

**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL  
HELD TUESDAY, JULY 11, 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 Dydula, Project Manager  
Michael Williams, Community Development Director  
Laura Krejci, Communications Director

**ABSENT:** N/A

**I. CALL TO ORDER**

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

**II. APPROVE THE AGENDA**

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

**III. MAYOR'S COMMUNICATIONS**

Mayor Pritchett thanked all individuals in attendance and expressed that she hopes that everyone had a great 4<sup>th</sup> of July. Mayor Pritchett announced that the Town is starting community awareness forums that will involve various speakers from the community and it was noted that the first forum will take place on Wednesday, July 19<sup>th</sup>, with Rutherford County Sheriff Aaron Ellenburg. Mayor Pritchett detailed that Lake Lure will be hosting the Cycle NC Mountain Ride

on August 4<sup>th</sup> through the 6<sup>th</sup>. It was also mentioned that the 19<sup>th</sup> Annual Lake Lure Olympiad will be held on August 11<sup>th</sup> through August 13<sup>th</sup>. Mayor Pritchett noted that all events can be found on the Town's website.

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

Town Manager Hank Perkins summarized highlights from his Manager's Report for June (available in the meeting packet).

#### **V. COUNCIL LIAISON REPORTS & COMMENTS**

Commissioner Scott Doster reported the activities of the ABC Board and the Zoning and Planning Board.

Commissioner David DiOrio reported the activities of the Lake Advisory Board and noted that the Board of Adjustment / Lake Structure Appeals Board met.

Commissioner Jim Proctor noted that he was not able to attend the Parks and Recreation Board meeting, but applauded the phenomenal amount of volunteer work that took place last year.

#### **VI. PUBLIC COMMENT**

Mayor Carol C. Pritchett invited the audience to speak.

Debbie Warren, 138 Yacht Island Drive, detailed that the Lure of the Lake Swim on June 10th was successful and thanked all involved. Ms. Warren advised that the Olympiad races will be occurring in August and that additional information can be found at [lakelureolympiad.org](http://lakelureolympiad.org). Ms. Warren explained that those who are interested in volunteering can sign-up via message on the Olympiad website.

David Beale, 169 South Point, noted that Spectrum has been running underground fiber in Rutherford County and they were recently in front of his private property discussing digging holes to run the fiber. Mr. Beale noted that he was speaking with them, they made a mess, and his wife was upset and contacted Commissioner Doster about it. Mr. Beale added that he understands that this was not a Town of Lake Lure operation, but expressed concern with the mess left by Spectrum. Mr. Beale expressed concern that he was unaware that this would be taking place and suggested that the Town convey to residents that Spectrum will be working near their properties in order to allow for residents to prepare. Mr. Beale thanked Commissioner Doster for speaking with him and his wife.

Steve Milito, 1412 Proctor Road, noted that the approval of a 10 year contract is included on this meeting's consent agenda. Mr. Milito expressed that it is difficult to enter into a contract of that length, which made him question what the Town's policies and procedures are for engaging in contracts. Mr. Milito also expressed that the citizens should know such policies and procedures to ensure maintaining the best interested for the community. Mr. Milito noted bids are typically

solicited and contracts often typically include conflict of interest statements. Mr. Milito detailed that he is curious as to the Town's process and suggested making the process well-known to the public.

There were no further comments from the public.

## **VII. 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, with the addition of language regarding gas sales in Section 33 the Lake Lure Tours Concession Agreement and with a change in date to the Agreement from June to July. Commissioner Bryant seconded. Therefore, the Consent Agenda incorporating the following items was unanimously approved and adopted:

- A. Approval of the June 13, 2023 Regular Town Council Meeting Minutes, the June 28, 2023 Regular Town Council Work Session Meeting Minutes, and the June 28, 2023 Special Meeting Minutes
- B. Resolution No. 23-07-11 Approving Lake Lure Tours Concession Agreement
- C. Resolution No. 23-07-11A Approving ABC Store Signage Regulation Exemption under Code of Ordinances Sec. 36-333 (2)
- D. Adoption of FY 23-24 Salary Grade Schedule
- E. Approval of Waiver Requests from the Chamber of Hickory Nut Gorge for the Dance Festival Scheduled for 9/16/23

### **RESOLUTION NO. 23-07-11**

#### **RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL APPROVING LAKE LURE TOURS CONCESSION AGREEMENT**

**WHEREAS**, the Town of Lake Lure and Lake Lure Tours (LLT) entered into a Concession Agreement on February 14, 2023; and

**WHEREAS**, the Concession Agreement is for the purpose of safe, efficient, and beneficial operations of the beach, marine, and tour boats by Lake Lure Tours on Town of Lake Lure properties; and

**WHEREAS**, the Concession Agreement is also for the purpose of providing for future repairs, improvements, and modifications of the beach, marine, and tour boats as shall be deemed acceptable to and in the best interest of the Town and the residents of Lake Lure; and

**WHEREAS**, there have been desires expressed to enter into a new Concession Agreement with an overall term of 10 years; and

**WHEREAS**, there have also been desires expressed for LLT to assume responsibilities for all maintenance.

**NOW, THEREFORE BE IT RESOLVED** by the Town Council of the Town of Lake Lure, North Carolina:

**Section 1.** The Town of Lake Lure and Lake Lure Tours shall enter into a Concession Agreement on July 12, 2023 and it shall expire on June 30, 2033.

**Section 2.** Lake Lure Tours shall assume responsibilities for all maintenance upon entering into the Concession Agreement expiring on June 30, 2033.

**Section 3.** The Concession Agreement shall void and replace the Concession Agreement entered into on February 14, 2023 and the former Concession Agreement shall become ineffective on July 12, 2023.

**Section 4.** The Town of Lake Lure and Lake Lure Tours shall abide by all terms and conditions specified in the Concession Agreement.

**RESOLUTION NO. 23-07-11A**

**RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL  
APPROVING ABC STORE SIGNAGE REGULATION EXEMPTION UNDER  
CODE OF ORDINANCES SEC. 36-333 (2)**

**WHEREAS**, there were two projecting attached signs erected at the new ABC Store location that are supporting by the building walls; and

**WHEREAS**, Town of Lake Lure Code of Ordinances Sec. 36-336 (b) (1) allows that only one sign shall be permitted; and

**WHEREAS**, the ABC Store is currently out of compliance with Code of Ordinances Sec. 36-336 (b) (1); and

**WHEREAS**, Town of Lake Lure Code of Ordinances Sec. 36-333 ("*Signs exempt from regulations*") exempts governmental signs from sign regulations upon review by the Zoning and Planning Board and approval by Town Council; and

**WHEREAS**, The ABC Store is under the direction of the Lake Lure ABC Board and the State of North Carolina ABC Commission, which would allow for the signs to be classified as signs of a governmental body;

**WHEREAS**, the Zoning and Planning Board reviewed the ABC Store signs at the May 30, 2023 Board meeting.

**NOW, THEREFORE BE IT RESOLVED** by the Town Council of the Town of Lake Lure, North Carolina:

**Section 1.** The Town of Lake Lure Town Council approves the ABC Store signage regulation exemption under Code of Ordinances Section 36-333 (2).

**Section 2.** The signs at the ABC Store are authorized to remain, as current.

## **VIII. UNFINISHED BUSINESS**

### **A. LAKE LURE FLOWERING BRIDGE PARKING LOT REQUEST**

Town Manager Hank Perkins recalled that the Lake Lure Flowering Bridge (LLFB) had contacted the Town earlier in the year in regard to a request for the Town's financial assistance in the amount of \$8,000 for their volunteer parking lot. Manager Perkins noted that the conversation was tabled until the LLFB obtained all required permits, which has now been completed.

Commissioner DiOrio made a motion to approve the Lake Lure Flowering Bridge Parking Lot request. Commissioner Doster seconded and all voted in favor.

Manager Perkins added that there will be a budget amendment in relation to this item on the regular August meeting agenda.

## **IX. NEW BUSINESS**

### **A. RESOLUTION NO. 23-07-11B APPROVING LABELLA TASK 18 – GEODESIC DOME TANK COVER**

Project Manager Michael Dydula explained that LaBella Task 18 is for an engineering study and scope of work to for replacing an existing cover for the Town's 20,000 gallon water tank with a geodesic dome tank cover. Project Manager Dydula added that LaBella will be examining alternatives under Task 18, as well.

Commissioner DiOrio made a motion to adopt Resolution No. 23-07-11B Approving LaBella Task 18 – Geodesic Dome Tank Cover. Commissioner Bryant seconded and the motion carried 4-0. Resolution No. 23-07-11B was adopted as follows:

### **RESOLUTION NO. 23-07-11B**

#### **RESOLUTION BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE APPROVING LABELLA TASK 18 – GEODESIC DOME TANK COVER**

**WHEREAS**, LaBella Associates provide the Town of Lake Lure with on-call professional engineering services; and

**WHEREAS**, the Town possesses a partially buried concrete water tank, located near the end of Washburn Road, currently utilizes a wood structure supported roof with shingles as its cover; and

**WHEREAS**, the roof structure has not effectively kept vectors from accessing the finished drinking water supply; and

**WHEREAS**, the tank serves 8 properties connected to the Town's Public Water Supply System; and

**WHEREAS**, LaBella Associates performed an on-sight inspection of the tank on May 17th and deemed it to be in good condition; and

**WHEREAS**, it is LaBella's opinion that replacement of the existing roof structure with a water and vector-tight, aluminum geodesic dome will resolve the Town's existing concerns and issues, reduce O&M costs, and extend the useful life of his asset for several decades; and

**WHEREAS**, proposed Task 18 consists of data collection, design, permitting, and construction assistance for replacing the existing roof with a geodesic dome tank cover; and

**WHEREAS**, the lump sum associated with Task 18 is \$12,200.

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

**SECTION ONE.** Town Council hereby approves the proposed LaBella Task 18 for professional services in relation to Geodesic Dome Tank Cover.

**READ APPROVED AND ADOPTED** this 11<sup>th</sup> day of April, 2023

**IX. NEW BUSINESS**

**B. BUDGET AMENDMENT #351 FOR LABELLA TASK 18 GEODESIC DOME TANK COVER**

It was noted that Budget Amendment #351 is for the purpose of funding LaBella Task 18.

Commissioner DiOrio made a motion to approve Budget Amendment #351 for LaBella Task 18 Geodesic Dome Tank Cover. Commissioner Doster seconded and all voted in favor.

**IX. NEW BUSINESS**

**C. PUBLIC SERVICES SUPERVISOR POSITION DESCRIPTION**

Manager Perkins explained that the Public Services Supervisor position had recently become vacant and Public Services Director Dean Lindsey wanted to make a couple of minor change to the job description.

Commissioner Bryant made a motion to approve the Public Services Supervisor position description. Commissioner DiOrio seconded and all voted in favor.

**X. CLOSED SESSION**

Commissioner Proctor made a motion to enter into closed session in accordance with G.S. 143-318.11 (a) (6) for the purpose of discussing personnel matters. Commissioner Bryant seconded and all voted in favor.

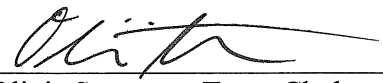
During closed session, Council members reviewed the final draft of the Town Manager's performance evaluation.

Commissioner Bryant made a motion to return to open session. Commissioner Doster seconded and all voted in favor.

**XI. ADJOURNMENT**

With no further business, Commissioner Bryant made a motion to adjourn the meeting at 5:59 p.m. Commissioner Proctor seconded and the motion carried 4-0.

ATTEST:

  
Olivia Stewman, Town Clerk

  
Mayor Carol C. Pritchett

