



**MINUTES OF THE RECONVENED REGULAR WORK SESSION AND ACTION MEETING OF THE LAKE LURE TOWN COUNCIL HELD MONDAY, MARCH 4, 2024, 9:00 A.M. AT THE LAKE LURE MUNICIPAL HALL (Reconvened from February 28, 2024)**

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

William Hank Perkins, Jr., Town Manager  
William Morgan, Jr., Town Attorney  
Michael Dydula, Project Manager  
Richard Carpenter, Dev. and Enviro. Review Specialist

**ABSENT:**

**I. CALL TO ORDER**

Mayor Carol C. Pritchett called the reconvened meeting to order at 9:00 a.m.

**II. AGENDA ADOPTION**

Commissioner DiOrio made a motion to adopt the agenda, with the addition of Item V (“lake structure demolitions”) and renumbered remaining items. Commissioner Bryant seconded and all voted in favor.

**III. DISCUSS THE COMPREHENSIVE PLAN**

Commissioner Proctor noted that the Town spent money to have updates done in 2015 and they are not reflected in the Plan. It was noted that the Town Clerk will send information that she

**Minutes of the March 4, 2024 Reconvened Work Session and Action Meeting (Reconvened from February 28)**

has from 2015. Council discussed the updates from 2015 and that they were adopted and should have been put into the plan, but they were not.

Mayor Pritchett noted that there are a lot of things in there that need to be updated.

Commissioner Proctor expressed that he forgot that the dam inspection report was in the plan and it was fascinating to read.

Commissioner DiOrio noted that the 2006 lake study was used to update the Lake Use Regulations last year, so the Lake Advisory Board has basically already re-written the lake management section. Commissioner DiOrio noted that there are multiple studies that were done such as the 2013 TDA new survey, 2019 DOT study looking at the bridge, 2019 Schnabel study, etc. Commissioner DiOrio noted that there are a number of studies that need to re-set the foundation.

Commissioner Proctor noted that the Town needs to re-think how to conduct the survey and noted that in 2007 it was all done by mail, which good statistically but expensive.

Council discussed that multiple transportation projects can't be done that are included in the original plan.

Commissioner DiOrio questioned if the Town wants public comment from a survey or from public hearings. Commissioner DiOrio expressed support for public hearings. Commissioner Proctor noted that there are many out of town property owners which is the issue with that. Mayor Pritchett noted that if a survey is done, it does not need to be crafted by the Town, but by an outside platform. Mayor Pritchett noted that there were too many focus groups in the 2015 survey. Mayor Pritchett noted that the Town does not need a new plan and that what already exists can be updated as it is factual now. Commissioner Proctor noted that past surveys were surprisingly driving in the creation process. Council discussed what the survey would look like. Commissioner Proctor noted that he does not think the survey should be as extensive as was in the past. Manager Perkins noted that he has done a couple of surveys in the past and hired statisticians to conduct them. Manager Perkins added that the statisticians recommended defining what the Town is looking for and figure out how to ask questions to generate answers what is being sought. Manager Perkins detailed that the last time he had a survey conducted, it was about \$18,000 and was sent out as a multi-page survey in which there was a 35% return. Commissioner Proctor noted that professionals could also look at past entries and at demographics.

Mayor Pritchett asked how the Town is going to assimilate the 2015 update into the plan. Commissioner Proctor noted that some of the preliminaries can involve board looking at old plan.

Commissioner Proctor also noted that when this report was done, there was less park land but now with our extensive trail system that data is reversed and there is way more acres per capita. It was noted that the Town needs to make sure this is right and to make updates accordingly. Commissioner DiOrio asked if the Town needs to hire someone to come in and integrate updates

**Minutes of the March 4, 2024 Reconvened Work Session and Action Meeting (Reconvened from February 28)**

and reports. Commissioner Proctor expressed that he thinks Council needs to gather more information before making that decision. It was determined that Council will get the 2015 update and try to find out where the updates would be included and they can give specific direction from there.

Commissioner Bryant asked Commissioner Proctor if the TDA and Chamber had a lot to do with the original document and Commissioner Proctor explained that the Chamber did because they were running the welcome center at that time, but the TDA did not. Commissioner Bryant noted that the regional portion of the plan needs to be looked at by other organizations in the community. Commissioner Proctor suggested that ETJ needs to be taken out of the plan. Council discussed that various chapters could be looked at by different boards and departments. Commissioner DiOrio noted that eventually Council will charter a steering committee and suggested that Council produce a precept letter to give to a future steering committees and different working groups. Commissioner Proctor noted that in the past there was a steering committee and stakeholder groups, and that they could be boards that the Town already has. Mayor Pritchett noted that departments can update data. Commissioner DiOrio expressed that he thinks, with Manager Perkins's permission, that Council and staff can get list together and from there they develop precepts to go out to a steering committee. Mayor Pritchett noted the steering committee could be compiled of current board members, likely chairs, and people from the community. Commissioner Proctor noted that most of the people on the past steering committee were no longer available. Mayor Pritchett noted that Council needs to be prudent when choosing the steering committee. Commissioner Bryant asked if Boards should elect someone to be on the steering committee and Council expressed that it is too premature to make that decision yet. Commissioner DiOrio noted that a good framework is to provide a steering committee with directive that is identified.

Commissioner Proctor noted that the plan was designed to expire on the 100<sup>th</sup> anniversary and that it would be good to have the next comprehensive plan ready by the anniversary. Mayor Pritchett noted that the current plan states that an update should take place in 2024. Mayor Pritchett noted that this needs to be reviewed annually in the future. Manager Perkins noted that part of the update will be the mutual assistance agreement with Chimney Rock Village for water. Council noted that an appendix or reference section is helpful. Commissioner Proctor explained that something that used to happen is that no ordinance changed without referencing the comprehensive plan, but that is not done as much anymore. Mayor Pritchett noted that the plan needs to be more usable and applicable. Mayor Pritchett expressed that she thinks that the plan discussed is good and efficient to get started. Mayor Pritchett noted that timelines need to be established. Council discussed that different sections could be reviewed by different parties. Commissioner DiOrio recommended setting a Council and staff meeting to discuss what may need to change in the plan.

It was discussed that Council will receive the 2015 updates, there will be a council meeting to re-discuss the comprehensive plan with updated information, Council will then hold a meeting to receive input from staff, and then committees will be established. Manager Perkins noted that staff will go ahead and begin their review and expressed that he envisions everyone working with the Clerk on a master document. Council will determine when a meeting will be held to discuss the plan by the March regular meeting.

Commissioner Proctor asked if anyone in the community loves demographics and census data and it was uncertain, but people will be on the lookout. Manager Perkins noted that the summer intern start in May, and they can help with demographic data. Mayor Pritchett noted that she can also speak with representative at Isothermal Committee College.

#### IV. PROJECT MANAGER UPDATES

The President of Steel Fab in Massachusetts reached out to him and Schnabel Engineering and they have one building and do a lot of military contracts with the Navy DPAS. Project Manager Dydula noted that this means that the jet flow valve will be built to maritime standards, but it is on hold because the Navy projects comes first. Project Manager Dydula noted that the Town should know more about the schedule next week for the jet flow valve, but expressed that he does not think it will impact the overall project schedule at this time. It was discussed that the current schedule for the drain includes a completion date of September 20<sup>th</sup>. Project Manager Dydula expressed that Morgan Corporation is doing a good job. At this time, Morgan finished all the major excavation, went down to bedrock, had three mud mat pours done, they are trying to establish floor, and are drawing anchors this week to anchor the large concrete to house the valve. It was noted that Morgan has started surveying for the hole that the valves will be placed. It was explained that a specialized drill will be used. Project Manager Dydula explained that the individuals who are making the bulkhead/cover have a photo of a dam to measure accuracy. Project Manager Dydula noted that it is a self-healing tap and 40 lbs. per 100 feet is standard. Commissioner DiOrio asked if the pipe is in there as well and Project Manager Dydula answered that this is the hard part and is a work in progress. It was discussed that Morgan will no longer need lake level protection by the end of March when the lake begins to rise. Project Manager Dydula stated that they have not had weather delays since Ruby-Collins was taken off the project. It was detailed that the next stage is drilling the anchors that the mass block of concrete will set to and this will be done in seven to eight different phases. Morgan Corporation hope to have the electrical component plan figured out by next week. Project Manager Dydula noted that Director Lindsey will need a new switch gear eventually and that this could be done during this process, but will depend on price. Commissioner DiOrio expressed that it might be worth investigating if the Town can replace the switch gear at the same time as electrical. It was noted that Morgan Corporation may try to enter this project to be published in ENR, which would look good for the Town.

Project Manager Dydula reported that Schnabel Engineering will inspect tainter gates next Tuesday after the progress meeting and this will take about two days. It was noted that they will not be able to see lower seals, but they will come back next year when the lake is drawn down lower.

Project Manager Dydula explained that he trying to set up a meeting with Ruby-Collins to establish details moving forward. It was noted that they would like to have an agreement by April 1st. Two things Ruby-Collins is looking at are the deep water access and improving the laydown area. Project Manager Dydula expressed that the biggest hurdle is access in and out of

**Minutes of the March 4, 2024 Reconvened Work Session and Action Meeting (Reconvened from February 28)**

the lake and that the Town needs a deep water access. Manager Perkins noted that a special session may need to be held in March for Ruby-Collins to speak with Council. Commissioner DiOrio noted that his concern is how the Town will get the deep water access. Project Manager Dydula stated that using Freeman's ramp that has not worked well with Freeman trying to do his business, it is not adequate. Commissioner DiOrio noted that one issue was the way that Ruby-Collins treated Freeman, which was not good. Commissioner DiOrio explained that the original concept was to use the laydown area to store equipment and load small trucks to take the equipment across the dam bridge and use water access on the other side of the bridge. Commissioner DiOrio added that LaBella had specifications for the deep water access. Project Manager Dydula noted that this cannot be done because you cannot carry heavy equipment over the dam. Commissioner DiOrio asked what equipment he is talking about and Project Manager Dydula answered an 18 wheeler. Commissioner DiOrio noted that 18-wheelers were not involved in that process because they would put any cargo on the laydown area and it would be hauled from there. Commissioner DiOrio questioned what has changed. Commissioner DiOrio asked if Morgan Corp is interested in bidding on the sewer system and Project Manager Dydula answered that he is unsure. Project Manager Dydula noted that his number one priority to keep Ruby-Collins on the job because if they leave it will push the project back years. Commissioner Doster disagreed and stated that the Town is not burning money if they stop, but if they continue to underperform the Town is burning money. Council and Project Manager Dydula discussed time and materials versus GMP. Commissioner DiOrio noted that when Council was briefed on Amendment 02, it was based on GMP, so he is concerned because Ruby-Collins vowed to complete sunset cove with that GMP limit. Commissioner DiOrio added that if it is time and material, it was a waste. Commissioner DiOrio noted that his expectation is the GMP would take them to the North side of Sunset Cove with about 250 yards of GLS, because that is what the design inferred. Project Manager Dydula noted that the GMP is guaranteed maximum price for the contract, not hard bid numbers. Project Manager Dydula stated it is more guaranteed minimum project. Commissioner DiOrio stated that in the minutes with the approval of Amendment 02, Mr. Brian Houston stated that the GMP would complete casing in the north side of Sunset Cove. Project Manager Dydula stated they were not able to do that. Commissioner Doster asked what the Town paid for this drawdown and Project Manager Dydula stated that Ruby-Collins did a million dollars' worth of work this season and that he can go over pay apps with anyone who would like to see them. Project Manager Dydula expanded they spent it on materials. Council expressed frustration with Ruby-Collins's performance. It was noted that this can be discussed at the Ruby-Collins meeting. Project Manager Dydula noted that a true GMP price and project could not be afforded. Commissioner DiOrio noted that the Town spent \$1.2 million for amendment 01 and \$1 million on amendment 02 and they have not laid any casings yet. Commissioner DiOrio explained that decisions were made based on engineering reports, but he does not think that feasibility is established anymore and expressed that he does not want to spend any more money if it is not feasible. Project Manager Dydula noted that conversations with Ruby-Collins have been that they are unsure how certain things will be done, but they will figure it out. Commissioner Proctor noted that if this year was the test as stated in the past, then the Town is going to have to re-group because it did not go well. Council discussed the drawdown duration. Project Manager Dydula noted that it was always agreed upon that when drawdown can be deeper, the majority of the work would be done. Manager Perkins noted that

**Minutes of the March 4, 2024 Reconvened Work Session and Action Meeting (Reconvened from February 28)**

he recalls discussions when he first got here, there were had spreadsheets that detailed GMP estimates, but it was discussed that guarantees could not yet be determined because of the unknowns with the nature of the design-build project. Manager Perkins added that he recalls discussions that better estimates could be established after completing Sunset Cove. Manager Perkins expressed that he thinks the hold on this drawdown is the valve conflict. Commissioner DiOrio stated that it is Project Manager Dydula's job to keep the project on a timeline and it was discussed that this drawdown the Town did not know that the valves and GLS work could not happen simultaneously. Commissioner DiOrio noted that Ruby-Collins should have been taken off this drawdown as soon as Project Manager Dydula realized that the projects could not work together. Manager Perkins noted that these details can be discussed with Ruby-Collins. Manager Perkins noted that part of reason that the Town tried to have Ruby-Collins complete work during this drawdown is to spend ARPA funds since they have a deadline. Mayor Pritchett asked what meaning the GMP has now and recalled that DEQ required a GMP. Mayor Pritchett noted that she would like to know reasonable expectation of GMP. Project Manager Dydula noted that with this project, it is hard to determine. Commissioner Proctor noted the Town should no longer use that term. Mayor Pritchett asked what our measurement will be to protect the town with the Design-Build contract moving forward. Project Manager Dydula noted that there is no guarantee right now and that the Town has all the risk. Mayor Pritchett asked what the restraints are for Ruby-Collins and Project Manager Dydula said that it is the Town's project, not theirs. Mayor Pritchett asked what their incentive to get the job done is if it is the Town's responsibility and no guaranteed price and asked how the Town is protected at all. Project Manager Dydula noted that the Town is only paying for the work that is done. Project Manager Dydula noted that there is not a definitive design. Commissioner DiOrio expressed that Lake Lure is a small Town with a 4 million dollar ad valorem tax base and if the Town has spent half of a tax base and not put a sleeve in the ground, it is questionable if the Town has the capacity to do this project. Commissioner DiOrio added that if that is the case, it leads to a different discussions with the state. Project Manager Dydula noted that this is worse than initially thought, and it is going to get even worse, but the Town must move forward. Commissioner DiOrio noted that the Town cannot go bankrupt. Commissioner Proctor questioned if issues could be resolved by making extensive repairs, rather than replacing the system. Commissioner Proctor noted that if maintenance would have been kept up annually for years, the Town would not have these issues. Commissioner DiOrio noted that the argument in the past was that the lake is making the pipes erode. Project Manager Dydula noted that the Town is still learning and figuring out what needs to be done, but doing nothing is not an option and the sewer issues have been procrastinated for too long. Commissioner Proctor disagreed and reiterated that if town would have taken care of the system, this would not be an issue. Project Manager Dydula expressed that he thinks that the pipes are not in as good of condition that Commissioner Proctor thinks they are. Manager Perkins noted that the valve will allow the lake to draw down to a lower level where more of the current system can be inspected. Mayor Pritchett noted that the problem is that moving forward is that there is not an infinite amount of money. Project Manager Dydula noted that he and Design-Build team are trying to get the best estimates they can. Mayor Pritchett expressed that she is concerned with having no idea what the costs are. Commissioner Proctor noted that the Town also has to pay to maintain the existing system. Manager Perkins noted that he has a meeting set up with financial advisors that may help in determining the financial aspects. Project

**Minutes of the March 4, 2024 Reconvened Work Session and Action Meeting (Reconvened from February 28)**

Manager Dydula noted that he has the same concerns with funding that Council has. Manager Perkins noted that there is also Amendment 03 with Ruby-Collins to look at engineering over the next three years and this can establish a better plan for the next few years. Commissioner Doster noted that he thinks that when the lake is down 20ft., there will be better and more accurate information. Mayor Pritchett noted that in order to ask for more funds or determine costs, the Town needs to have good estimates. Mayor Pritchett noted Council really needs to consider this. Project Manager Dydula noted that one good thing is the Town's relations with other agencies because they will be our biggest advocates. Project Manager Dydula expressed that he does not think that The Policy Group does everything that everyone thinks that they do. Project Manager Dydula noted that there needs to be at least one full season of full drawdown to determine better estimates. Mayor Pritchett expressed that at some point it is prudent for the Town to consider how to move forward because there is no possible way that the Town can pay for the project at this rate. Mayor Pritchett added that it does not matter what was done in the past, the current staff and Council have inherited the current situation and must figure out how to accomplish what needs to be done. Project Manager Dydula expressed that if nothing is done, DEQ will lose faith in the Town. Council expressed that the Town does not have a choice but to proceed with the sewer replacement at this time. Commissioner DiOrio expressed that Ruby-Collins was disorganized. Commissioner Doster noted that in the next short term, the Town should think about this deep water access and working with Freeman. Commissioner Doster added that the Town is spending money to fix laydown area. Project Manager Dydula noted that Freeman's ramp cannot go down 20 ft. Project Manager Dydula noted that the town does not need to rely on private company to access the lake. It was discussed that Director Lindsey had past estimates for a deep water ramp, but the location would not work. – Mayor Pritchett asked what the estimated cost would be for a deep water ramp once a location is found and Project Manager Dydula answered about 1-2 million dollars, but it would depend on the location. Council discussed if the lake operations property would be a good location for access. Commissioner DiOrio noted that another factor is that it is unknown as to where the DOT will be putting the replacement dam bridge. Commissioner DiOrio expressed that the project needs to proceed, but there needs to be a focus on new techniques. Manager Perkins noted that Sunset Cove is the most difficult location and the project should get faster and cheaper as it gets to more shallow areas. Mayor Pritchett noted that it is important for Council to have these discussions prior to talking to Ruby-Collins. A meeting date will be set to speak with Ruby-Collins.

Commissioner DiOrio asked about the status of performing dredging maintenance in this year's budget. Commissioner DiOrio asked if there is enough data to go after a limited dredging contract for this drawdown. Project Manager Dydula answered no. Project Manager Dydula explained that he is gather more information and trying to figure out rules of engagement. Project Manager Dydula expressed that this week or next week he wants to sit down with LaBella and determine if there is anything that can be done now. Manager Perkins asked Coordinator to participate in contributing her knowledge and history of dredging. Manager Perkins noted that the Town does not have a consolidated area where dredging history is kept, but Coordinator Bradley is working to establish this. Commissioner DiOrio expressed that the expectation now is to maintain navigable channels to keep them open. Commissioner DiOrio added that the Town should limit a scope to these channels and move forward with that. Commissioner DiOrio

**Minutes of the March 4, 2024 Reconvened Work Session and Action Meeting (Reconvened from February 28)**

expressed that it is uncertain how far the \$1 million grant will get the Town, but it needs to be determine and the money needs to be sent. Commissioner DiOrio expressed that he would like to see dredging start by the next drawdown.

Project Manager Dydula reported that he met with David Odom last week in Tryon Bay to inspect the slope stabilization issues at the demolished house site. It was noted that Gentry's geotech is looking at it as well. It was further noted that Odom has a synthetic blanket that could be put down to help with slope issues. Specialist Carpenter and Project Manager Dydula have looked at it, along with Odom and Kim Warner. It was detailed that David Odom recommended the geotech. Project Manager Dydula stated that it will cost couple 100 thousand to fix the slope and that he is concerned about not wanting to impact other properties. Project Manager Dydula expressed that he does not want Town to spent a significant amount of money just for the County to sell it right after. Project Manager Dydula noted that if the slope continues to fail, it will impact neighboring properties and the lake. Project Manager Dydula noted that it is a concern, but he will know more after the geotech is done. Commissioner DiOrio noted that in the estimate from DH Griffin, it included stabilization. Project Manager Dydula noted that the engineering drawings did not include it. Manager Perkins stated that discussions were in regard to having the house removed and then reviewing if the stabilization is needed. It was discussed that the house was a danger to falling into the lake and that it is uncertain if the removal of the house is what is causing the erosion issues. Specialist Carpenter noted that this slope has been failing since he started employment in the Town and he has discussed this with the neighboring property owner. Specialist Carpenter expressed that he has to assume that the slope is now exposed to rain which is causing issues and added that it not failing as bad as some other slopes. Manager Perkins asked Attorney Morgan what the Town's responsibility is from a liability standpoint after exercising the right to remove the structure. Attorney Morgan stated that if removing the house causes the conditions to worsen, it would need to be proven and there would need to be compelling evidence for the town to be liable. Attorney Morgan added that it seems that a rain event caused the issues. Attorney Morgan noted that he has not heard from the tax foreclosure attorneys lately, but he will contact them to see where they are in the foreclosure process. It was discussed that if someone bought the property, they would have to fix it in order to construct a structure and they would purchase it with that understanding. Attorney Morgan noted that the Town needs to do act quickly while there is a lean against the property. It was discussed that the property is not listed for sale, but as soon as the town removed the structure the county almost immediately started the tax foreclosure. It was added that the County did not want to start the process while the house was still there. Attorney Morgan detailed town does not own the property, but the county and town owe taxes on it. Attorney Morgan stated that he will try to expedite the foreclosure attorneys. It was stated that when the foreclosure is done, there will be an auction.

**V. LAKE STRUCTURE DEMOLITIONS**

Director Williams noted that a lot of properties have safety concerns, the dam marina being one. Director Williams explained that he and engineers rode on the lake and there are a couple dozen of houses that are very bad. Specialist Carpenter noted that he has had a list of properties that should be demolished for years. Commissioner DiOrio noted that if the Town



**Minutes of the March 4, 2024 Reconvened Work Session and Action Meeting (Reconvened from February 28)**

condemns a structure, owners can tear it down and replace it or get an engineer it to fix it and stabilize it. It was noted that building code is not helping, but state statute enforces staff's opinion. It was further noted that building code does work with asbestos, but abstains with enforcement of removal of structures. Specialist Carpenter explained that he has removals worked out with the state and federal agencies.

Specialist Carpenter received a call that a structure had collapsed in Yacht Island. Specialist Carpenter stated that he has been working on this case for a while and the owner was supposed to get the structure repaired, but the Town's ordinances would not let him do it the way he wanted, so he said he would repairs in thirds. Specialist Carpenter said that an engineer needed to determine that it is safe and stable during this first phase. Specialist Carpenter noted that there are a list of structures for condemnation that will be coming to Council soon. Specialist Carpenter spoke with the owner and general contractor who is on Specialist Carpenter's short list of who can demolish structures. Specialist Carpenter explained that he called the owner to establish his timeline for removal and he said that he wants to let insurance play out and when concluded, bring it out piece milled by himself because he does not want to pay for someone to do it. Specialist Carpenter spoke with Director Williams, and it was noted that he does not think that will work especially with the lake coming up. Specialist Carpenter thinks that the structure come out of the lake immediately and noted that it will not be an expensive demolition. Specialist Carpenter expressed that he thinks the Town should do injunctive relieve for immediate means of abatement. It was noted that an issue is that contractors are busy as the drawdown is coming to the end. Project Manager Dydula stated that the Town needs to call DHHS for help because they have demolition jurisdiction. Specialist Carpenter recommended Town Attorney William Morgan begin the injunction process immediately to demo the structure, because if it is left to the homeowner, the hazard will get worse. Commissioner DiOrio recommended that chemical issue is immediate, and that the demo can be done with the lake up.

Mayor Pritchett noted that Specialist Carpenter has identified a list of about a dozen structures to be condemned or repaired to safety standards. Mayor Pritchett asked Specialist Carpenter what precluded him from getting authorization to condemn these structures in the past. Specialist Carpenter answered that the department in the past has taken a soft approach. Specialist Carpenter noted that he is also sending out letters to homeowners about who needs signage on their structures.

It was noted that NCDEQ would rather have the collapsed structure removed from the lake immediately, but they will defer to the Town for enforcement. Commissioner DiOrio noted that the homeowner needs to understand he will be charged for any navigation issues that emerge from his structure.

Specialist Carpenter noted that Fire Chief Dustin Waycaster may want to put the chemical boom out and he will call him to confirm.

Specialist Carpenter stated that he will provide Attorney Morgan with code language about hazardous abatements. Council discussed giving the homeowner no more than 30 days to

remove the structure from the lake. It was directed that Chief Waycaster should put up the chemical boom.

**Commissioner Proctor made a motion to direct the attorney authority to seek injunctive relief for abatement of unsafe lake structures, as he sees fit. Commissioner Doster seconded and all voted in favor.**

## VI. TOWN MANAGER UPDATES

Commissioner Bryant had to leave at 12:23 p.m.

Manager Perkins provided the following written updates:

1. Lake Lure/Chimney Rock Village Gateway project. – Expansion of pedestrian amenities for non-vehicular traffic by way of a sidewalk along 74/64/9 between the Lake Lure Flowering Bridge and downtown Chimney Rock.  
Alan Toney of Foothills Regional has submitted an application with the NCDOT State Planning and Research for funding of a complete streets application. We expect a response in a couple of months. The local match for this study would be \$6,000 split evenly between Lake Lure, Chimney Rock Village, and the TDA.
2. Green Space Planning – We have an up-to-date proposal to execute for Green Space Master Planning. The project will be for a lump sum cost of \$45,650.  
This project is scoped and included in this year’s FY Budget 23-24. This project has been fully discussed by Town Council and the Parks and Recreation Board.  
This project was being held until the results of the Fire Department Space Needs study were completed. The new proposed public safety location that resulted from that study is on Hwy 9 across the road from Ingles.  
Now that the Fire Department Study has been completed and once the Green Space Recreational Master Plan has been completed, we can examine again the inclusion of conservation easements that have been discussed with Equinox.
3. Morse Park Phase One Park Improvements – We now have a grant of \$100,000 from RHI Legacy and a \$200,000 grant from NC Water Resources. The Water Resources grant period is 2 years from the date of a fully executed agreement.  
We are currently working on the completion of a Request for Qualifications (RFQ) for qualified design/engineering firms to answer for the project.
4. Lease Agreement at 2654 Memorial Highway (Old ABC Store) - Following the work session meeting in January when Council reviewed the first draft and gave comments, a meeting was held with the proposed tenants for the property. That meeting was on January 30<sup>th</sup>. Based on our discussions at that time, Mr. Brock and Mr. Oppliger were to provide us with notes and feedback on outstanding items related to the lease draft as a part of moving forward with the draft lease. They were also working on providing the Town with a minimum of 3 quotes for the deck that has been proposed to be constructed on the back of the building.

**Minutes of the March 4, 2024 Reconvened Work Session and Action Meeting (Reconvened from February 28)**

On Thursday of last week, I received the response feedback and information that we were waiting on and on Friday of last week, I met with William Morgan and Olivia Stewman, Clerk, to review the materials that were sent to us.

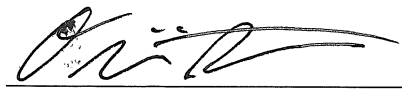
Based on that feedback, we have another draft under staff review. Once this review has been completed, the latest draft will be sent back to Mr. Brock and Mr. Oppliger for their review. Once the draft has been reviewed and hopefully accepted to move forward, we anticipate a special call meeting for the Town Council to review the latest draft and determine if the proposed lease is ready for the Town to approve in a future Regular Meeting after it has been noticed by no less than 30 days ahead of its intended acceptance.

5. Workforce Housing - We have been involved with workforce housing as an initiative for the Town of Lake Lure to become involved with. We have had numerous meetings with various individuals who have an interest or a stake in future discussions of workforce housing. Michael Williams, Community Development Director, and I will be discussing and evaluating possible site locations for a future project tomorrow February 28<sup>th</sup> with Neil Gurney of Gateway Wellness Foundation.

**VII. ADJOURNMENT**

With no further business, Commissioner DiOrio made a motion to adjourn the meeting at 12:46 p.m. Commissioner Proctor seconded and the motion carried 4-0.

ATTEST:

  
Olivia Stewman, Town Clerk

  
Mayor Carol C. Pritchett

