



**MINUTES OF THE SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL
HELD WEDNESDAY, MAY 26, 2021, 5:00 P.M. AT THE LAKE LURE MUNICIPAL
CENTER.**

PRESENT: Mayor Carol C. Pritchett
Commissioner Patrick Bryant
Commissioner David DiOrio
Commissioner John Kilby
Commissioner John W. Moore

Shannon Baldwin, Town Manager
William Morgan, Town Attorney

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol Pritchett called the meeting to order at 5:00 p.m.

II. APPROVAL OF THE AGENDA

Commissioner David DiOrio made a motion to approve the agenda as presented.
Commissioner John Moore seconded and the motion carried 4-0.

III. PUBLIC HEARING

A. PROPOSED FY 21-22 ANNUAL BUDGET

Town Manager Shannon Baldwin presented the proposed FY 21-22 annual budget and read the budget message. He announced that there is one year left in the contract for golf management and the Town is working in good faith to end the lease early. The Town will be exploring more options for highest and best use. Mayor Pritchett invited members of the audience to speak.

Byon Morrissey, Rutherford County resident, commented on her interest in the Golf Course. She stated that there is a petition with 400 signatures currently who want to keep the Golf Course open. She stated that this group of people are interested in taking over, funding, operating, and maintaining the Golf Course without a subsidy needed from the Town. She stated that this would help the Town with funds as well as serve members of the public who do not wish to see the Golf Course close.

Laura Doster, Lake Lure resident, commented on the Golf Course and questioned why the Town would end the lease early if the funds are already budgeted for the year and without a strategic plan in place determining what would be done with the property. Mr. Baldwin explained that the Town is contractually obligated to budget these funds if an agreement with the leasee cannot be made. However, if the lease is ended early, tax payer money would be saved and it would then provide an opportunity to consider other options for that property. He explained that the Town sent out an RFP to have the property appraised. A contract has since been signed and is in the works. The map used as an attachment to the contract that was sent to the appraiser was approved by Council. He explained that it's difficult for the Town to seek money from the federal government and General Assembly to help with the Town's infrastructure needs when records show that the Town is subsidizing recreation of over \$100k a year. The Town must demonstrate that it is not spending unnecessary money. Commissioner DiOrio pointed out that early termination of the contract is during the winter months when the Golf Course has low use. He pointed out that the consideration is to eliminate the subsidy, not to necessarily close the Golf Course. He stated that if a group of people could come up with a business model to keep it open and maintained without a subsidy, Council would like to hear that.

Byon Morrissey stated that she is not a tax payer but does have a vested interest in what is going on with the Golf Course and noted that many of the current member's memberships do not expire until the lease expires in April and felt that there is a way to work through this. Commissioner Bryant asked that she present a proposal for consideration for the June 3rd Parks and Recreation Board meeting.

Mark Hoek, 159 Lurewoods Manor, commented on the Golf Course. He mentioned that the Golf Course generates a generous amount of money on good will. He stated that the Golf Course is continuing to get more visitors, locals, and property owners each year noting that more money has been made this year over last year. He felt that in a few years we could get rid of the subsidy but understood the constraints the Town is under.

There were no other comments from the public, therefore Mayor Pritchett closed the public hearing.

Mayor Pritchett announced that the Memorial Day service will be held this weekend across from the Beach. She announced that there will be three round table community forums for the public to attend to speak on whatever matters they would like. The meetings will occur on the following dates and times: 1) June 10th at Town Hall at 6:00 p.m. 2) June 14th at Rumbling Bald at 6:00 p.m. These are informal opportunities to speak and ask questions for the public.

IV. NEW BUSINESS

A. FY 21-22 BUDGET ADOPTION

Commissioner John Moore made a motion to adopt the FY 21-22 annual budget as presented. Commissioner David DiOrio seconded and the motion carried 4-0.

ORDINANCE NO. 21-05-26

**AN ORDINANCE ADOPTING THE FISCAL YEAR 2021-2022 BUDGET FOR THE
TOWN OF LAKE LURE, NORTH CAROLINA**

SECTION 1. In accordance with G.S. 159-13 (a), the Town Council of the Town of Lake Lure adopts this ordinance entitled Town of Lake Lure 2021-2022 Budget.

SECTION 2. This ordinance includes revenues and expenditures in the General Fund, Water/Sewer Fund and Electric Fund. Revenues and expenditures in those funds are as follows:

REVENUES

I. GENERAL FUND

Ad Valorem and Vehicle Taxes	4,429,782
State Shared Revenues	2,484,027
Installment Loan	502,000
Lake & Tours	708,800
Beach	65,000
Marina	353,500
Miscellaneous Revenues	176,267
Land Use Fees	46,961

TOTAL GENERAL FUND	8,766,337
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II. WATER/SEWER FUND

TOTAL WATER/SEWER	1,650,110
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III. ELECTRIC FUND

Electric Receipts

TOTAL ELECTRIC	400,325
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<u>GRAND TOTAL - ALL FUNDS</u>	10,816,772
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EXPENDITURES

I. GENERAL FUND

Governing Board	35,050
Administration	1, 068,654
IT/Telecommunications	114,120
Police	875,906
Fire	912,946
Sanitation	229,400
Public Works	536,101
Economic Development	98,264
Community Development	225,166
Parks, Recreation & Lake	1,371,691
Beach & Marina	17,500
Golf	106,000
Dam/Watershed Protection	23,000
Non-Governmental	157,500
Capital Outlay & Projects	999,100
Debt Service	395,939
Transfer to Dam Capital Reserve Fund	1,600,000
TOTAL GENERAL	\$8,766,337

II. WATER/SEWER FUND

Water Operations	91,500
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Sewer Operations	612,300
Capital Outlay	431,500
Debt Service	127,685
Transfer to Fund Balance (Equity)	387,125
TOTAL WATER/SEWER	1,650,110

III. ELECTRIC FUND

Operations	377,525
Capital Outlay	22,800

TOTAL HYDRO-ELECTRIC FUND **400,325**

GRAND TOTAL ALL FUNDS **10,816,772**

SECTION 3. To achieve this budget program, the Town Council of the Town of Lake Lure, in accordance with G.S. 159-13 (c), the tax rate shall be 0.53 per \$100.00 of property valuation (municipal services at 0.23 per \$100.00, Dam capital .19 per \$100.00 and fire district tax at 0.11 per \$100.00 of property valuation).

SECTION 4. Pursuant to the authority set forth in Article 20, Chapter 160A of the North Carolina General Statutes, the Town of Lake Lure and Rutherford County have entered into a contractual agreement to provide for centralized and systemized billing and collection of property taxes in Rutherford County. Under this agreement the County will perform for itself and the Town all of the tax collection functions prescribed in Subchapter 50 of Chapter 105 of the North Carolina General Statutes (often referred to as the Machinery Act). This joint tax collection system shall commence with the tax levy for the fiscal year beginning July 1, 2021. In accordance with section V. of this agreement, the Town of Lake Lure hereby adopts the same tax discount schedule as the County for the Town's tax levy for the fiscal year commencing July 1, 2021.

Adopted the 26th day of May, 2021.

IV. NEW BUSINESS

**B. FY 21-22 FEE SCHEDULE
(ATTACHED)**

Mr. Baldwin provided a brief overview of the proposed FY 21-22 Fee Schedule noting that there is an increase in Community Development fees. Assistant Community Development Director Mitchell Anderson explained that the fee schedule for the Community Development Department, specifically for permitting of lake structures, have not been increased in a significant amount of time. Mr. Baldwin explained that this is a way to begin having the Community Development Department closer to being more self-sustained to relieve the general tax payer from providing the revenue for sustaining that department.

Commissioner John Moore made a motion to adopt the FY 21-22 fee schedule as presented. Commissioner David DiOrio seconded and the motion carried 4-0.

IV. NEW BUSINESS

**C. LAKE DRAWDOWN SCHEDULE
(ATTACHED)**

Mayor Pritchett explained that the Town provides the Lake Drawdown Schedule each year for the public to know when the Lake is planned to go down in order to allow property owners an opportunity to do maintenance on their boathouses, seawalls, etc. The Lake will begin to be drawn down on November 1st and will continue to be down over the winter months, going down to a total of 12 feet. The Lake can only be lowered one foot a day. She explained that it is always the Town's goal to have the Lake back up before the boating season begins. This schedule projects the Lake being drawn down for about five months and must happen to begin to accomplish the sewer, dredging, and dam projects. She explained that the Town will generate as much power as possible with the hydroelectric during this period of time. The Lake will be down from November 1, 2021 to April 22, 2022.

Commissioner John Moore made a motion to adopt the Lake Drawdown Schedule beginning November 1, 2021 and beginning to refill on March 28, 2022. Commissioner DiOrio seconded and the motion carried 5-0.

**V. DISCUSSION REGARDING TOWN PROJECT UPDATES AND VARIOUS
OTHER TOPICS**

Mr. Baldwin commented that the right relationships are being made at the state and federal level to try and help the Town in securing much needed funds as they become available.

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Commissioner Kilby commented that Council and staff have dedicated a lot of work and spend an enormous amount of time working through numerous projects and needs of the Town noting that it can be discouraging to hear comments made from the public who think discussions have just begun. He explained that there are important infrastructure needs that must be addressed now. The Golf Course is important but if the Lake and sewer issues are serious and must be addressed. Commissioner Bryant mentioned that we do not have the option to delay any longer and we must move forward as a community. Mayor Pritchett pointed out that the Town is very fortunate to receive the dredging grant from the State with an opportunity to apply again next year.

Mr. Baldwin announced that a few members of NC DEQ will be present during the June 8th Town Council meeting to address the Town's sewer issues and he encouraged the community to come and listen to what they have to say and why it's critical we continue moving.

Mayor Pritchett thanked everyone who came and attended the meeting. Commissioner Moore expressed his appreciation to Assistant Community Development Director Mitchell Anderson whose last day with the Town is June 30th.

VI. ADJOURN THE MEETING

With no further business, Commissioner John Moore made a motion to adjourn the meeting at 7:30 p.m. Commissioner David DiOrio seconded and the motion carried 4-0.

ATTEST:

Michelle Jolley,
Town Clerk

Mayor Carol Pritchett