



MINUTES OF THE REGULAR WORK SESSION AND ACTION MEETING OF THE LAKE LURE TOWN COUNCIL HELD WEDNESDAY, NOVEMBER 29, 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 Williams, Community Development Director
Stephen Ford, Finance Director
Dean Lindsey, Public Services Director
Dustin Waycaster, Fire Chief
Dana Bradley, Parks, Recreation, and Lake Department
Michael Dydula, Project Manager
Wade Oppliger & Paul Brock, Proposers for lease of former ABC Store
George Wittmer, Lake Lure Tours, Proposer for lease of former ABC Store

ABSENT:

I. CALL TO ORDER

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

II. AGENDA ADOPTION

Commissioner Patrick Bryant made a motion to adopt the agenda, as presented. Commissioner Jim Proctor seconded and the motion carried 4-0.

III. PUBLIC COMMENT

There were no comments from the public.

IV. CONTINUE REVIEWING THE ZONING AND PLANNING BOARD'S RECOMMENDATION REGARDING CHICKENS AND CHAPTER 4 ("ANIMALS") OF THE CODE OF ORDINANCES AND ALLOW FOR PUBLIC COMMENTS

Director Williams explained that there has been previous discussions on this topic and summarized that Town staff recommended no change to the ordinance and if there are amendments to allow chickens staff recommends that Council opt for the stricter buffers presented in staff's recommended language.

Commissioner DiOrio asked what the next steps are and Council discussed that they would like to vote on the proposed amendments at the regular meeting in December. Commissioner Proctor expressed that he is in support of what was presented by staff. Commissioner DiOrio noted that he has concerns including an influx of bears and other wildlife caused by the chickens and their feed. Commissioner DiOrio added that bears are already an issue and that he is concerned that allowing chickens would worsen the issue. Commissioner Proctor expressed that he thinks that it is the responsibility of chicken owners to secure their chickens and feed to keep other wildlife out. Commissioner Proctor added that his daughter has chickens and has not had any issues with bears and that bird seeds and trash are more of an attractor of bears than chicken feed would be. Commissioner Proctor also explained that it would not be difficult to keep a fence structure to avoid wildlife having access to chickens or their feed. Commissioner DiOrio expressed that he believes that the smells associated with chickens would still attract more bears in Town neighborhoods. Commissioner Doster questioned if this community is fit to be agricultural and noted the split opinions of the Zoning and Planning Board members.

Commissioner Doster expressed concern with the time that will be required to administratively enforce regulations if chickens are allowed. Commissioner Doster added that administrative staff would have to process the permit and fee and other staff would have to enforce the regulations. Commissioner Doster mentioned that there are already issues with one property owner who illegally owned chickens. Commissioner Doster questioned if allowing chickens would create a burden for Town staff. Commissioner Proctor asked if Director Williams had contacted any other municipalities that allow chickens and Director Williams said yes and that most operate on a complaint driven basis. Mayor Pritchett asked if Community Development or the Lake Lure Police Department would enforce the regulations and it was determined that it would be the responsibility of Community Development.

Director Williams recommended that if allowed, chickens should be required to have buffers between the lake, properties, and residences.

Commissioner Doster asked if the Council could reverse the decision to allow chickens if they are approved and it is determined that non-intended consequences have been created and it was answered yes.

Manager Perkins noted that there is already an issue that has been addressed based on complaints of illegal chickens and if they were allowed regulations would be set and enforcement of regulations would be in a similar complaint driven basis.

Commissioner Bryant noted that there is still nothing in the staff recommendation regarding acreage and suggested there needs to be an acreage limit of at least one acre to mitigate issues. Commissioner Proctor noted that it is easier to measure feet from water than acreage.

Director Williams explained that his biggest concern is that people who do not want chickens will complain and will experience issues, and those who want them will not. Director Williams added that the Town needs measurable regulations to enforce.

Mr. Dan Gorman, 241 Washburn Road, expressed that he is in favor of allowing chickens. Mr. Gorman stated that it is ultimately the responsibility of chicken owners to follow regulations. Mr. Gorman noted that water protection is important, but that allowing a minute amount of chickens would not create any run off issues. Mr. Gorman mentioned that Council has discussed implementing acreage limitations and that it would be difficult for him to have chickens if limitations were imposed. Mr. Gorman added that keeping chickens can appropriately be done on a half-acre lot. Mr. Gorman recalled that horses had been mentioned in comparing the allowance of chickens and expressed that this is not a legitimate comparison. Mr. Gorman expressed that dogs create more nuisances than chickens would. Mr. Gorman noted that the Town's nuisance ordinances should address any issues that could be caused by chickens. Mr. Gorman suggested that the Town review data from other municipalities that allow chickens to appropriate set boundaries.

Council discussed that a vote on the matter should be taken at the December regular meeting. Director Williams explained that the Zoning and Planning Board suggested that the recommended changes be revisited by them, but it was advised that this would not be necessary. It was concluded that the recommended changes would be on the December regular meeting agenda and Council will vote on the recommended changes at that time.

V. CONTINUE DISCUSSIONS REGARDING PROPOSALS FOR THE LEASE OF THE FORMER ABC STORE PROPERTY

Manager Perkins noted that this topic had been discussed at previous meetings and summarized that Lake Lure Tours (LLT) and Mr. Oppliger & Mr. Brock had both sent revised proposals.

It was detailed that LLT and KLM Investments now wants only the building and signage addressing parking for an overall rent price of \$4,500 per month.

Manager Perkins explained that Mr. Oppliger and Mr. Brock's proposal involves the use of the building, skull area, and boat docks. Manager Perkins added that Mr. Oppliger and Mr. Brock are proposing \$4,000 per month for rent of the building plus concession from Mr. Oppliger's non-motorized operations. It was noted that Mr. Oppliger and Mr. Brock had discussed details with Director Williams and there is nothing in their proposal that is impossible to do. Manager Perkins noted that Mr. Oppliger has proposed the deck on the back of the building but constructed with Town funds, but he had not been given a price range or sq. footage. It was noted that the property uses within the proposal remain as was.

Manager Perkins noted that the meeting packet includes updated proposals.

Commissioner Proctor noted that he has thoroughly reviewed the proposals and questioned if there could be a hybrid proposal in which LLT rents the building, but works out a concession with Lake Lure Rowing Club to continue using the property. Commissioner Proctor noted that the 5th paragraph on the rowing proposal talks about structural improvements and that it should mention trade fixtures. Commissioner Proctor questioned if the hybrid option would work and expressed that he thinks that changes will continue to be made to each proposal if no decision is made. Commissioner Proctor expressed that the Town Council wants what is best for the Town.

Commissioner Doster noted that there are essentially three factors including KML and LLT proposal for the rent of the building, Mr. Brock's portion of his joint proposal for rent of the building and Mr. Oppliger portion of the joint proposal for outdoor concession operations. Commissioner Doster asked if the rowing could be separated from Mr. Brock's proposal and expressed support for continuing rowing operations. Manager Perkins commented that Mr. Oppliger would need a 501 (c) (3) or other organization to work with on rowing if that is the case. Council members expressed that the wellness center be removed from Mr. Oppliger's proposal altogether. Mr. Oppliger explained that the primary reason for the structures for the wellness center is to keep skulls safe from the weather, but he also wants to have inclement weather exercise facility. Commissioner Doster noted that the Zoning and Panning would have to review design standards for any new commercial buildings. Commissioner Doster noted that it is important that the area look nice and not cluttered.

Commissioner DiOrio asked if Mr. Oppliger and Mr. Brock can split their proposal into two and Mr. Brock answered that he thinks that their businesses are mutually beneficial to each other, but they could be split them if needed. Mr. Brock noted that when comparing numbers, Mr. Oppliger's concession estimates are conservative. Mr. Oppliger noted that their proposal was intended to be symbiotic, with indoor and outdoor components. Commissioner Doster noted that the concession agreement numbers are speculated. Mr. Brock mentioned that he made \$12,000 worth of net revenue for the first year operating Sunken Buffalo.

Mayor Pritchett noted that it seems that the market portion of the proposal might be a little more robust than in the proposal. Mr. Brock explained that he can give examples of similar stores and noted that it can be a sort of extension of Lured. Mr. Brock expanded that it would not be a restaurant or kitchen, but wine, beer, refreshments and other grab and go items would be offered. Mr. Brock urged Council to look at success of Lured.

Commissioner DiOrio asked what the Outdoor Collective is going to do because the building is very that large. Mr. Brock explained that they would not have a large inventory that would take up about a fourth of the building and that their items would include a few vessels, life jackets, fishing poles, other lake accessories.

Commissioner DiOrio asked if there is anything Mr. Wittmer would like to add and Mr. Wittmer answered no. Commissioner DiOrio asked if it would be a sports store Mr. Wittmer answered that it would be an outdoors store, similar to Tim Edwards's existing store.

Mr. Brock noted that if they are going to do this, they need to get started in order to open for the season. Mr. Brock noted that he thinks that the LLT proposal it is not as community oriented. Mr. Brock noted that there is a lot that needs to be done in order to accomplish would he would like to do, so he would need to start soon.

Commissioner Doster asked Director Williams if the sheds and docks would be an issue in regard to Mr. Oppliger and Mr. Brock's proposal. Director Williams explained that he spoke with Stan Aiken about the sheds and that he said that what was proposed would be minimal enough and would meet requirements for a trout buffer waiver. Director Williams noted that he does not see any issue with floating docks. Commissioner DiOrio noted that structures would still need to meet the Town's zoning and lake structure requirements. Mr. Brock noted that he and Director Williams walked down to the docks and he noticed two holes in the current dock and explained that if his operations are successful, he hopes to partner with the Town to make improvements to the docks. Commissioner Proctor asked Town Attorney William Morgan if the 5 year lease term with a 5 year renewal option is doable and Attorney Morgan explained that it would be doable since it is under ten years total. Council discussed that over 10 years would require an upset bid process.

Commissioner DiOrio noted that Council needs to find out about the cost of the deck.

Commissioner Doster expressed that the proposal from LLT is simple and straight forward, but he likes that the other proposal is unique. Manager Perkins noted that Council could decide what they want to be done with the building, and the docks and outdoor aspects could be addressed separately. Commissioner Doster noted that he is still confused about the outdoor portion of Mr. Brock and Mr. Oppliger's proposal will work. Mayor Pritchett noted that operations in the building would not preclude outdoor activities.

Mayor Pritchett stated that a decision needs to be made.

Commissioner DiOrio noted that Mr. Oppliger will need to get a concession agreement for his rowing operations regardless of what happens with his proposal. Commissioner DiOrio added that he likes an investment in the area to bring Mr. Oppligers operations to the next level.

Commissioner DiOrio expressed that it would be better if the proposals be separated Mr. Oppliger and Mr. Brocks operations were separated from the proposal and others agreed.

Council discussed that they would put this on the agenda for a vote on the December 12 regular meeting agenda.

Manager Perkins noted that it has been brought to his attention that the Town will need to keep a cabinet in the building because ADNS equipment is located in there.

Commissioner DiOrio asked if a Special Use permit would be required and Director Williams said no because there will not be a new building involved.

Council discussed that when a decision is made, there will need to be negotiations and Attorney Morgan will need to provide a draft lease. It was summarized that a motion will need to be made to authorize negotiations with the chosen proposer.

**VI. REVISIT PROPOSED SCHNABEL WORK ORDER NO. 12, TASK 2,
PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES FOR SPILLWAY
GATE INSPECTIONS**

Manager Perkins noted that this was previously discussed and Jonathan Pittman with Schnabel Engineering had since provided the Town with comments in regard to the inspection of the spill way gates and that the comments are located in the meeting packet. Manager Perkins summarized that the reason that it is being recommended that the Town have the spill way gates inspected is not because it is being required by the Office of Dam Safety requirement, but because they have never been inspected before. Director Lindsey agreed.

Commissioner DiOrio asked what the inspection will entail and Director Lindsey explained that they will mainly be focusing on inspecting operations, seals, and material integrity. It was detailed that when the inspection is complete, Schnabel will create a design for the seals and any necessary repairs would be made during next year's drawdown. Director Lindsey noted that if the task is approved inspections will start immediately, but repairs will be made next year.

Mayor Pritchett asked when the Town would need to have the spill way gates inspected after this inspection and Director Lindsey answered that he does not believe that any additional inspections will be required for the remainder of the existing dam's life.

Council and Director Lindsey discussed that there have been repairs and improvements made in the past, but they were not adequately documented. Commissioner Proctor noted that inspection reports need to be well maintained and kept on file moving forward.

Commissioner Proctor expressed support for completing the inspection because it needs to be done.

Commissioner DiOrio noted that the original seals are still in place and recommended that the Town create a maintenance plan for the seals. Director Lindsey noted that staff completes internal inspections yearly and added that all inspections are being documented and complied in the CMS system.

Project Manager Dydula noted that Schnabel wrote a recommendation years ago that stated that the spill way inspection needed to be completed and that the Office of Dam Safety is aware of that recommendation.

Commissioner DiOrio asked how the inspection will be funded. Manager Perkins answered that funding will have to be taken out of the general fund because it is maintenance on the existing dam and not related to the new dam which is way the dam reserve fund cannot be utilized.

It was concluded that Work Order 12 Task 2 will be on the regular meeting agenda in December for approval.

VII. REVIEW AND CONSIDER APPROVAL OF ANNUAL ADDENDUM TO COUNTY SERVICE DISTRICT CONTRACT

Fire Chief Dustin Waycaster explained that each year the Town receives an annual addendum to the County Service District Contract and summarized that the addendum typically addresses the County funds that go back into Town's general fund for the Town's emergency services provided outside of Town limits. Chief Waycaster noted that the area that the Town provides services to outside of Town limits is not large. Commissioner Doster asked how many calls the Lake Lure Fire Department typically responds to in that area and Chief Waycaster estimated about 10 per year. Council members expressed support for the proposed annual addendum. Chief Waycaster recommended voting on the annual addendum now, as it is time sensitive.

Commissioner Doster made a motion to approve the annual addendum to the County Service District Contract. Commissioner DiOrio seconded and all voted in favor.

VIII. DISCUSS PROCORE PROJECT MANAGEMENT SOFTWARE

Project Manager Dydula explained that he has been negotiating with sales representative and speaking to organizations that use Procore for project management software. Project Manager Dydula detailed that he was able to get the price dropped to a reasonable number and that Procore is one of the cheapest project management software. Project Manager Dydula noted that the price will be around \$16,000 for first year, and the Town will be billed on an annual basis based on use of the software. Project Manager Dydula noted that this is needed for the major projects and expressed that it is cheap compared to hiring an assistant. Commissioner Doster asked if there is an annual maintenance contract. Manager Perkins explained that the reason he wanted to speak about this is because it will be an annual cost based on work done and will be included in the annual budget moving forward. It was confirmed that it would only be a one year commitment and that the Town could cancel after this if it is not working efficiently. Commissioner Doster asked if other staff could use Procore and Project Manager Dydula said yes. Commissioner Doster noted that there should be a succession plan for this. Commissioner DiOrio asked that if possible, Project Manager Dydula should carve out a variant of the program of records that Council could see including changes and management plans. Project Manager Dydula noted that this would be a

major role and explained that there is a dashboard feature that could be accessed by Council members. Commissioner DiOrio noted the importance of keeping Council informed. Mayor Pritchett asked if this could be funded by any state or federal funds that the Town has been awarded for major projects. Manager Perkins answered that it would be more appropriate to use the general fund, but Project Manager Dydula will be working with Director Ford to make sure that all procurement and finance procedures are met. Mayor Pritchett noted that this will be helpful during the audit, as well. Project Manager Dydula noted that he will work closely with Director Ford to include financial aspect tracking. Council expressed support. Manager Perkins noted that there will be a budget amendment for the costs for Procure this year, but it would be an ongoing item on future budgets.

IX. REVIEW PROPOSED LABELLA TASK FOR WATER SYSTEM CONSOLIDATION

Director Lindsey explained that this Task is for combining all of the Town's water systems. Director Lindsey noted that the Town will need a pressure reducing valve when tied together. It was detailed that everyone in Town will have a backup with exception of about three or four residents that would require a booster pump. Commissioner Doster asked if Director Lindsey can do a PowerPoint slide to show these lines and wells to share with the public. Director Lindsey said they could draw up something for the wells and that this is already being worked on through the new GIS system. Manager Perkins noted that the Town may need to work with LaBella to make a graphic to present. Commissioner Proctor asked if there is a reservoir on Washburn Road on the downtown system and Director Lindsey said yes, it is the 80 reservoir and that there used to be a connection near Pool Creek that was disconnected at some point.

Director Lindsey explained that the Firefly Cove water system management plan was approved and that Firefly Cove can supply downtown after testing is completed, which means that the Town will no longer be depended on Chimney Rock Village for redundancy. It was noted that there are sufficient reservoirs for the town. Commissioner Proctor asked if there a practical way to rid of the Powers well in the long term future. Director Lindsey explained that the Powers well and 80 well are the top producers and the backbone to the water supply system. Commissioner DiOrio expressed that if the Island Creek well was fixed, it would more than be able to replace the powers well.

It was noted that this task will be on the regular meeting agenda in December for approval.

X. REVIEW RUBY-COLLINS AGREEMENT AMENDMENT 03

Project Manager Dydula explained that a couple of months ago LaBella and Ruby-Collins discussed the need to get a contract in place for design work for the next year. Project Manager Dydula noted that they want to start design work for next year during the drawdown. It was detailed that the overall number presented in Amendment 03 includes some work for this year and planning for next year. Commissioner DiOrio asked what section of the lake the prices are for and it was answered that they should cover Sunset Cove to the Wastewater Treatment Plant. Project Manager

Dydula noted that overall, the Town would be committed to the \$3.5 million. Commissioner DiOrio expressed that once locations for manholes are established, the Town can check with the property owners the better off we will be and it would be better to have it done sooner than later. Project Manager Dydula noted that he has been meeting with Sunset Cove homeowners and has been explaining that the Town does not have a formal design and does not know exactly where all sewer lines will be. Commissioner DiOrio noted that the more investment that the Town puts in now, the less will have to be done in the future. Commissioner DiOrio noted that in past discussions, it was noted that if a property owner wants to relocate a manhole, they have the option to invest into the system. Mayor Pritchett noted that these details were thoroughly discussed at the Sunset Cove property meeting. Project Manager Dydula noted that he has had all positive experiences with homeowners. Manager Perkins noted that this has needed to be done for a while and that the costs will help in asking for future funds because projections for existing funds and future needs will be more evident. Council expressed support.

XI. REVIEW DRAFT BUDGET AMENDMENTS FOR INTERNS

Manager Perkins noted that Council previously discussed interns for community development and town hall. Director Ford provided a draft budget amendment. Director Ford noted that this includes half of the costs for this year's interns and that the other half will be budgeted into the next fiscal year budget because the internships will take place during both this fiscal year and next fiscal year. Director Ford added that the budget amendment includes possible supplies that will be needed. Manager Perkins explained that he has been in contact with the planning department at Appalachian State University and that the Town plans to host either a senior or graduate level intern in planning. It was also explained that the Town Hall intern will be a graduate student from the Appalachian State University Master of Public Administration program. Manager Perkins mentioned that he will hold the first interview for the Town Hall internship on Thursday. It was concluded that the budget amendment for interns will be on the December regular meeting agenda for approval.

XII. DISCUSS FUTURE CAPITAL RESERVE FUND FOR WATER AND SEWER

Manager Perkins noted that at the last meeting, Council discussed the need to plan how SRF loans will be paid back. It was noted that the Town is using the remaining ARPA funds quickly and that the SRF funds will be exceeded throughout the sewer and WWTP replacement projects. Manager Perkins proposed establishing a capital reserve fund for the sewer system that will include an appropriation of \$400,000 each year until the goal total is met. Manager Perkins noted that the fund will be set aside and the Town will gain cash value for it. Manager Perkins explained that the Town will have present day value of a future debt service payment and that saving capital needs in today's dollars will prevent the Town from having to utilize the SRF fund as long as possible. It was noted that the capital reserve will be beneficial for accounting. Manager Perkins stated that the reserve fund would supplement SRF loan expenses. Commissioner DiOrio noted that his concern is if the inflow to the reserve will cover the burn rate to paying off the loan. Manager Perkins explained that reserve can be amended as needed. It was noted that there is not a good way to protect and segregate \$400,000 for the future and that inflation will need to be considered. Commissioner DiOrio expressed support. Commissioner Doster asked if an interest

will be drawn and Manager Perkins said yes. Manager Perkins concluded that he and Director Ford will work a proposal for establishing the capital reserve and reiterated that it will be beneficial for accounting and transparency.

XIII. DISCUSS DATES FOR THE 2024 TOWN COUNCIL PLANNING RETREAT

Council discussed possible dates for the 2024 planning retreat. It was determined that it will take place on January 18th at 8:30 a.m.

XIV. DISCUSS DECEMBER WORK SESSION AND ACTION MEETING DATE

It was explained that there was a possible typo on the 2023 meeting calendar that listed the December work session on the 19th, which is a Tuesday. Council came to a consensus to hold the December work session on December 20th since it is a Wednesday.

XV. REVIEW DRAFT 2024 TOWN COUNCIL AND MARINE COMMISSION MEETING SCHEDULES

Council reviewed the draft 2024 meeting schedules. There were no issues identified.

XVI. REVIEW DRAFT 2024 BUDGET CALENDAR

Director Ford explained that the 2024 budget calendar is similar to this year's calendar. Director Ford explained that this year's schedule was delayed due to the audit, but staff plans to begin the budget process for the FY 24-25 next month. Mayor Pritchett expressed that she would like the public hearing to be held sooner than later this year. Council expressed support for the proposed 2024 budget calendar.

XVII. CONTINUE DISCUSSION REGARDING PARKS AND RECREATION TRUST FUND (PARTF) / BOYS CAMP ROAD

Manager Perkins explained that the Town has been reviewing issues related to compliance with the PARTF grant for Boys Camp Road and working towards resolving them. Manager Perkins recommended moving directions and opting to pay back the money to regain compliance. Manager Perkins explained that the conversion process is extremely complicated, involves appraisals with time limits, and would include spending money on parks in the future that would need to be spent within 5 years of establishing it. Manager Perkins noted that re-payment is much simpler and would not include additional costs such as design of a new park plan. Manager Perkins noted that with a park plan is typically decide based on a location that is good place for a park, not just a piece of property that the Town is focusing on it needs to be invested in it for other reasons. Manager Perkins recommended that it is cleaner and easier to pay the money back. It was noted that the property would no longer be under PARTF requirements and could be used how the Town would like or it could be disposed of. Manager Perkins explained that if Council is in favor of his recommendation, staff can proceed with getting the appraisal done, but if Council would like to continue pursuing the conversion option then both

properties would need to be appraised within a certain amount of time. Council expressed support for Manager Perkins's recommendation.

Commissioner DiOrio noted that one caveat is that the Town needs a place for spoils and suggested that the Boys Camp property could be used for this function. Project Manager Dydula expressed that there is not enough room at the current spoils location for what the Town wants to accomplish.

There was consensus to pursue the re-payment option. Commissioner DiOrio asked how the Town will pay for the re-payment and Manager Perkins noted that funding will be determined following the appraisal of property, but that the Town will likely be required to be paid back at present day value.

XVIII. PROJECT MANAGER UPDATES

Project Manager Dydula provided the following updates:

The reservoir drain project has been going well. Director Lindsey's staff has been instrumental in helping. \$1.86 million of work has been completed according to latest payout which is about 24 to 25 percent completed. There has not been any major rain events. They are about 9 to 10 days ahead of current schedule. Morgan is starting the new sewer bypass next week. Project Manager Dydula reviewed change orders for design improvement for sewer location, old access road repair, and determining how to handle safety netting on the top. Project Manager Dydula asked if the DOT is aware that the reservoir drain project is taking place and Mayor Pritchett answered yes. Morgan Corporation has been good to work with. Commissioner DiOrio asked what the next big milestone is and Project Manager Dydula answered sewer line and temporary bypass, and identifying suitable bedrock.

Schnabel will be doing inspections on the dam in the near future.

There will be 3 to 4 work crews for various major projects in the Town during the drawdown.

Commissioner Doster asked about cameras at the dam. It was answered that Director Lindsey is working on procuring security cameras for dam, WWTP, and Town Hall. Project Manager Dydula expressed that he is questioning if the safety netting that was previously mentioned should be retracted each day. Commissioner Doster expressed that he thinks the cameras will be a deterrent for any issues at the dam.

Project Manager Dydula noted that state is in a good place with Town and dredging. Project Manager Dydula is going to call LaBella and speak with them about dredging associates. It was noted that the Town would like to go directly to LaBella if they can do what the Town is trying to accomplish with dredging. It was noted that the Town would like to get Tim Edwards's equipment cleaned up as soon as possible. Project Manager Dydula expressed concern with reimbursing Mr. Edwards for clean up by the end of the year.

Commissioner Proctor asked if there is a design drawing on the valve replacement and Project Manager Dydula said yes. Project Manager Dydula agreed to send the design drawing to Commissioner Proctor.


XIX. TOWN MANAGER UPDATES

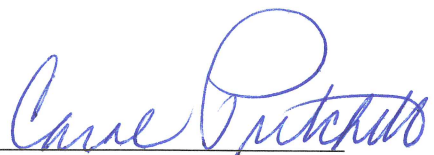
Manager Perkins provided an update on the Chimney Rock Village Water Agreement. It was detailed that Chimney Rock is asking for proposals from private operators who would do what the Town is doing for their water system following the Town's proposed prices. Manager Perkins explained that Chimney Rock passed their resolution extending the current agreement. Commissioner Proctor noted that would be ideal if Chimney Rock would have a private company take over operations.

XX. ADJOURNMENT

Commissioner Bryant made a motion to adjourn. Commissioner Doster seconded and all voted in favor. The meeting was adjourned at 10:29 p.m.

ATTEST:


Olivia Stewman, Town Clerk


Mayor Carol C. Pritchett

