



**MINUTES OF THE WORK SESSION AND ACTION MEETING OF THE LAKE LURE
TOWN COUNCIL HELD TUESDAY, JUNE 26, 2024, 8:30 A.M. AT THE LAKE LURE
MUNICIPAL CENTER**

Present: Mayor Carol C. Pritchett
Mayor Pro-Term David DiOrio
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim proctor

William Morgan, Jr., Town Attorney
Olivia Stewman, Town Manager
Stephen Ford, Finance Director
Michael Dydula, Project Manager
Dean Lindsey, Public Services Director
Michael Williams, Community Development Director
Laura Krejci, Communications Director

Absent:

I. CALL TO ORDER

Mayor Carol Pritchett called the meeting to order at 8:34 a.m.

II. AGENDA ADOPTION

Commissioner Jim Proctor made a motion to adopt the agenda with the addition of item XV to the agenda for closed session in accordance with G.S. 143-318.11(a) (3) for attorney client privilege or legal claims. Commissioner Scott Doster seconded and all voted in favor.

III. PUBLIC COMMENT

There were no public comments.

IV. REVIEW INDEMNIFICATION AGREEMENT

Lured Market previously requested to keep three picnic benches located on Town property.

Attorney William Morgan drafted an Indemnification Agreement between the Town and the owners of Lured Market, which should be entered into if the Town agrees to allow the benches to remain on Town property.

Town staff recommends that Lured Market take responsibility for maintaining the area in reference, if the agreement is approved.

There was a brief discussion with Paul Brock from Lured Market.

Mr. Williams – will maintain property and add public benches – is open to the public anyone can use it but no alcoholic beverages or vaping because there is town property.

Commissioner Scott Doster made a motion to approve the Indemnification Agreement as presented. Commissioner Patrick Bryant seconded and all were in favor.

V. DISCUSS LABELLA TASK 22 FOR HUNT PROPERTY SURVEY

LaBella Task 22 includes securing the services of WSP USA for aerial imagery capture and post-flight processing for topographical mapping of Parcel Numbers 226751 and 226757 (the 'Hunt Properties'), as well as approximately 10 acres consisting of portions or all of additional Parcel Numbers 1630760, 1624409, 222691, 222335 and other adjacent parcels. The survey will include topographic/plan metric data with 1' contour intervals and vertical accuracy better than 1'.

The site will be flown with aerial LiDAR and photogrammetry (aerial imagery), and both methods will be used to extract the ground surface data and plan metric data.

Boots-on-the-ground surveying will be used in areas of thick canopy to supplement the LiDAR data. (The Drone LiDAR system in leaf off conditions typically achieves 100% coverage with very little boots-on-the-ground field surveying.

With leaf on conditions, LiDAR coverage is expected to be 50-75% with obscured areas supplemented via conventional surveying on the ground.

This Task will reduce costs from Schnabel Engineering, as this would have been required for the dam project, as well.

Town staff recommended approval.

Town manager Olivia Stewman added that the property will be re-surveyed and appraised.

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Commissioner Patrick Bryant made a motion to approve LaBella Task 22. Commissioner Jim Proctor seconded, all voted in favor.

VI. DISCUSS LAKE DRAWDOWN SCHEDULE

Each June, Town Council determines the upcoming Lake Drawdown Schedule.

This year, there are various factors to consider including dredging completion of Tainter gate inspection, repair of the Tainter gate steel members and seals testing of the drain valves review of the backshore area at 20' depth review of the impacts on wells, existing sewer repairs observation of any erosion or storm-water issues assessment of deep water access and barge access.

Town staff recommends that the Lake Drawdown take place from January 2025 through March 2025.

There was a detailed discussion of the possibilities and the work that can be accomplished during the drawdown with an emphasis on the items above as well as dredging.

Town Council voted to begin the Lake Drawdown 1/1/25.

It is estimated that the Lake will be lowered by about a foot per day.

The Town plans to prioritize the work that needs to be accomplished at the 20-foot drawdown level.

Lake Levels may range between 4 - 20 feet below full pond during the Lake Drawdown.

All contractors must be out of the Lake by 3/15/25.

The plan is to begin refilling the Lake to full pond on 3/15/25.

Mayor Pro-Term David DiOrio Presented a Motion to approve a drawdown period from January 1 until March 15. Commissioner Jim proctor seconded and all voted in favor.

VII. DISCUSS BETTAC ELECTRICAL ENGINEERING DESIGN PROPOSAL

Bettac Engineering, PLLC has submitted a proposal to the Town to provide electrical engineering design services for the Lake Lure Dam. This proposal includes 480/277V utility service with genset backup for the control house and pumping station project. This proposal would be in support of the operation of the reservoir drain valves. Bettac's proposal is priced at \$19,800.

Dean Lindsey explained that we are upgrading our lift station to 480 volts and that part of the upgrade includes a backup generator that will help keep our system running. Mr. Lindsey noted that a portable generator is a cheaper option and that we will need to order panels.

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Mayor Pro-Term David DiOrio said that it was a good compromise for price decrease. Commissioner Scott Doster added that the Town will need to contract with an electrician after the design.

Commissioner Patrick Bryant made a motion to approve the electrical plan as presented Commissioner Jim Proctor second and all voted in favor.

VIII. FY 24-25 FEE SCHEDULES

The General Fee Schedule, Land Use Fee Schedule, and Utility Fee Schedule must be adopted each fiscal year.

There are no proposed amends to the General Fee Schedule or Utility Fee Schedule aside from the removal of Chimney Rock’s water rates from the Utility Fee Schedule.

Staff is proposing an increase in appeal fees on the Land Use Fee Schedule in the hopes of avoiding frivolous appeal requests, but a refund for successful appeals shall remain in place. Town Manager Olivia Stewman added that the town will be recommending \$300 for the appeals.

The Lake Use Fee Schedule is adopted based on the calendar year and will be reviewed in December.

Commissioner Proctor made a motion to approve the 24-25 fee schedule plan as presented. Commissioner DiOrio seconded and all voted in favor.

IX. FY 24-25 SALARY GRADE SCHEDULE

A 3.8% cost of living adjustment (COLA) was incorporated into the budget adopted for the Fiscal Year 2024-2025.

The Salary Grade Schedule has been adjusted to reflect the 3.8% increase.

Commissioner Bryant made a motion to adopt the FY 24-25 Salary Grade Schedule. Commissioner Doster seconded and all voted in favor.

X. AUDIT UPDATE

Stephen Ford explained that two firms submitted proposals for auditing services including Martin and Starnes and Thompson, Price, Scott, Adams & Co. Director Ford noted that the Alan Thompson Group is a very reputable and they are recommended by peers.

Prior to discussing the Audit discussion, Finance Director Steve Ford asked Town Council to give thought to how the Town might handle the Hydro-electric Fund moving forward.

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There was a discussion and review of the bid proposals.

The contract for auditing services will span from FY 2024 through FY 2026 audits.

There was a discussion regarding the matter and Town Council will consider approval of a contract with Thompson, Price, Scott, Adams & Co. at a later date.

XI. DISCUSS SHORT TERM RENTAL ADVISORY BOARD

Town Manager Olivia Stewman recommended establishing a board to make recommendations on short term rentals.

Town Council discussed the possibility of establishing a Short-Term Rental Advisory Committee in the future.

This would help with regulating short-term rentals appropriately, as they remain prevalent in the community.

The committee could help address significant issues such as operators working without a permit, trash, over occupancy, and trash.

Council was in favor of the creation of the Committee.

XII. PROJECT MANAGER UPDATES

Project Manager Mike Dydula provided additional updates.

The property at 177 Tryon Bay went to auction 6/25/24. There was one bid. The public has 10 days to counter the bid.

The Lake Lure Dam replacement project has officially begun. The geophysical survey work began this week using radar sound to determine if we can build what we want to be built in the location where plan to build it. The next step will be a geotechnical survey. Once we have this information we will be able to proceed with plans.

The Reservoir Drain Project schedule target completion date is 10/17/24. Crews are out on the barge right now and they are installing the trash rack to prevent any logs and other trash from getting through. The concrete bulkhead is under the water. It will be grouted and bolted to the dam. The trash rack will go in the water after July 4th. Divers will be working to add the hole in the Dam by mid-July. The gate valve is being stored in the Morgan Corporation yard temporarily. The engineers will inspect it in July and we hope to have it on site in September. The coating of the large pipe is white vs grey which should not be a problem. All the major parts and pieces have been procured. The project is a few weeks behind schedule.

XIII. TOWN MANGER UPDATES

Town Manager Olivia Stewman provided the following updates.

The Town received a dredging bid and we are working on a draft contract. We have the option to use hydraulic or mechanical dredging, but we plan to start with hydraulic dredging. We are still working on a permit which will allow more extensive dredging by January during the drawdown.

The low bid for the Belt Press for the sludge management was \$595K. The team at LaBella Associates is reviewing the bids and will make a recommendation.

The Town received five bids for the Morse Park Improvements. These are currently under review. Two firms are equally qualified and we will make a recommendation based on feedback from previous clients.

The Fire Boat is back in commission and is good to go.

Laura Krejci is working to replace the signs at the entrance to Town that say "Lake Lure - Incorporated 1927." A recommendation was made to create signs that are similar to the Chimney Rock State Park Sign.

Dean Lindsey is working on Street Signs. He is proposing the Town logo be added to the signs. A plan will be presented in the coming weeks.

It was noted that some adjustments are needed to the TDA Sign in front of Fae Nectar. Dana Bradley was working on this.

The relocated Speed Limit Sign at the East entrance to Town has been effective. It was recommended that we add something as people are rounding the Beach area (near La Estrada's) heading east out of town to ensure caution at the busy intersection.

Special thanks was given to all those who worked on the water line break. Everyone appreciated the team effort from Public Works and the Fire Department working together around the clock.

XV. CLOSED SESSION:

Mayor Pro-Term David DiOrio Motion to go into close session in accordance with G.S. 143-318.11(a) (3) for attorney-client privilege or legal claims. Commissioner Patrick Bryant seconded. All voted in favor.

During Closed Session Council discussed a land disturbance concern.

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

XVI. ADJOURNMENT

Commissioner Scott Doster made a motion to adjourn the meeting. Mayor Pro-term David DiOrio seconded and all voted in favor. The meeting was adjourned at 11:45 a.m.