella Associates will present the WWTP Master Plan during the January work session and action meeting.

Project Manager Dydula is involved in ongoing coordination with home owners in Sunset Cove.

Project Manager Dydula spoke with LaBella last week about dredging and they have an engineer who is working on a similar dredging project. Staff has held discussions with the School of Government and Engineering Boards who have expressed that the Town cannot sole select firms for dredging, so the Town will have to complete a formal RFQ process. The cost estimate for completing the designs for dredging is about \$125,000. Staff is working to determine funding sources and the state is still working with staff to maintain the dredging grant.

Project Manager Dydula has been helping Community Development with engineering related details in their department.

Commissioner asked if there is a more specific timeline for cell tower and Manager Perkins answered that it still on schedule to be completed by the end of first quarter of the year. It was detailed that the contractors have the land disturbance permitting ready, but issues have emerged regarding having a North Carolina financially responsible party. Director Williams does not think this will be a big issue and all other aspects of the project are prepared to move forward.

Staff is working with DEQ to obtain variances for the sewer project. This includes procuring any necessary equipment required for the variances and staff will be following the appropriate procurement processes.

Commissioner DiOrio requested that the Town begin planning fleet management for Town boats.

## VIII. TOWN MANAGER UPDATES

Manager Perkins mentioned that the Town has an intern secured for Town Hall and Community Development is developing a work scope for their intern that they will submit to Appalachian State's Geography and Planning Department in January.

Commissioner Bryant asked about upcoming trash pickup. Manager Perkins explained that Monday is Christmas and there will be no trash pickup, but it will resume on Tuesday. It was noted that this information was available on the Town's website.

Commissioner DiOrio noted that the Everbridge notification for the most recent storm and drawdown did not include reasoning for drawdown. Communications Director Laura Krejci explained that those who receive Everbridge emails were provided with the reasoning for the drawdown, which was to prepare for the storm, but those who only receive the pop-up notifications did not have this reasoning because the notifications are limited to a very minute amount of characters. Commissioner DiOrio requested that the reasoning be included in the notification if the character space allows. Commissioner DiOrio expressed that the notification was timely and efficient, but should have included more information.

## IX. ADJOURNMENT

Commissioner Bryant made a motion to adjourn. Commissioner Doster seconded and all voted in favor. The meeting was adjourned at 9:32 p.m.

ATTEST:

\_\_\_\_\_  
Olivia Stewman, Town Clerk

\_\_\_\_\_  
Mayor Carol C. Pritchett

**IX**  
**UNFINISHED**  
**BUSINESS**

# X

## NEW BUSINESS

- A. Resolution No. 24-01-09 Approving Use of Available Funds for Morse Park Master Plan and Approving Reduced Scope for Current Phase
- B. Land Use Fee Schedule Amendment to Add Annual Chicken Registration Fee
- C. 2024 Rumble Event Waiver Requests
- D. Dogwood Health Trust Grant Application

**LAKE LURE TOWN COUNCIL  
AGENDA ITEM REQUEST FORM  
Meeting Date: January 9, 2024**

**SUBJECT:** Resolution No. 24-01-09 Approving Use of Available Funds for Morse Park Master Plan and Approving Reduced Scope for Current Phase

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:** A  
**Department:** Administration  
**Contact:** Hank Perkins, Town Manager  
**Presenter:** Hank Perkins, Town Manager

**BRIEF SUMMARY:**

The Town continues to focus the Morse Park Master Plan and how to realistically achieve the overall plan through phases and improvements. The Town had originally moved forward with pursuing a larger scope for the current phase of the Morse Park Master Plan, but was not awarded two significant grants. Grants were awarded by RHI Legacy Foundation and the North Carolina Division of Water Resources (DWR). In addition to the grant, the Town has Rutherford County Tourism Development (TDA) funds and the Town's matching contribution. However, with the lack of other significant funding sources, it has been determined that the scope for the existing phase of the Plan should be reduced in order to proceed with the project and work towards completing the entirety of the Plan in a timely manner. The reduced scope will include parking expansion and improvements and public restrooms. These improvements will support the growth of Morse Park as future phases are completed. The reduced scope has been approved by RHI Legacy and DWR. The Lake Lure Steering Committee has recommended that Town Council approve the reduced scope for the current phase of the Morse Park Master Plan and the use of available funding. Resolution No. 24-01-09 would solidify the recommendation by the Steering Committee.

**RECOMMENDED MOTION AND REQUESTED ACTIONS:**

To adopt Resolution No. 24-01-09 Approving Use of Available Funds for Morse Park Master Plan and Approving Reduced Scope for Current Phase.

**ATTACHMENTS:**

Resolution No. 24-01-09; Funding Proposal; Parking Lot Cost Estimate; Parking Conceptual Plan

**STAFF'S COMMENTS AND RECOMMENDATIONS:**

Staff recommends adoption.



**RESOLUTION NO. 24-01-09**

**RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE APPROVING  
USE OF AVAILABLE FUNDS FOR MORSE PARK MASTER PLAN AND APPROVING  
REDUCED SCOPE FOR CURRENT PHASE**

**WHEREAS**, the Town of Lake Lure adopted the Morse Park Master Plan was adopted in 2018 and the Town intends to complete the Plan in phases; and

**WHEREAS**, the Town has a limited amount of funds to complete the current phase of the Morse Park Master Plan; and

**WHEREAS**, the Town has a goal to continue progress towards completing the entirety of the plan and to complete as much work as possible with the current available funds including \$884,050 in local funding, \$200,000 grant from the NC Division of Water Resources, \$26,000 Rutherford County Tourism Development Authority Trails grant, and \$100,000 grant from RHI Legacy;

**WHEREAS**, the current available funds equate to \$1,210,050 and would allow the Town expand parking and restrooms included in the Morse Park Master Plan with an estimated cost of \$1,209,970; and

**WHEREAS**, the current phase of the Morse Park Master Plan included additional features that cannot be funded at this time; and

**WHEREAS**, using available funds to complete the reduced scope of the current phase of the Plan to expand parking and install restrooms would support future phases of the Morse Park Master Plan; and

**WHEREAS**, the Lake Lure Steering Committee has recommended the approval of use of available funds for the Morse Park Master Plan and the reduced scope for the current phase of the plan.

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

**SECTION ONE.** The Town Council of the Town of Lake Lure hereby approves the use of available funds for the Morse Park Master Plan and the reduced scope for the current phase of the Plan.

**READ APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Olivia Stewman, Town Clerk

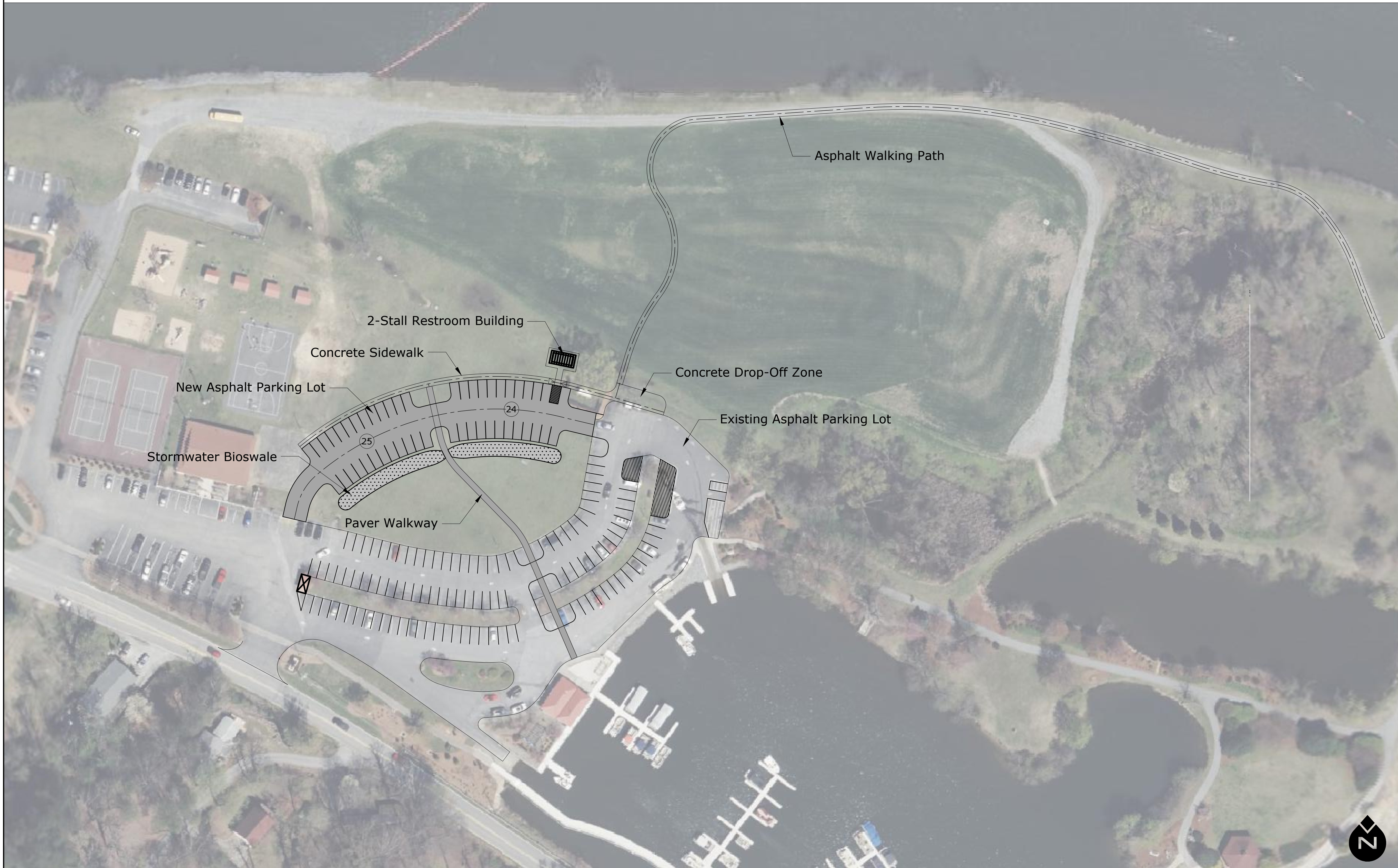
\_\_\_\_\_  
Mayor Carol C. Pritchett

TOWN OF LAKE LURE	MORSE PARK ENHANCEMENTS	FUNDING PROPOSAL
<b>LOCAL FUNDING</b>	<b>AMOUNT</b>	<b>NOTES</b>
Cash in Hand (Previous Funding: TDA, Local Match, Grants)	\$34,050	Remaining from previous year allocations
RCTDA FY 22-23, 23-24, 24-25 (Projected Allocations)	\$425,000	FY22-23 \$100,000, FY22-23 (one time) \$125,000, FY 23-24 \$100,000, FY 24-25 \$100,000
Local Match FY 22-23, 23-24, 24-25 (Projected Allocations)	\$425,000	FY22-23 \$100,000, FY22-23 (one time) \$125,000, FY 23-24 \$100,000, FY 24-25 \$100,000
<b>SUBTOTAL</b>	<b>\$884,050</b>	
<b>GRANT FUNDING</b>		
<a href="#">NC Water Resources Development Grant</a>	\$200,000	*Secured
RCTDA Trails Grant	\$26,000	*Secured
<a href="#">RHI Legacy</a>	\$100,000	*Secured
<b>SUBTOTAL</b>	<b>\$326,000</b>	
<b>TOTAL FUNDING</b>	<b>\$1,210,050</b>	

**Morse Park: Parking Expansion Estimate of Probable Cost**

	Unit	Quantity	Unit Cost	Total Cost
<b>Site Work</b>				
Site Prep, Demo, Grading, & Erosion and Sediment Control	LS	1	\$150,000	\$150,000
Stormwater/Bioretenion	LS	1	\$85,000	\$85,000
Asphalt (Entrance, Drive Aisle, + Parking)	SY	2,000	\$40	\$80,000
Curb + Gutter	LF	1,100	\$35	\$38,500
Pavement Striping (50 Spaces)	LS	1	\$8,000	\$8,000
Site Utilities	LS	1	\$35,000	\$35,000
2-Stall Restroom Building	LS	1	\$230,000	\$230,000
6' Concrete Sidewalk/ Hardscape	SF	3,000	\$15	\$45,000
6' Asphalt Walkway	SF	7,000	\$10	\$70,000
6' Paver Walkway	SF	2,000	\$20	\$40,000
Site Furnishings	LS	1	\$25,000	\$25,000
Landscaping	LS	1	\$50,000	\$50,000
<b>Site Work Subtotal</b>				<b>\$856,500</b>
<b>Contractor Overhead &amp; Contingency</b>				
Mobilization, Site Supervision, Bonds		5%		\$42,825
Construction Staking	LS	1	\$15,000	\$15,000
Contingency		10%		\$85,650
<b>Contractor Overhead &amp; Contingency Subtotal</b>				<b>\$143,475</b>
<b>Construction Bid Estimate</b>				<b>\$999,975</b>
<b>Design Costs</b>				
Survey, Design, + Permitting		18%		\$179,996
Construction Administration		3%		\$29,999
<b>Subtotal</b>				<b>\$209,995</b>
<b>Grand Total</b>				<b>\$1,209,970</b>





PROJECT:

**MORSE PARK**

ADDRESS: 2932 MEMORIAL HWY | LAKE LURE | RUTHERFORD COUNTY | NC | 28746

CLIENT:



**TOWN OF LAKE LURE**

CONTACT: CAROL PRITCHETT, MAYOR

ADDRESS: 2948 MEMORIAL HWY | LAKE LURE | RUTHERFORD COUNTY | NC | 28746

LANDSCAPE ARCHITECT:



ADDRESS: 136 FURMAN ROAD, SUITE 6 | BOONE | WATAUGA COUNTY | NC | 28607

SEAL:

REVISIONS DATE

REVISIONS	DATE

PROJECT MANAGER:

DRAWING BY:

JURISDICTION:

DATE: 12/06/2023

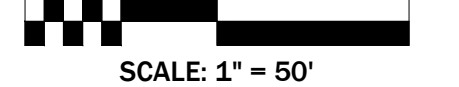
SHEET TITLE:

**CONCEPTUAL MASTER PLAN**

SHEET NUMBER:

**L1**

SCALE: 0' 25' 50' 100'



SCALE: 1" = 50'

FILE NUMBER:



Call before you dig

**LAKE LURE TOWN COUNCIL  
AGENDA ITEM REQUEST FORM  
Meeting Date: January 9, 2024**

**SUBJECT:**

**AGENDA INFORMATION:**

**Agenda Location:** New Business

**Item Number:** B

**Department:** Community Development

**Contact:** Michael Williams, Community Development Director

**Presenter:** Michael Williams, Community Development Director

**BRIEF SUMMARY:**

In December, Town Council adopted an ordinance amending Code of Ordinances Chapter 4 (“Animals”) to allow chickens in Town limits. The ordinance also establishing regulations in regard to chickens, including an annual fee for ownership of chickens. Town staff recommends amending the FY 23-24 Land Use Fee Schedule to add the annual chicken registration fee of \$100.

**RECOMMENDED MOTION AND REQUESTED ACTIONS:**

To approve the Land Use Fee Schedule Amendment to Add Annual Chicken Registration Fee

**ATTACHMENTS:**

FY 23-24 Land Use Fee Schedule with Proposed Update

**STAFF’S COMMENTS AND RECOMMENDATIONS:**

Staff recommends an annual chicken registration fee of \$100.

LAND USE		Effective: FY 2023-2024		
<b>Subdivision Applications</b>				
Master Plan Application	\$330			
Minor - Final Plat	\$250			
Major Preliminary Plat	\$820 + \$50 per lot			
Major Final Plat	\$500			
Plat Review	\$90			
<b>Professional Fees for DRC Reviews</b>	<b>&lt;1 acres of land disturbance</b>	<b>1-5 acres of land disturbance</b>	<b>5 or more acres of land disturbance</b>	
Erosion Control Plan	\$250	\$390	\$550	
Stormwater System	\$250	\$390	\$550	
Water System	\$90	\$330	\$400	
Sewer System	\$90	\$330	\$530	
Road Plan	\$50	\$320	\$430	
Sketch Plan (if requested)	\$370	\$370	\$370	
Each additional acre			\$90	
<b>Zoning Applications</b>				
Certificate of Zoning Compliance	see below			
Class I	\$210			
Class II	\$250			
Class III	\$290			
Class IV	\$330			
Vacation Rental Permit	\$300			
Conditional Use Permit	\$410			
Special Use Permit	\$410			
Conditional District Application	\$1,040			
Community Shopping Center	\$820			
Zoning Variance	\$480			
Zoning Text Amendment	\$510			
Zoning Map Amendment	\$510			
Zoning Appeal	\$300			
Permanent Sign	\$120 + \$1 per sq. ft. over 24			
Temporary Sign	\$120 + \$1 per day (waived for nonprofit comm. events)			
Mobile Food Vendor Permit	\$100			
<b>Annual Chicken Registration</b>	<b>\$100</b>			
<b>Civil Penalties for Zoning Violations (For each day the violation is not corrected, the violator will be</b>				
Notice of Violation	\$0			
1st Citation	\$65			
2nd Citation	\$130			
3rd Citation	\$260			
4th Citation	\$510			
<b>Code Enforcement Appeal (Non-Zoning)</b>				
Appeals Other than Zoning	\$80			
<b>GIS Maps (Custom Mapping)</b>				
24"	\$25			
36"	\$30			
42"	\$40			
<b>ENVIRONMENTAL MANAGEMENT</b>				
<b>Land Disturbance Applications</b>	<b>&lt;1 acres of land disturbance</b>	<b>1-4.9 acres of land disturbance</b>	<b>5 or more acres of disturbance</b>	
<100 sq. ft.	no permit			
100 sq. ft. - 499 sq. ft.	\$15			
500 sq. ft. - 10,000 sq. ft.	\$160			
> 10,000 sq. ft.	\$160/10,00 sq. ft.			
One Acre (43,560Sq. Ft.)		\$640		
Each 10,000 over 1 acre		\$160		
Five Acres			\$4,000	
Each Additional Acre			\$800	
<b>Licenses</b>				
Tree Service Provider	\$20.00			
Tree Service Handbook	\$12.50			

\* Permit fees for lake structure, zoning, and land disturbance projects commenced prior to obtaining necessary permit(s) will be doubled.

**LAKE LURE TOWN COUNCIL  
REQUEST FOR BOARD ACTION  
Meeting Date: January 9, 2024**

**SUBJECT:** Waivers and suspension of several items for the Carolina Climbers Coalition Rumble 2024 Event scheduled for 3/1/24 – 3/3/24.

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:** C  
**Department:** Communications  
**Contact:** Michael Reardon, Carolina Climbers Coalition Executive Director  
**Presenter:** Laura Krejci, Communications Director

**BRIEF SUMMARY:**

The Rumble is a rock climbing competition and non-profit fundraiser for the Carolina Climbers Coalition. Registration takes place in Municipal Hall. Rock climbing takes place at Rumbling Bald. There is an after party with sponsors in Morse Park and camping takes place in Morse Park. There is a The Carolina Climbers Coalition is requesting a waiver and/or suspension of the following:

- Waiver of Fees for use of Municipal Hall and Morse Park which will make the Town of Lake Lure a Gold Sponsor of the event.
- Waiver of the Noise Regulation, Chapter 20 Article II.
- Suspension of Chapter 36 of the Zoning Regulations: “Campgrounds” and “Camping”.
- Suspension of Chapter 8 Article II: “Peddlers” of the Code of Ordinances.

Town Council has supported this event for several years and have found that the Carolina Climbers Coalition Rumble Event is a positive impact on the economy and the community.

**RECOMMENDED MOTION AND REQUESTED ACTIONS:**

To approve the following waiver and suspensions in support of the Carolina Climbers Coalition Rumble 2023 Event

- Waiver of Fees for use of Municipal Hall and Morse Pak
- Waiver of the Noise Regulation, Chapter 20 Article II
- Suspension of Chapter 36 of the Zoning Regulations: “Campgrounds” and “Camping”
- Suspension of Chapter 8 Article II: “Peddlers” of the Code of Ordinances

**FUNDING SOURCE:**

Not Applicable.

**ATTACHEMENTS:**

1. Email message from Carolina Climbers Association dated 12/21/23
2. Entertainment Event Permit Application from Carolina Climbers Association
3. Event Map for Morse Park

**STAFF’S COMMENTS AND RECOMMENDATIONS:**

Approval the following waiver and suspensions in support of the Carolina Climbers Coalition Rumble 2023 Event

- Waiver of Fees for use of Municipal Hall, Morse Park, and the Gazebo/Pavilion
- Waiver of the Noise Regulation, Chapter 20 Article II
- Suspension of Chapter 36 of the Zoning Regulations: “Campgrounds” and “Camping”
- Suspension of Chapter 8 Article II: “Peddlers” of the Code of Ordinances

**From:** Alycia Andrade [mailto:aandrade@carolinaclimbers.org]  
**Sent:** Thursday, December 21, 2023 11:41 AM  
**To:** Laura Krejci <Communications@townoflakeure.com>; Mike Reardon <mreardon@carolinaclimbers.org>  
**Subject:** Re: [External] Re: Rumble 2024 Dates?

Hello Laura,

Hope you're well and enjoying the holiday season! The Rumble admin paperwork is ready for your review. All documents can be [found and downloaded here](#), and are also linked below:

[Site Plan General](#), [Site Plan Vendors](#)  
[Entertainment Event Permit](#)  
[Rental Agreement](#)  
**Reservations for Morse Park and also for Town Hall were submitted yesterday.**  
[Fabric Structure Permit](#)  
**We are not doing food trucks**  
[Temporary Sign Permit - accompanying documents](#)  
[Suspension of Alcohol Ordinance](#)

One question for you. Mike and I reviewed the fee schedule for rentals. We are so appreciative of the sponsorship the Town of Lake Lure has provided in previous years via an in-kind donation waiving these rental fees for the event. For 2024, we'd love to have the Town of Lake Lure as a Gold Sponsor again, with rental fees waived as your in-kind donation. How do you feel about this? Let us know if there's anything we can do to support this partnership.

Thanks so much for all your support of our conservation and stewardship work!

Alycia Andrade

**Mike Reardon**

*Executive Director*

Carolina Climbers Coalition

828-280-4046

He/Him/His

[Join the CCC!](#)

TOWN OF LAKE LURE  
Lake Lure, North Carolina



APPLICATION FOR PERMIT  
ENTERTAINMENT EVENT

Section 84.04(C) states that a permit, approved by the Town Manager, is required "to produce programs in music, speeches, or general entertainment." In order to assist the manager in his decision as to whether a permit should be granted or denied, the following information is required. not all questions pertain to every request. Please complete the relevant questions.

**ENFORCEMENT:** Event coordinators must be able to produce a signed copy of this permit during the event.

DESCRIPTION OF EVENT

Name of event The Rumble

Type of event Climbing Comp/ nonprofit fundraiser Location Morse Park and Rumbling Bald Climbing Access

Date(s) of event 3/1/24 - 3/3/24 Hours 3/1 starting at 4pm until 3/3 ending at 7pm

PROMOTER

Name of organization Carolina Climbers Coalition

Contact person Alycia Andrade Phone 828-577-3057 FAX \_\_\_\_\_

Mailing address 13 Goldview Dr Asheville NC 28804

EVENT SITE

Name and address of property owner Morse Park, Town of Lake Lure 2950 Memorial Hwy Lake Lure, NC 28746

Also requesting access to Town Hall starting at 4PM on March 1st. 2024 Phone 828-625-4911

Type of approval from owner (lease, contract, letter, etc.) letter

Size of property (acres) 10 Size of structure (square feet) \_\_\_\_\_

Maximum occupancy of building \_\_\_\_\_ Does the structure have a Certificate of Occupancy? \_\_\_\_\_

IMPACT ON SURROUNDING AREA

Noise

Will this event use an amplified sound system? Yes

What means will be employed to ensure the sound from the event will not disturb persons on adjacent and nearby property? (check all that apply)

<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Speaker placement: aimed away from adjacent property and away from lake
	Pipe and drape: used to cover hard surfaces that directly reflect sound
	Volume limits & decibel meters used: (describe) Small speaker with a microphone. Turned off at 9PM
<input checked="" type="checkbox"/>	Event coordinators to take appropriate response to complaints
	Other:

Parking and Traffic Control

How many persons are expected to attend the event? 210

How many parking spaces will be needed (assuming 1 space for each 3 attendees)? 70

How many parking spaces are available on site? 70

If off-site parking will be required, where will it be located? Rumbling Bald Climbing Access Parking Lot  
 Attach authorization from owner(s) of all property to be used for off-site parking and list number of spaces to be provided on each property.

If off-site parking will be provided at a distance of greater than 600' from the event, state how attendees will get from parking to event. Chimney Rock LLC will be running shuttles

How will attendees be told where to park? Registration page at [www.carolinaclimbers.org/events](http://www.carolinaclimbers.org/events)

If event will attract more than 100 vehicles, describe traffic control methods proposed. \_\_\_\_\_

Lighting

Will additional exterior lighting be used for the event? Yes

If so, what means will be used to prevent lighting from disturbing persons on adjacent and nearby property? Limited lighting will be pointed inward and located only at the festival center next to the Lake Lure Visitor Center

OTHER CONSIDERATIONS

Food and beverages

If location is not an existing restaurant, will food be served outside? Yes

If so, what means will be used to ensure cleanup of refuse? Volunteers and CCC event coordinators

Will alcoholic beverages be served? Yes

Sanitary facilities

Do sufficient sanitary facilities exist on the property to accommodate the expected number of attendees? Yes

If not, what means will be used to provide them? N/A

Security

If the expected number of attendees exceeds 300, what provisions have been made for crowd control?  
N/A


APPLICANT

Name Alycia Andrade Date 12/20/23

Address 13 Goldview Dr Phone 828-577-3057  
Asheville, NC 28804

Fax \_\_\_\_\_

**Applicant agrees to comply with all applicable state, county, and town regulations**

Signature 

This application has been _____ approved	
_____ denied	
_____	_____
Town Manager	Date
_____	_____
Chief of Police	Date



# Rumble 2024

## Camping, Registration, Parking



**LAKE LURE TOWN COUNCIL  
REQUEST FOR BOARD ACTION  
Meeting Date: January 9, 2024**

**SUBJECT:** Dogwood Health Trust Grant Application

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:** D  
**Department:** Communications  
**Contact:** Laura Krejci, Communications Director  
**Presenter:** Laura Krejci, Communications Director

**BRIEF SUMMARY:**

One of the priorities for the Town of Lake Lure is increasing work force housing. The Town has been meeting with the Foothills Regional Commission as well as the Gateway Wellness Foundation to discuss this matter. It has been recommended that an important step in assessing the Town's needs is through a Housing Assessment. Dogwood Health Trust offers grants to support these types of studies and Town Staff recommends applying for this grant.

The first step in the grant process is completing a Strategic Opportunities Engagement Form with Dogwood Health Trust. This document is due 1/26/24. Once this document is completed, a member of the Dogwood Health Trust Team will follow up to discuss if the ideas submitted match the 2024 grant goals.

**RECOMMENDED MOTION AND REQUESTED ACTIONS:**

Approval of the planned completion of the Strategic Opportunities Engagement Form with Dogwood Health Trust to begin the grant application process for a Housing Study.

**FUNDING SOURCE:**

Dogwood Health Trust

**ATTACHEMENTS:**

None

**STAFF'S COMMENTS AND RECOMMENDATIONS:**

To support the completion of the Strategic Opportunities Engagement Form with Dogwood Health Trust to begin the grant application process for a Housing Study.

**LAKE LURE TOWN COUNCIL  
AGENDA ITEM REQUEST FORM  
Meeting Date: January 9, 2024**

**SUBJECT:** Resolution No. 24-01-09A Authorizing the Town to Proceed with Option Four of the Lake Lure Advanced Planning for Fire and Police Conceptual Design

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:** E  
**Department:** Public Safety  
**Contact:** Hank Perkins, Town Manager  
**Presenter:** Hank Perkins, Town Manager

**BRIEF SUMMARY:**

The Town previously reached a consensus that a new fire station would be necessary in the future. In conversations, it was also determined that it would be ideal to incorporate the future police station to create a Public Safety Facility. Town staff worked with ADW Architects to create the Lake Lure Advanced Planning for Fire and Police Conceptual Design. The Conceptual Design included various options, which were ultimately narrowed down by Town staff and ADW to four viable options. Each of the four options have been evaluated and it was determined that the best option to pursue is Option Four. Option Four is located on Town owned property off of Highway 9 across from Ingles and adjacent to Dittmer-Watts Trail. Unlike various other options, Option Four does incorporate the future police station, along with the fire station. The location is sufficient in terms of response time, visibility, and central location. The total estimated price of Option Four is \$13,836,680, which is similar to other options that were less desirable. There has been overall consensus to proceed with Option Four and Resolution No. 24-01-09B would authorize the Town to do so. Town staff will identify funding sources based on the estimates in Option Four. Once funding is determined, staff will work with a qualified firm on the design of the facility.

**RECOMMENDED MOTION AND REQUESTED ACTIONS:**

To adopt Resolution No. 24-01-09A Authorizing the Town to Proceed with Option Four of the Lake Lure Advanced Planning for Fire and Police Conceptual Design

**ATTACHMENTS:**

Resolution No. 24-01-09A Authorizing the Town to Proceed with Option Four of the Lake Lure Advanced Planning for Fire and Police Conceptual Design; Lake Lure Advanced Planning for Fire and Police Conceptual Design

**STAFF'S COMMENTS AND RECOMMENDATIONS:**

Staff recommends adoption.



**RESOLUTION NO. 24-01-09A**

**RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE AUTHORIZING THE TOWN TO PROCEED WITH OPTION FOUR OF THE LAKE LURE ADVANCED PLANNING FOR FIRE AND POLICE CONCEPTUAL DESIGN**

**WHEREAS**, there is a crucial need to replace the existing fire station to increase the health and safety of fire and emergency management staff; and

**WHEREAS**, it would be beneficial to incorporate the Police Department into the same campus to establish a Public Safety Facility; and

**WHEREAS**, Town staff has worked with ADW Architects to create the Lake Lure Advanced Planning for Fire and Police Conceptual Design; and

**WHEREAS**, A Conceptual Design was completed that includes four viable options for space needs and approximate cost the site of the future Public Safety Facility; and

**WHEREAS**, Town staff and Town Council reviewed the Conceptual Design and evaluated each option at the Council's annual planning meeting held on January 8<sup>th</sup>, 2024; and

**WHEREAS**, it was determined that Option Four of the Conceptual Design meets the Town's needs, is reasonably priced in comparison to the other options, and is in a centrally located and visible location which is already owned by the Town.

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

**SECTION ONE.** The Town Council authorizes the Town to proceed with Option Four of the Lake Lure Advanced Planning for Fire and Police Conceptual Design.

**SECTION TWO.** Town staff will work towards identifying funding resources based on the costs associated with Option Four and will work with a qualified firm on design and execution following the identification of funding.

**READ APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Olivia Stewman, Town Clerk

\_\_\_\_\_  
Mayor Carol C. Pritchett

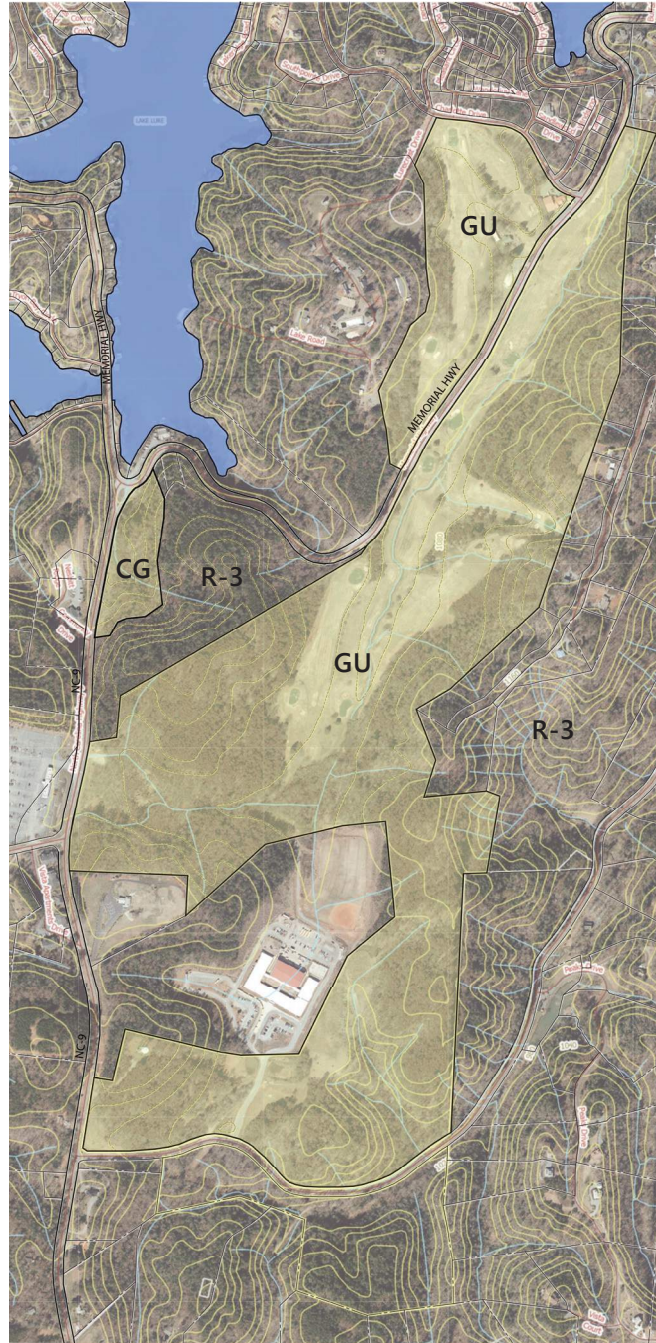


# Lake Lure Advanced Planning For Fire and Police

CONCEPTUAL DESIGN | JANUARY 8, 2024  
LAKE LURE, NC

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adwarchitects  
environmentsforlife.



**Zoning and Dimensional Requirements for GU District (Government Institutional Use)**

Dimensional Requirements (setbacks, building heights, etc.) do not appear to be codified for this district. However, the locations and heights of structures on the proposed, town-owned, former golf course property usually do not come near to any abutting property line.

**Buffers abutting residential:**

- Fence: 8' High min.
- Landscaped Area: 8' Wide with evergreen shrubs (can be modified if natural buffers exist)

**Parking:**

Code requires 1 space for every 200 square feet of gross floor area for government uses (we usually do not provide this much parking since the number of personnel is relatively fixed and is usually determined by shift changes and meeting room occupant load (this is commonly 1 space for every 5 occupants in the largest assembly area).

**Zoning and Dimensional Requirements for CG District (Commercial General)**

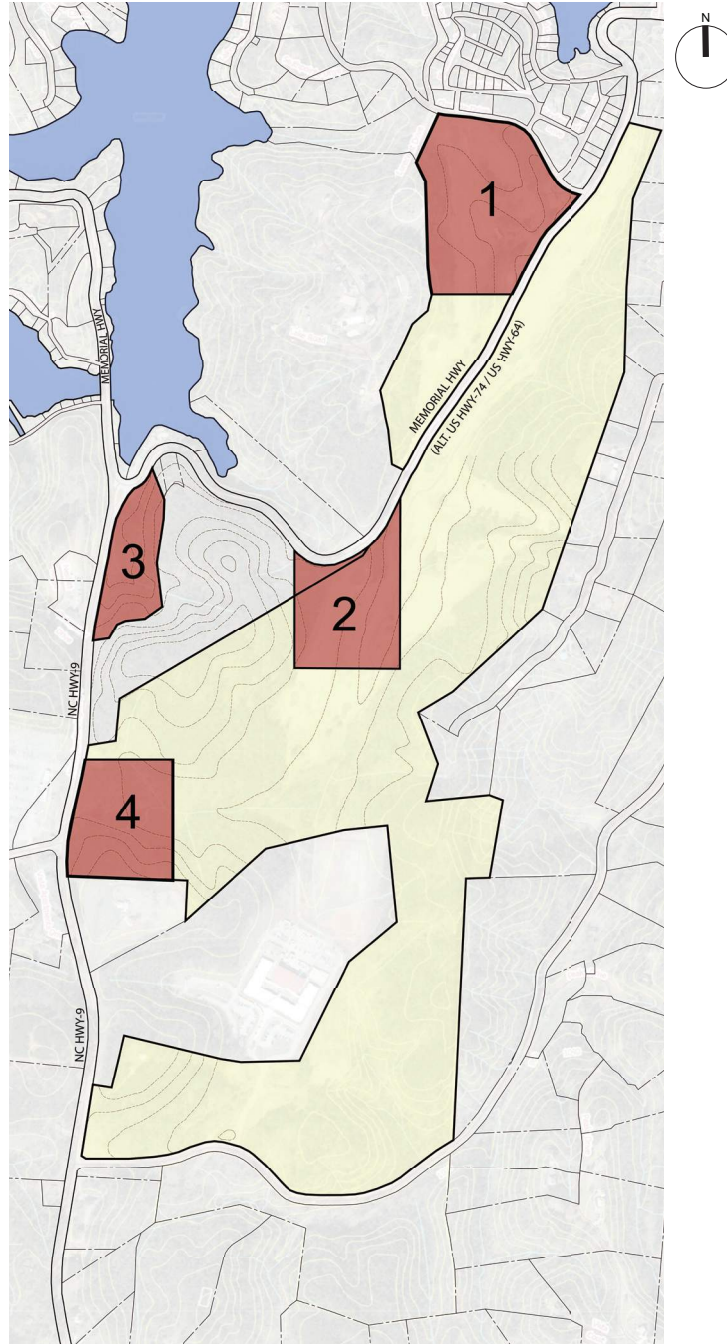
- Setbacks:**
- Front: 10'
  - Side: 12'
  - Rear: 15'

**Buffers abutting residential:**

- Fence: 8' High min.
- Landscaped Area: 8' Wide with evergreen shrubs (can be modified if natural buffers exist)

**Parking:** See GU Zoning above.

## SITE OPTION KEY PLAN



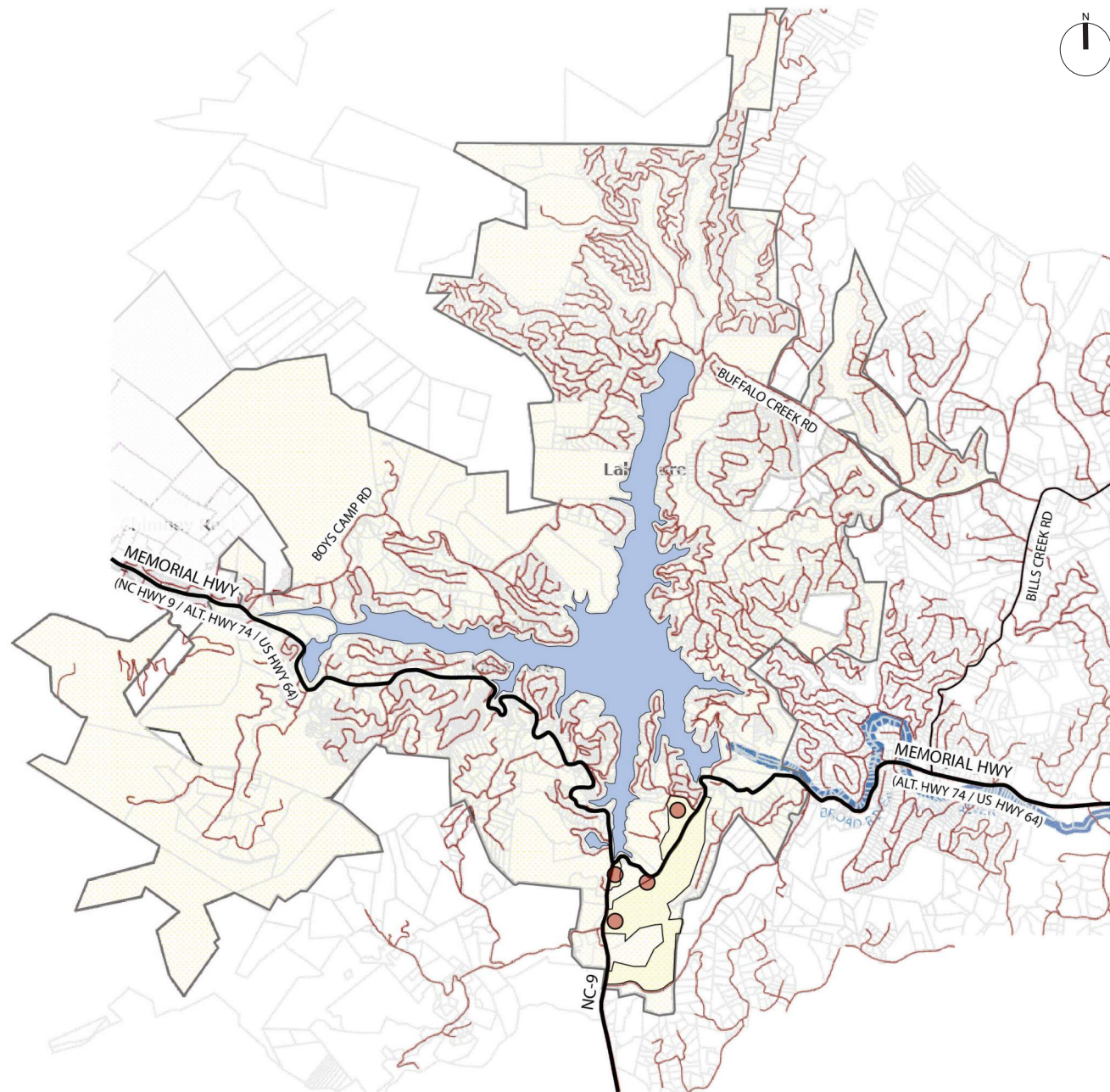
### Site Option Key Plan

The town and ADW have narrowed the seven (7) initially proposed sites down to four (4) potential sites where the new fire and future police facility might best be located. One is a stand-alone site on NC Highway 9 near the intersection with Memorial Highway and the other three (3) are in various locations on the former golf course property that was purchased by the town.

A couple of the sites, due to either the size of the parcel, topography, or other site features, might not allow the future police to be located directly adjacent to the fire station without massive retaining walls or other costly accommodations. This distance somewhat limits the spaces that can be shared between Fire and the future Police facility. It should be noted that the large training/ multipurpose room probably could still be shared, but it would involve a short walk between buildings.

On one potential site, it will likely be necessary to go to a 2-story concept just to fit the Fire on the property, but where possible we have tried to stick to 1-story concepts, as they are more cost-effective.

## SITE CONTEXT AND RESPONSE AREA DIAGRAM



### Site Context

Each of the identified sites lies on an approximately two-mile stretch of NC Highway 9 and Memorial Highway (Alt US Highway 74/ US Highway 64).

The site at the northern extent of this stretch lies just to the south of the existing Fire Station and the site at the southern extent of the stretch lies just across Highway 9 from the existing Ingles.

### Response Area and Time

The identified sites are distant enough from each other that response time may be a factor in choosing a final location for the new Fire and Future Police facility.

As a general rule, a mile can be traveled in a time dependent on the speed of the vehicle. This translates to the following:

- 25 mph — 2 minutes and 30 seconds
- 35 mph — 1 minute and 45 seconds
- 45 mph — 1 minute and 15 seconds

So, for example, if we assume that a service vehicle can average about 35 mph on the stretch of highway under study, then site four (4) would be approximately 3 minutes further south than site one (1) near the existing Fire Station on Alt. 74/64 at Charlotte Drive.

For the sake of argument, if we say that the area of the Town to the northwest of the northern prong of the lake is the most difficult point to reach (given distance and road size/conditions), then moving the Fire Station south along this stretch of highway would increase response time to that area of town anywhere from slightly less than a minute to around 3 minutes.

There are many factors affecting response time, but this example serves as a rough illustration to draw attention to a point that needs to be considered in choosing a location for the new facility.



SITE 1: EXISTING FIRE STATION SITE

# OPTION 1

Pros:

- The full new Fire facility program works with the existing grades as a single-story structure and, barring hitting any significant amount of rock, can likely be graded out beyond the building and parking pads with slopes of 1:2 or less
- The site is near the existing Fire Station, which could be used to store infrequently used equipment and supplies
- The existing grade at new apparatus bays allows for a good slope down to the road

Cons:

- There is not enough room on the site, given the existing topological conditions, for the future Police component to be located directly adjacent to the Fire Station (even if configured as a 2-story building) without massive retaining walls

There is, however, a possibility that, with some additional grading and the installation of a new retaining wall, the site where the existing Fire Station is located could be developed to accommodate a future single-story Police station

Some spaces that might be shared in a connected building, such as roll call, public toilets, and mechanical/electrical rooms would have to be provided in the future police facility. The training/multipurpose room still might be shared, but would have to be accessed by Police personnel via an exterior sidewalk or by parking directly at the new fire facility

- There is not enough room on this site for dedicated public parking in the event that the Training/ Multipurpose is used as a community room, however, since Fire does not require secure parking, the spaces shown could be shared if community access is required
- The ideal space for the BMP area lies to the north of the building pad. There is a natural low spot located there where most of the water from the site could be directed. This would, however, require that the current road to the Public Works complex be reconfigured. Any future site improvements to the Public Works likely could share a BMP at this location. A much smaller BMP area to the south of the building pad may be required, but an extensive amount of grading (cut) would be required to site the primary BMP there.



Building Areas:	
New Fire Station Bays/Mezzanine:	+/- 8,800 SF
New 1-Story Fire Non-Bays:	+/- 12,600 SF
<b>Total Building Area:</b>	<b>+/- 21,400 SF</b>

SITE 2: FORMER GOLF COURSE SITE

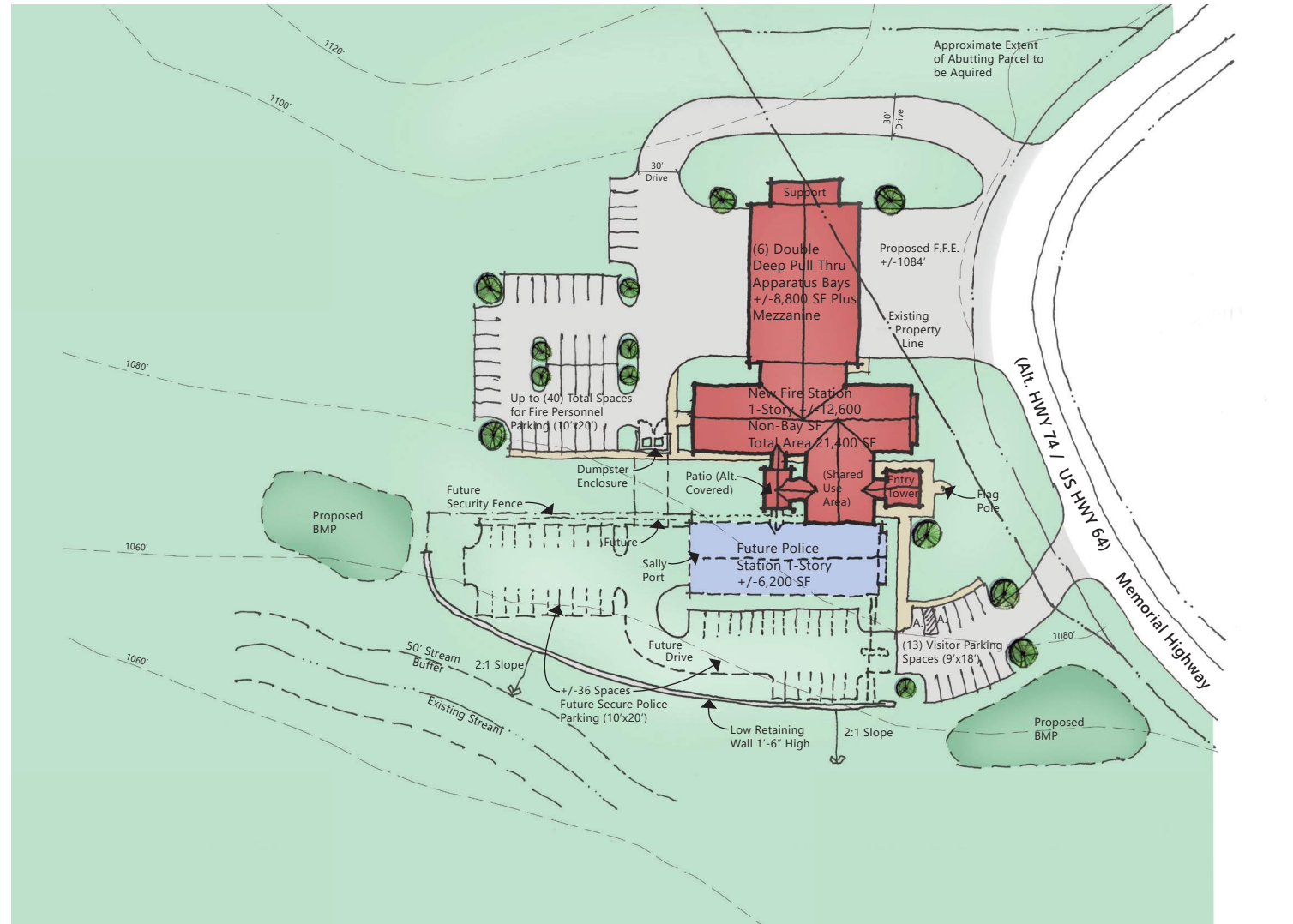
# OPTION 2

Pros:

- The full new Fire and future Police facility program and required parking works well with the existing grades as a single-story structure and, barring hitting any significant amount of rock, can likely be graded out beyond the building and parking pads with slopes of 1:2 or less except for a low retaining wall on the western side of the site along the existing stream and a moderate height retaining wall (at its maximum height) at the southwest corner of the Fire access drive.
- The site is located approximately 1/2 of a mile south of the existing Fire Station and should not impact response times significantly
- The site is located in a bend of Memorial Highway (US 74/US 64) which affords good views of oncoming traffic traveling in either direction on the road
- Public parking, in the event that the Training/Multipurpose will be used as a community room, could be provided by the parking spaces already allocated for the Fire facility
- This location has adequate room to place storm water management areas (BMP) in appropriate locations with minimal extra grading.

Cons:

- In order for this site to function as it should, a small wedge of the abutting property to the west would have to be acquired by the town. This parcel, due to its shape and size, should not impact the development of the adjacent property
- While relatively flat, there is need to build some retaining walls in order to site a building complex of this size



Building Areas:	
New Fire Station Bays/Mezzanine:	+/- 8,800 SF
New 1-Story Fire (Non-Bay Area):	+/- 12,600 SF
<b>Total Building Area:</b>	<b>+/- 21,400 SF</b>
Future 1-Story Police Station:	+/- 6,200 SF

SITE 5: INTERSECTION SITE

# OPTION 3

Pros:

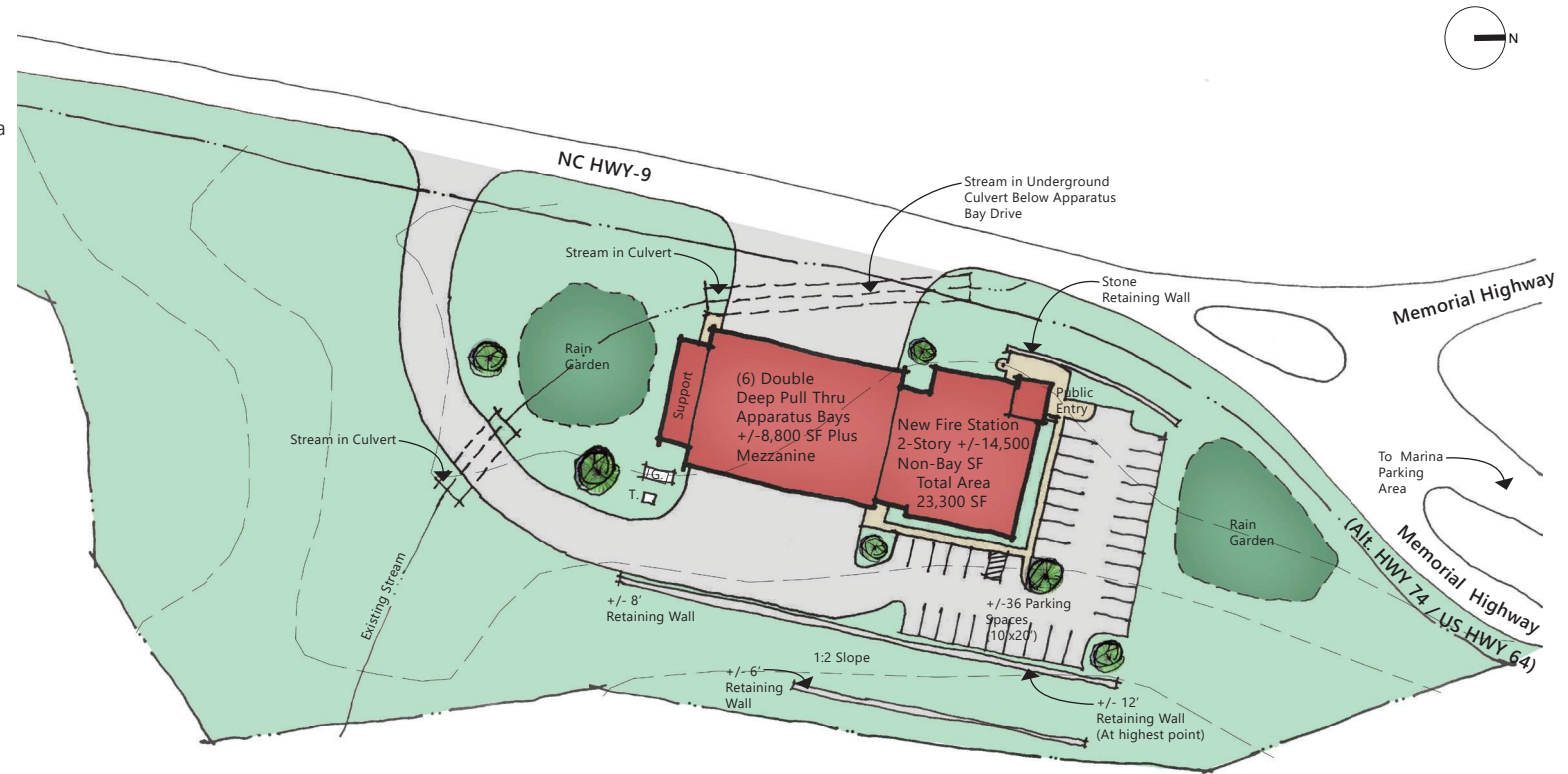
- The site, which is located on NC Highway 9 just south of Memorial Highway, seems to be an acceptable distance from the existing Fire station

Cons:

- This is the smallest of the proposed site options and also has some of the steepest terrain, consequently, it has the least room for grading the site without building tall and costly retaining walls

The site is also bifurcated by what may be a small stream and, even if it is a feature that can be addressed with grading and normal drainage infrastructure, that southern end of the site is likely too steep to be used for even parking without even more investment in retaining walls.

- Because of the physical challenges that this site presents, we do not feel that the future Police facility would be able to fit here with its requisite program area and secure parking needs
- It would also, in all probability, require that, even without including the future Police program at this location, the building be designed as a 2-story structure. This would add anywhere from 2,000 to 2,500 square feet to the building program for stairs, an elevator, sub mechanical and electrical rooms, and potentially upper level men's and women's toilets. These requirements would likely make it one of the costlier options
- (6) pull thru bays would likely require an even longer retaining wall on this site
- The site requires that access to the visitor parking share a drive with the returning fire apparatus vehicles. This is not an optimal situation
- As well as having limited area for simple graded slopes, the site has very little room to place adequate storm water management areas in appropriate locations unless the existing stream bed could be utilized to create a BMP/rain garden.



Building Areas:	
New Fire Station Bays:	+/- 8,800 SF
New 2-Story Fire Non-Bays:	+/- 14,500 SF
<b>Total Building Area:</b>	<b>+/- 23,300 SF</b>

SITE 6: FORMER GOLF COURSE SITE

OPTION

4

Pros:

- This site is one of the most buildable options. It has an area where the entire Fire and future Police buildings and their required parking will fit with fairly minimal site grading and has few other physical impediments to placing a 1-story building at this location

Cons:

- This site, while quite buildable, may be a little far from the existing Fire Station and the change in response time would be the greatest of all the sites. If the distance is not a problem, it would make an excellent site to locate the new Fire and future Police facility on
- There is, on the northern edge of the proposed building area, a gravel parking area for the Dittmer-Watts Nature Trail Park, an existing network of hiking/walking trails. It is not clear whether the potential building area is part of the park, but there may be an opportunity for combining the public visitor and community room parking for the Fire and future Police facility with the parking for the parks Dogwood Trail trailhead



Building Areas:	
New Fire Station Bays/Mezzanine:	+/- 8,800 SF
New 1-Story Fire (Non-Bay Area):	+/- 12,600 SF
<b>Total Building Area:</b>	<b>+/- 21,400 SF</b>
Future 1-Story Police Station:	+/- 6,200 SF

**BUDGET SUMMARY**

**Lake Lure Fire Station PRELIMINARY Cost Estimate V3**

1/2/2024

**Construction Cost (2025 Costs)**

Item	Cost/SF	Square footage	Cost
<b>Site Option 1</b>			
<b>New Fire Station 1-Story 21,400 sf</b>			
New construction (tank, pump for fire protection)	\$410	21,400	\$8,774,000
Site Development Costs (walls, septic, well, grading)			\$1,975,000
All Contingencies 10%			\$1,074,900
CMAR Allowance (not currently included)	\$709,434		0
Construction Subtotal	\$553		\$11,823,900
Land Cost			\$0
Owner Soft Costs 18%			\$2,128,302
<b>Fire Station Building Total</b>			<b>\$13,952,202</b>
<b>Site Option 2</b>			
<b>New Fire Station 1-Story 21,400 sf</b>			
New construction (tank, pump for fire protection)	\$410	21,400	\$8,774,000
Site Development Costs (septic, well, grading)			\$1,700,000
All Contingencies 10%			\$1,047,400
CMAR Allowance (not currently included)	\$691,284		0
Construction Subtotal	\$538		\$11,521,400
Land Cost			\$200,000
Owner Soft Costs 18%			\$2,073,852
<b>Fire Station Building Total</b>			<b>\$13,795,252</b>
<b>Site Option 3</b>			
<b>New Fire Station 2-Story 23,300 sf</b>			
New construction	\$475	23,300	\$11,067,500
Site Development Costs			\$1,850,000
All Contingencies 10%			\$1,291,750
CMAR Allowance (not currently included)	\$852,555		0
Construction Subtotal	\$610		\$14,209,250
Land Cost			\$900,000
Owner Soft Costs 18%			\$2,557,665
<b>Fire Station Building Total</b>			<b>\$17,666,915</b>

**Lake Lure Fire Station PRELIMINARY Cost Estimate V3**

1/2/2024

**Construction Cost (2025 Costs)**

Item	Cost/SF	Square footage	Cost
<b>Site Option 4</b>			
<b>New Fire Station 1-Story 21,400 sf</b>			
New construction	\$400	21,400	\$8,560,000
Site Development Costs (bad soil issues)			\$2,100,000
All Contingencies 10%			\$1,066,000
CMAR Allowance (not currently included)	\$703,560		0
Construction Subtotal	\$548		\$11,726,000
Land Cost			\$0
Owner Soft Costs 18%			\$2,110,680
<b>Fire Station Building Total</b>			<b>\$13,836,680</b>

## SPACE NEEDS SUMMARY

### LAKE LURE FIRE AND POLICE SPACE NEEDS SUMMARY

Revised 11/15/2023

Space Name	# Rms	Room Size	Area (s.f.)
<b>Fire Department Space Needs</b>			
Main Lobby (larger space required if antique fire vehicle is displayed)	1	12 x 14	168
Entry Vestibule	1	8 x 8	64
Medium Conference Room (seating for 12)	1	14 x 22	308
Small Conference Room (seating for 6)	1	12 x 14	168
Training / Multipurpose Room / Roll Call (seating for 36 @ Training tables / seating for +/- 84 - chairs only)	1	32 x 38	1,216
Training / Multipurpose Room / Roll Call Storage (tables, chairs, AV, mats)	2	9 x 18	324
Public Men's Restroom (2 toilets/2 urinal/2 sinks)	1	12 x 21	252
Public Women's Restroom (4 toilets/2 sinks)	1	12 x 21	252
Fitness Room (shared by Fire and Police -- ceiling fans, rubber flooring, floor outlets for treadmills, TV, phone, water fountains, oversize door)	1	24 x 24	576
Private Room (shared -- TV, power/data, fridge, sink, soft seating)	1	8 x 10	80
IT / Server Room (with dedicated HVAC)	1	10 x 16	160
Main Electrical Room	1	12 x 16	192
Mechanical Room	1	14 x 18	252
Sprinkler Riser Room	1	8 x 8	64
Fire Cheifs Office	1	12 x 18	216
Fire Office -- Medium Office	3	12 x 14	504
Fire Workroom / Watch	1	12 x 14	168
Admin File Room	1	8 x 10	80
Decon Room (2 compartment SS sink, extractor, tumbler, drying box, eye wash/show)	1	10 x 16	160
Decon bath / shower	1	9 x 10	90
Turnout Gear Storage (room for 35 gear grid lockers)	1	14 x 28	392
Tool Room / Work Area	1	12 x 12	144
Logistics Storage Room (uniforms, turnout gear, fire prevention, etc.)	1	10 x 12	120
General Storage Room	1	10 x 12	120
Medical Supply Storage Room (AC)	1	6 x 8	48
Rehab Room (with ice machine, freezer, vending, hose bib, door to bays)	1	12 x 12	144
Bedrooms (room for 3 lockers / 3 beds)	4	14 x 18	1,008
Bathrooms (with showers, 50% ADA)	2	11 x 12	264
Linen Lockers (in shared corridor)	12	2 x 2	48
Fitness Room (Shared with Police)	0	24 x 24	0
Laundry Room (residential equipment)	1	8 x 12	96
Day Room (seating for 12)	1	25 x 33	825
Kitchen / Dining (seating for 10) viking/wolf stove, comercial hood, 2 sinks, 3 pantry's, 1 large commercial refrigerator / freezer, 1 undercounter ice dispenser (if on upper level))	1	25 x 34	850
Janitor	1	6 x 8	48
Miscellaneous Circulation, Walls, Etc. (35%)			3,290
<b>Fire Department Non- Bay Subtotal</b>			<b>12,691</b>

### LAKE LURE FIRE AND POLICE SPACE NEEDS SUMMARY

Revised 11/15/2023

Space Name	# Rms	Room Size	Area (s.f.)
Mezzanine (with stair access -- some space used for mechanical systems)	1	18 x 24	432
6 Double Deep Pull Thru-Bays -- 14x14 ohd, plymovent (12x14 ohd would be 800 sq. ft less)	1	80 x 114	9,120
<b>Fire Department Area Total</b>			<b>22,243</b>

Space Name	# Rms	Room Size	Area (s.f.)
<b>Police Department Space Needs</b>			
<b>Spaces Shared with Fire</b>			
Main Lobby	0	12 x 14	0
Entry Vestibule	0	8 x 8	0
Medium Conference Room (seating for 12)	0	14 x 22	0
Small Conference Room (seating for 6)	0	12 x 14	0
Training / Multipurpose Room / Roll Call (seating for 36 @ Training tables / seating for +/- 84 - chairs only)	0	32 x 38	0
Training / Multipurpose Room / Roll Call Storage (tables, chairs, AV, mats)	0	9 x 18	0
Public Men's Restroom (2 toilets/2 urinal/2 sinks)	0	12 x 21	0
Public Women's Restroom (4 toilets/2 sinks)	0	12 x 21	0
Fitness Room (ceiling fans, rubber flooring, floor outlets for treadmills, TV, phone, water fountains, oversize door)	0	24 x 24	0
Private Room (TV, power/data, fridge, sink, soft seating)	0	8 x 10	0
IT / Server Room (with dedicated HVAC)	0	10 x 16	0
Main Electrical Room	0	12 x 16	0
Mechanical Room	0	14 x 18	0
Sprinkler Riser Room	0	8 x 8	0
Police Sub Lobby (seating for 6)	1	10 x 12	120
Soft Interview (off Sub Lobby, seating for 6)	1	12 x 14	168
Police Chiefs Office (TV monitor)	1	12 x 18	216
Lieutenant -- Medium Office (close to Captains Office)	1	12 x 16	192
Investigator -- Medium Office (close to Captains Office)	1	12 x 14	168
Patrol Sergeants Office (shared 2 per room -- 1 room total)	1	12 x 14	168
Officers Patrol Room 4 touchdown workstations w/ file storage)	1	14 x 21	294
Evidence Processing	1	14 x 24	336
Secure Evidence Storage	1	18 x 24	432
Administration Storage	1	8 x 10	80
Workroom alcove (off corridor)	1	4 x 12	48
Breakroom	1	14 x 18	252
Back of House Vestibule	1	8 x 8	64
Sally Port / Garage (Enclosed heated space with 12' x 10' ohd, adjacent to Evidence Suite)	1	18 x 27	486
Interview/Holding Toilet (vandal resistant)	1	8 x 10	80

## SPACE NEEDS SUMMARY

### LAKE LURE FIRE AND POLICE SPACE NEEDS SUMMARY

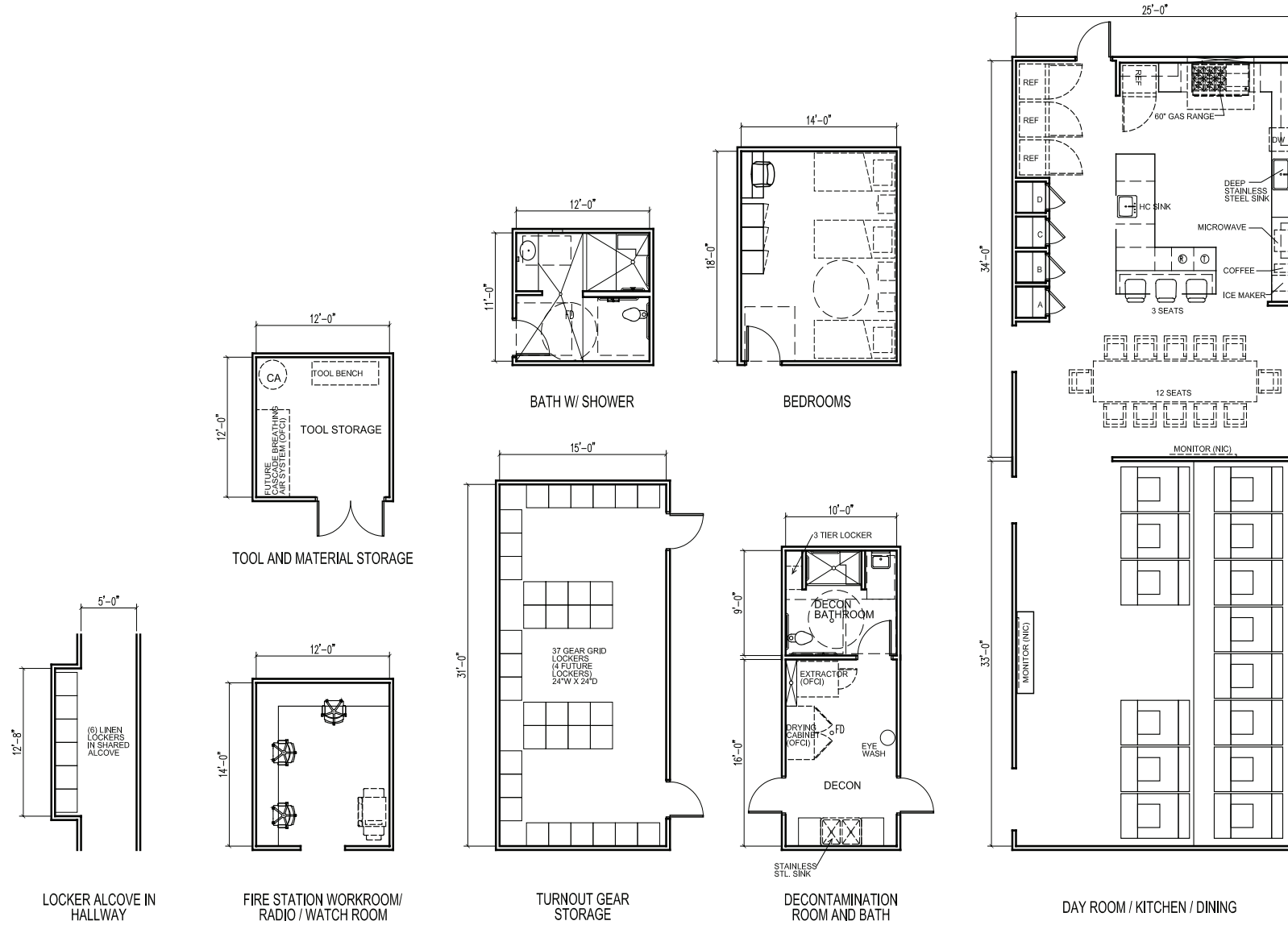
Revised 11/15/2023

Space Name	# Rms	Room Size	Area (s.f.)
Prisoner Intake / Holding bench (Secure, vandal resistant, bench with handcuff, weapon storage, intoxicilizer)	1	7 x 16	112
Interview Room (CMU walls, bolt for shackle, acoustical treatment, reverse door lock (tumbler), tamper proof all items, hard ceiling, WatchGuard recording system)	1	8 x 10	80
Men's Bathroom / Shower	1	10 x 20	200
Men's Locker Room (Vestibule, 18"x24" full height lockers (18), include shoe shelf, foot locker drawer on bottom, top shelf with combination safe large enough for duty weapons)	1	14 x 20	280
Women's Bathroom / Shower	1	10 x 12	120
Women's Locker Room (Vestibule, 18"x24" full height lockers (6), include shoe shelf, foot locker drawer on bottom, top shelf with combination safe large enough for duty weapons)	1	10 x 12	120
Private Room (shared)	0	8 x 10	0
Fitness Room (shared)	0	24 x 24	0
Logistics Storage Room	1	12 x 14	168
Armory / Gun Safe Storage Room (oversized door)	1	8 x 10	80
Weapons Cleaning Area	0	8 x 8	0
Secure Video Recordings Room	1	8 x 10	80
Janitor	1	6 x 8	48
Exterior Storage	1	12 x 16	192
Miscellaneous Circulation, Walls, Etc. (35%)			1,604
<b>Police Department Subtotal</b>			<b>6,188</b>
<b>Subtotal Fire Department</b>			<b>22,243</b>
<b>Subtotal Police Department</b>			<b>6,188</b>
<b>Total for Police and Fire Building</b>			<b>28,432</b>

#### Site Requirements

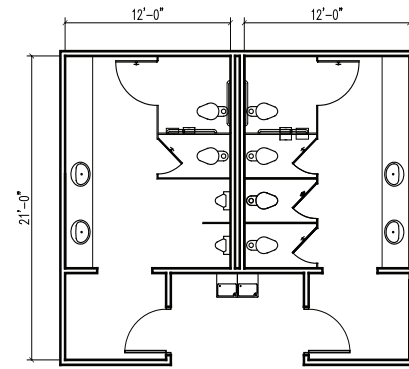
Trash and Recycling dumpsters  
 (34) 10'x20' Fire personnel parking spaces  
 (24) 10'x20' Police patrol (secure) parking spaces  
 (10) 10'x20' Regular car / visitor parking spaces (add 24 spaces if Multipurpose room will be used as a community room) includes (2) accessible spaces  
 Outdoor Break Area with grill (shared by Police and Fire... alternate covered)  
 Outdoor Patio / Terrace for Fire personnel w/ NG grill (alternate covered)  
 Alternate Secure Police Storage for 10 vehicles and 50 bicycles

SPACE NEEDS DIAGRAMS

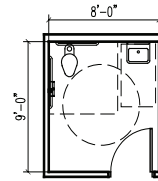




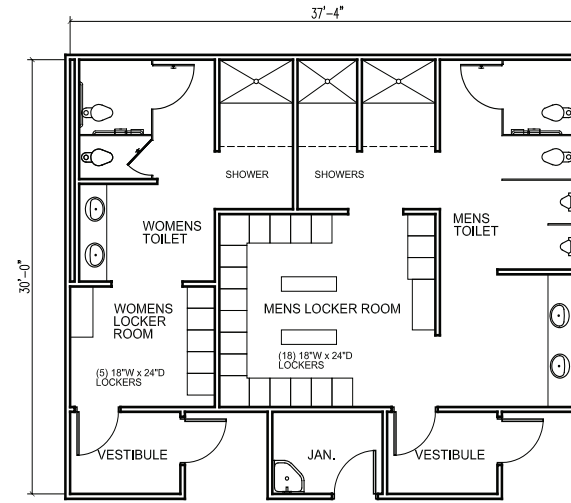
SPACE NEEDS DIAGRAMS



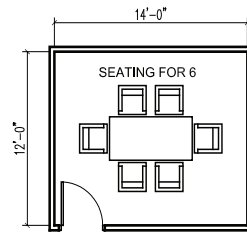
FIRST FLOOR  
PUBLIC RESTROOMS



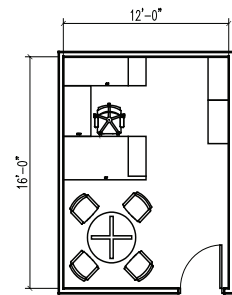
ADA TOILET



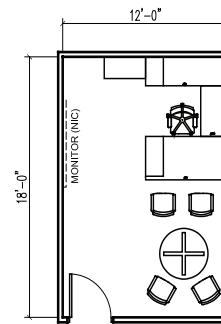
POLICE MENS AND WOMENS LOCKERS AND TOILETS



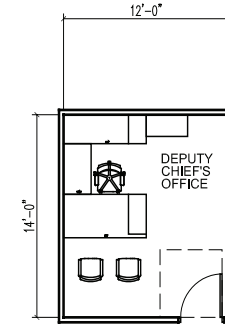
SOFT INTERVIEW ROOM



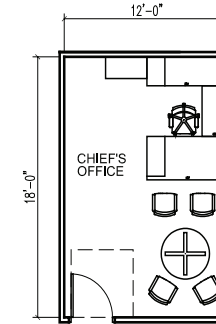
POLICE LIEUTENANT OFFICE



POLICE CHIEF OFFICE

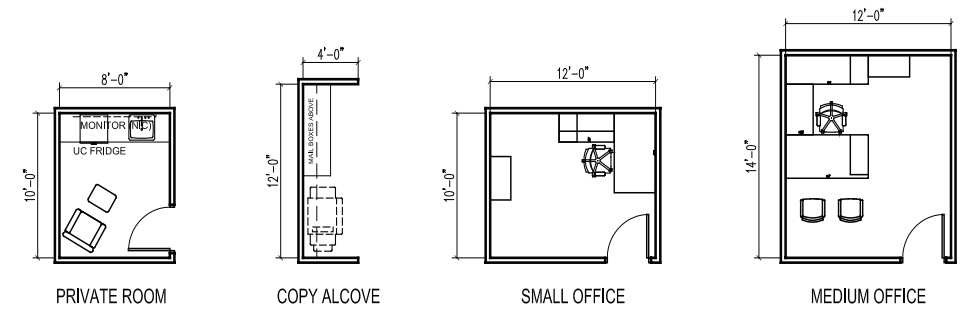
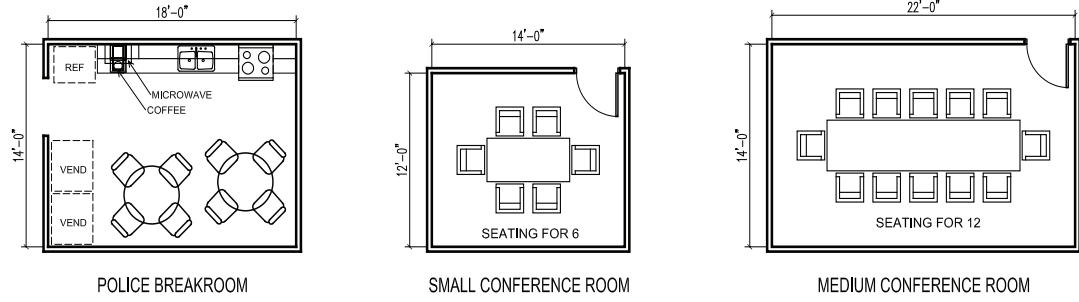
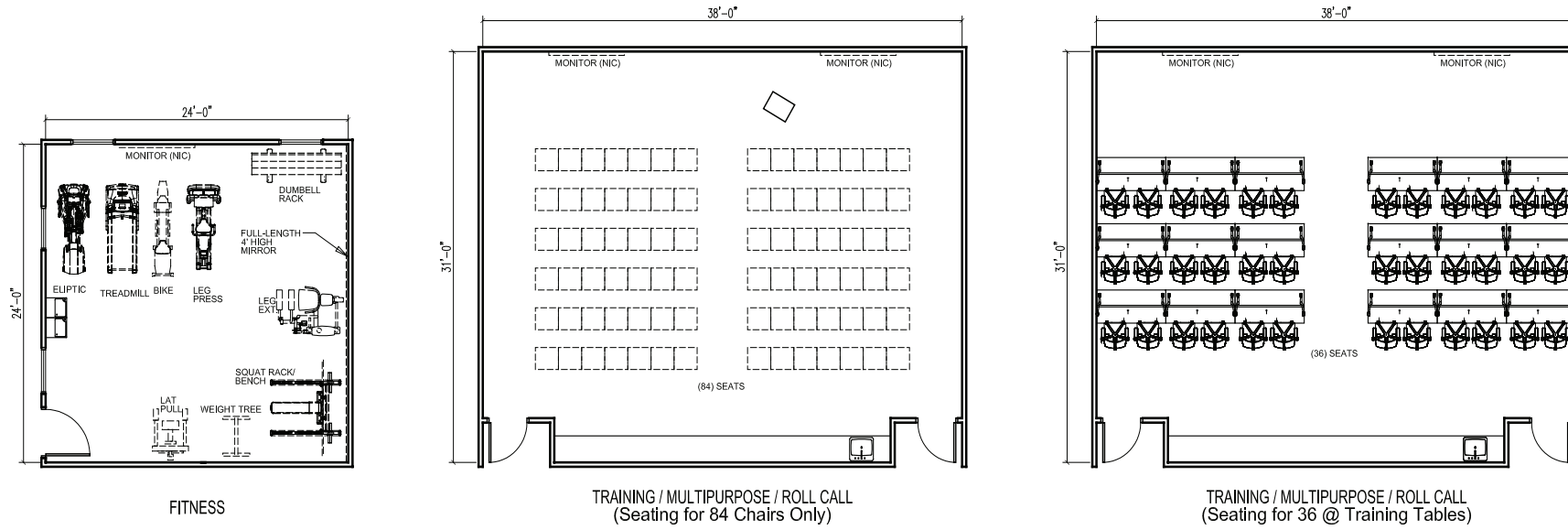


DEPUTY FIRE CHIEF OFFICES

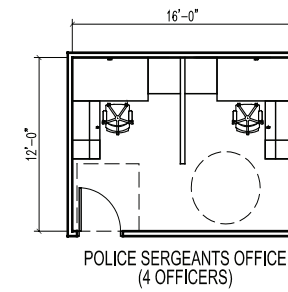
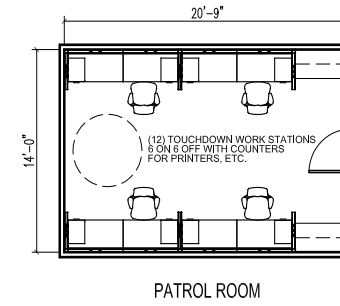
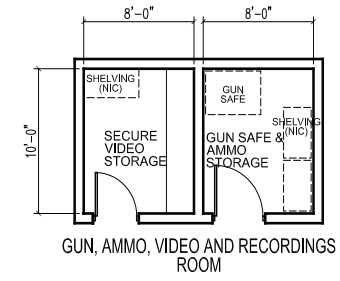
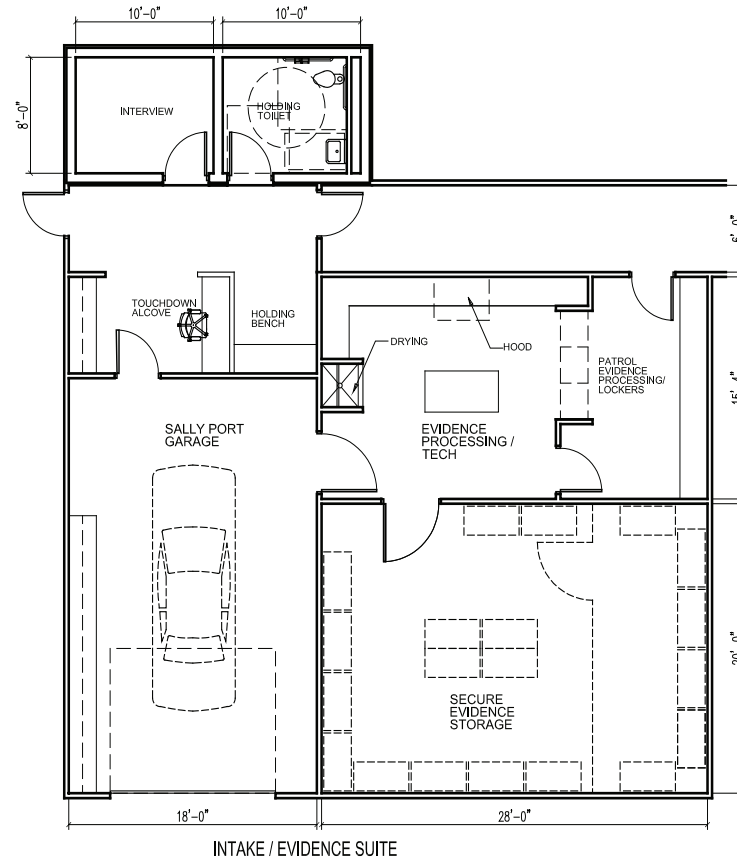


FIRE CHIEF OFFICES

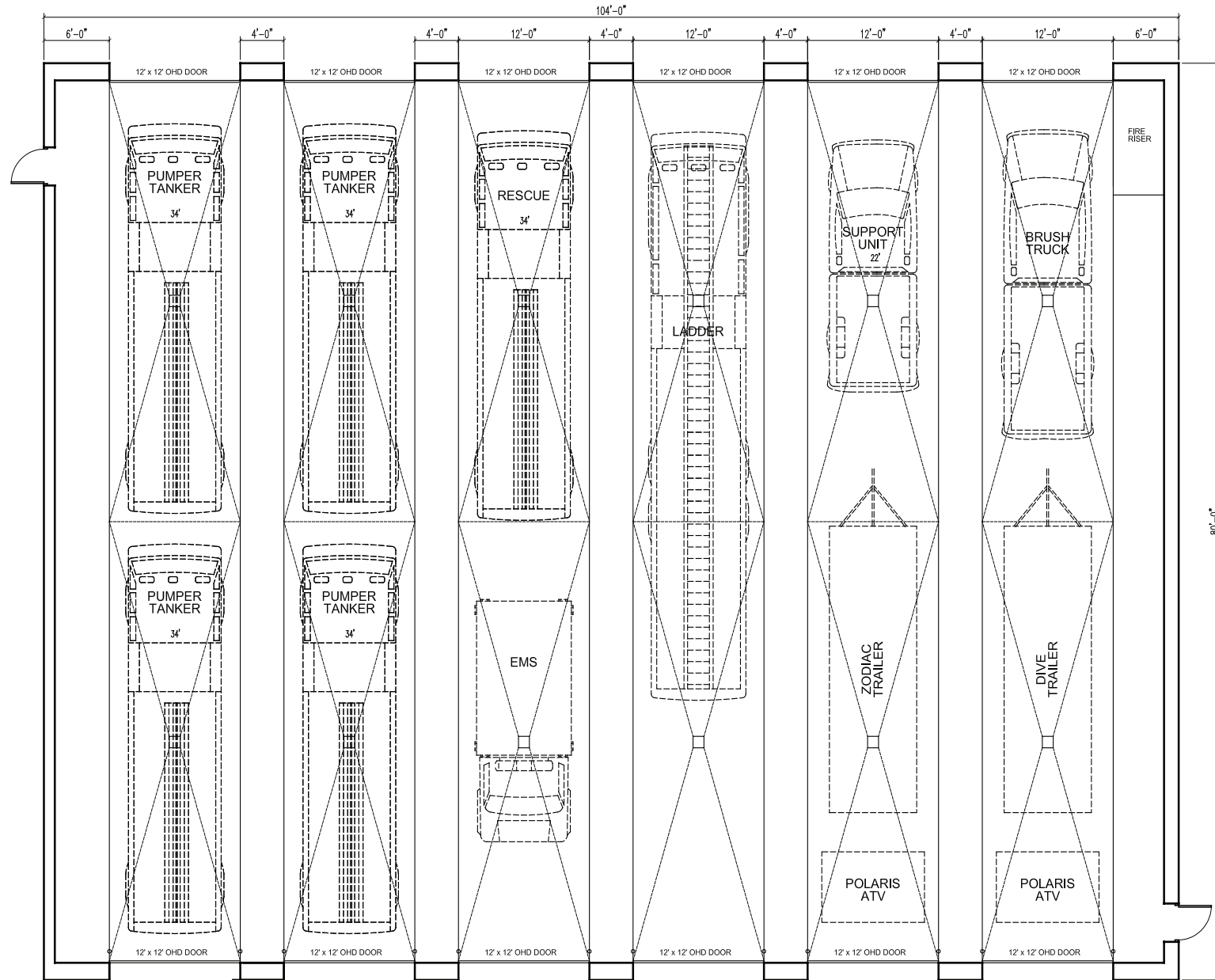
SPACE NEEDS DIAGRAMS



SPACE NEEDS DIAGRAMS



SPACE NEEDS DIAGRAMS



6-BAY APPARATUS ROOM WITH 12' WIDE BAY DOORS -- 6,186 SF

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**LAKE LURE TOWN COUNCIL  
AGENDA ITEM REQUEST FORM  
Meeting Date: January 9, 2024**

**SUBJECT:** Resolution No. 24-01-09B Authorizing the Town of Lake Lure to act as the Financially Responsible Party for the Land Disturbance Permit Related to the Cell Tower Construction

**AGENDA INFORMATION:**

**Agenda Location:** New Business  
**Item Number:** F  
**Department:** Community Development  
**Contact:** Hank Perkins, Town Manager  
**Presenter:** Michael Williams, Community Development Director

**BRIEF SUMMARY:**

The Town has been working with AT&T to establish a cell tower in Lake Lure for a number of years. The cell tower is crucial for public safety and is a priority for the Town. AT&T contracts with Tillman Infrastructure to construct the tower and Tillman is set to construct the tower this year. One of the finally requirements that Tillman must meet is obtaining a required Land Disturbance Permit. Land Disturbance Permits require a financially responsible party, which is typically the owner of the land. In this case, the Town owns the land in which the cell tower will be placed. Resolution No. 24-01-09B authorizes the Town to act as the Financially Responsible Party for the Land Disturbance Permit, which should allow Tillman to begin construction in the first quarter of this year.

**RECOMMENDED MOTION AND REQUESTED ACTIONS:**

To adopt Resolution No. 24-01-09B Authorizing the Town of Lake Lure to act as the Financially Responsible Party for the Land Disturbance Permit Related to the Cell Tower Construction

**ATTACHMENTS:**

Resolution No. 24-01-09B Authorizing the Town of Lake Lure to act as the Financially Responsible Party for the Land Disturbance Permit Related to the Cell Tower Construction

**STAFF'S COMMENTS AND RECOMMENDATIONS:**

Staff recommends adoption.



**RESOLUTION NO. 24-01-09B**

**RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE AUTHORIZING THE TOWN OF LAKE LURE TO ACT AS THE FINANCIALLY RESPONSIBLE PARTY FOR THE LAND DISTURBANCE PERMIT RELATED TO THE CELL TOWER CONSTRUCTION**

**WHEREAS**, the Town understands that it is crucial to have a cell tower to support the safety and wellbeing of residents and visitors; and

**WHEREAS**, the Town has been in the process of working with AT&T to establish the necessary cell tower; and

**WHEREAS**, AT&T is contracting with Tillman Infrastructure, LLC to complete the construction of the cell tower; and

**WHEREAS**, the final requirement for Tillman Infrastructure to begin construction is a land disturbance permit required by the North Carolina Department of Environmental Quality; and

**WHEREAS**, land disturbance permits require a financially responsible party and the party is typically that who owns the land; and

**WHEREAS**, the Town of Lake Lure owns the land associated with the land disturbance permit for the construction of the cell tower.

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

**SECTION ONE.** The Town Council authorizes the Town of Lake Lure to act as the financially responsible party for the land disturbance permit related to the cell tower construction.

**SECTION TWO.** Town Council permits the Town Manager to execute any necessary documents associated with being the financially responsible party.

**READ APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:

\_\_\_\_\_  
Olivia Stewman, Town Clerk

\_\_\_\_\_  
Mayor Carol C. Pritchett

**XI**

**ADJOURNMENT**