



**MINUTES OF THE LAKE LURE TOWN COUNCIL WORK SESSION AND ACTION MEETING HELD WEDNESDAY, July 24, 2024, 8:30 A.M. AT THE LAKE LURE MUNICIPAL CENTER**

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

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

**ABSENT:**

**I. CALL TO ORDER**

Mayor Carol C. Pritchett called the meeting to order at 8:30 a.m. Council members led the pledge of allegiance and Commissioner Patrick Bryant led the invocation.

**II. APPROVE THE AGENDA**

Jim Proctor Made a motion to approve the agenda with amendments to add LaBella Task # 21 – Dredging Permitting Assistance – Individual Permits and Close Session – Bryant Seconded and all voted in favor.

### **III. PUBLIC COMMENT**

No Public Comments

### **IV. Budget Amendment #373 for Geodesic for Washburn Tank**

Dean Lindsey – The Town solicited proposals for procurement of the geodesic dome for the Washburn Tank. The low bid was from CST Industries, Inc. at \$59,372. The overall amount associated with Budget Amendment #373 is \$65,000.

Commissioner Patrick Bryant made a Motion to approve Item # 373 Commissioner Scott Doster seconded, and all voted in favor.

### **V. Budget Amendment #374 for Water SCADA System**

Dean Lindsey – During the previous budget, Town Council approved Budget Amendment #366 for the water SCADA system and related water system consolidation. The SCADA system will be used as an automation tool to operation the water system. This will save the Town time on identifying water leaks, checking the levels of wells, and more. Public Services Director Dean Lindsey has re-visited this system, as it was not purchased during the last budget cycle and was not accounted for in the current budget. The overall amount associated with Budget Amendment #374 is \$250,000 which includes all elements to getting the SCADA system operational.

Commissioner Scott Doster made a Motion to approve Item # 374 Mayor Pro-Term David DiOrio seconded, and all voted in favor.

### **VI. Budget Amendment #375 for Belt Press**

Dean Lindsey – The Town has solicited bids for the procurement of a belt press for sludge management at the Wastewater Treatment Plant. The low bid came in at \$595,130. This cost will be reimbursed using ARPA funding.

Commissioner Jim Proctor made a Motion to approve Item # 375 Commissioner Patrick Bryant seconded, and all voted in favor

### **VII. Proposed Amendment #1 to LaBella Task 17 – Water System Consolidation**

Dean Lindsey – LaBella has been in the process of completing Task 17 for Water System Consolidation. Several delays and scope redirections have occurred due to the Town's pursuit of accurate system information, and a newly-identified additional

component design is now requested. This Amendment #1 is for additional compensation for both prior additional and newly-added effort. Amendments include: the addition of a Pressure Reducing Valve to lower pressure from the Firefly Cove well/tank system feeding into the Firefly Cove community; the incorporation of a fail-safe protection into the feed from the (now to be lowered) Firefly Cove community system in order to minimize potential for catastrophic pressure conditions to enter the Downtown system; the previous addition of a Pressure Reducing Valve between the Island Creek Tank and the 80-System; and redirection of the 80-downtown interconnection location. The total cost associated with the proposed amendment is \$15,000.

Commissioner Patrick Bryant made a Motion to approve Item # 1 to LaBella Task # 17  
Commissioner Scott Doster seconded, and all voted in favor

### **VIII. LaBella Task 23 – Wastewater Pumping Station (WWPS) Bypass System**

Dean Lindsey – made the presentation ask him for his report or copy it from the packet. The Town's triplex wastewater pumping station (WWPS) has no simple means for bypass, and the Town desires to obtain a suitable trailer-mounted bypass pump and install means for bypassing in the event of an emergency. There is currently no substantial time period greater than 20-30 minutes during which the WWPS can be out of operation without resulting in a wastewater spill to the Broad River. This Task will result in the Town's purchase of a suitable bypass pump, and a force main emergency bypass connection, which will also necessitate installation of a manhole or cleanout access on the existing 12-inch force main near the existing air release valve (ARV) on the Dam access road above the WWPS. LaBella will determine the pump hydraulic requirements and prepare a technical specification suitable for the Town's procurement of a trailer-mounted suction-lift bypass pump; prepare a site layout drawing and details for the installation of the bypass pump connection near the pump station and the new manhole at the air release vault; utilize previously obtained survey data where possible; submit drawings and specifications to NCDEQ (DWI and DWR) for review and approval in anticipation of potential funding from the outstanding balance of ARPA grant funds; and support the Town during the procurement and construction process on an as needed basis. The total budget associated with Task 23 is \$20,100.

Commissioner Jim Proctor made a Motion to approve LaBella Task #23  
Commissioner Scott Doster seconded, and all voted in favor

### **IX. Public Works**

Dean Lindsey – Public Services Director Dean Lindsey has been reviewing options for the new public works building. He provided Council with an update and there was a

discussion regarding the needs of the Department and the Town as it related to the new building.

## **X. Review of Morse Park Improvements Bid Recommendation**

Olivia Stewman - Qualification-based bids were received for Morse Park Improvements. A staff-based review team has held various meetings to discuss each of the five bids that were received initially, the review team narrowed the bids down to the top two candidates and references were contacted for both firms. The review team recommends awarding the qualification-based bids to Odom Engineering. This recommendation stems from Odom's overall qualifications, past experiences working with the Town, the familiarity of the Town's sewer moratorium, and outstanding references.

Commissioner Jim Proctor made to approve and hire Odom Engineering to work on this project Commissioner Patrick Bryant Seconded and all voted in favor.

## **XI. Lake Lure Signage**

Laura Krejci addressed the board: The Lake Lure signs that are in place at all entries to Town need to be replaced. The signs simply say "Lake Lure – Incorporated 1927." The criteria below was shared with the Parks and Recreation Board on 7/8/24. Their recommendations are consistent with the recommendations summarized in this report. Wording: The Town logo may not have been in existence when the previous signs were made. The Town logo includes "est. 1927". Recommendation: The recommended wording would include: "Welcome to the" followed by the Town logo which states "Town of Lake Lure". It was recommended that "North Carolina" be omitted to reduce the number of words on the sign for ease of readability. Size: There are currently 5 one sided signs located at the various entry points to Town limits. Recommendation: The recommendation is to purchase one size sign for all locations, similar to the size of the sign between Chimney Rock and Lake Lure, near The Geneva Motel. This sign is approximately 27" x 66". Material: The existing one sided signs are currently made of some sort of wood/composite Board. Chimney Rock State Park was consulted to see what type of signs they are using. The following information was shared regarding wood and HDU signs. Sandblasted Wood Signs (CRSP preferred signage) made with cedar, long lasting exterior signage, environmentally friendly, HDU Sandblasted Foam (CRSP used in the past. Discontinued this material in the park), Made to look like sandblasted wood, Not as sturdy as wood, frequently chewed on by critters Less expensive. A number of materials were considered and researched including metal and poly metal signs. Recommendation: Sandblasted Wood Signs are recommended based on the use of these signs throughout Chimney Rock State Park

and the recommendation of the Parks and Recreation Board. Cost: The following options are presented for consideration. Proposal is for five (5) single-sided sandblasted wood signs, Existing posts will be used for one of the eight signs, New 6x6, salt-treated, painted posts with a routed-in border and post caps will be used to install, Size of sign face is 27" x 68". Lamb Signs Estimate: \$1,278.75 each plus tax (28.5" x 68") Signature Signs & Graphics Estimate: \$ 1,496.85 each plus tax (24" x 59"). Posts, Lamb Signs 6x6, salt treated, painted posts with a routed-in border and post caps \$100 per post plus tax Signature Signs. A 6x6x8 post painted with the notched in areas and black post cap would be \$161.25 plus tax each. A 6x6x8 post painted with a black post cap and trim would be \$112.50 plus tax each.

Recommendation: To order the signs from Lamb Signs. Color Palette: The sign company recommended using a white background with the dark letters. The Town branding colors are included below as a reference. Recommendation: Option A below is recommended. To order five (5) single-sided sandblasted wood signs (with 6" x 6" posts) with a white background and the Town Logo to replace the existing signs that are in need of repair. Approval of the plan to purchase five (5) single-sided sandblasted wood signs (with 6" x 6" posts) with a white background and the Town Logo to replace the existing signs that are in need of repair.

Commissioner Jim Proctor made a motion to approve option A for the new town signnage Commissioner Scott Doster seconded and all voted in favor.

## **XII. LaBella Task # 21 –Dredging Permitting Assistance - Individual Permits**

Dana Bradley made the presentation – there is paperwork in the packet regarding this report. This work order is for the purpose of providing technical assistance with permitting to support mechanical dredging.

Commissioner Patrick Bryant made a Motion to approving LaBella Task # 21 phase 1 Commissioner Scott Doster seconded, and all voted in favor

## **XIII. Project Manager Updates**

Project Manager Mike Dydula shared the following updates:

Reservoir Drain Project: Overall the project is going well. Crews are currently working on drilling activities for the 72" drain pipe and valves. A 6' - 6' hole will ultimately be made for the reservoir drain. The 72' knife gate valve has been received and is being housed with Morgan Corporation. The 60" jet flow valve is expected to arrive in September, this will be shipping from Massachusetts. Morgan Corporation will begin moving the barges off the lake on Friday 7/26/24. The remainder of the barges and equipment will be shipped out next week and the crane will be leaving on Wednesday. There are three change orders that will be forthcoming and the total cost is approximately \$25,000 Town staff are currently

reviewing with Schnabel Engineering. Temporary Launch Area in Morse Park: A plan is being developed to convert this temporary loading area to a permanent boat launch and access Town use. 177 Tryon Bay Demolition Property: There has been a second bid for the property. This latest Bid was for \$118,000. Sewer System Project: The town is working with LaBella Associates to conduct a survey of the properties from the dam downstream of the existing pump station. The owners of the Hunt property have given their permission for the survey. Dam Geophysical Assessment: This project is underway in support of the dam replacement project. Schnabel Engineering is overseeing this work. Tainter Gate Inspection: The draft report has been received and is being reviewed by staff. A separate meeting is suggested held to review the report between town staff, council and Schnabel Engineering.

#### **XIV. Town Manager Updates**

Town Manager Olivia Stewman addressed the board: Dredging: Town Council approved the award of bid with Stott Construction, Inc. at the regular July meeting. Mr. Stott signed the dredging standard agreement form the following day. Stott Construction should begin dredging operations in the near future. The Town is still working with LaBella to obtain an individual permit for dredging. Currently LaBella is working through working through requirements related to the Threatened & Endangered Species survey, Cultural Resources, and jurisdictional delineations for the dredge area and potential spoil locations. Lake Drawdown: At the June Work Session and Action meeting, it was determined that the 2025 Lake Drawdown would take place from January 1, 2025 until March 15, 2025. During the Drawdown, the Town will be completing sewer assessment and repairs, testing the reservoir drain valve, completing dam related inspections and maintenance, and dredging operations. Contractor construction and maintenance may also take place, but contractors must vacate the lake bed no later than March 15. Workforce Housing: Odom Engineering is currently in the process of completing the workforce housing conceptual site plan. Staffing: There are currently three vacancies including the Parks, Recreation and Lake Coordinator and two Public Services Utility Maintenance Technicians. The FY 24-25 budget included the addition of a Community Development position. Staff is working on fine-tuning the job description for this new position. The seasonal Parks, Recreation, and Lake Utility Maintenance Technician position has been filled.

#### **XV. Close Session**

Mayor Pro-Term David DiOrio made a motion to enter into closed session in accordance with G.S.143-318.11(a) (3) for attorney client privilege or legal claims. Commissioner Jim proctor seconded and the all voted in favor.

**XVI. Adjournment**

Commissioner Patrick Bryant made a Motion to adjourn the meeting, Mayor Pro Term David DiOrio Seconded and all voted in favor. The meeting ended at 10:57 a.m.

ATTEST:

Elba Willette  
Elba Willette, Town Clerk

Carol C. Pritchett  
Mayor Carol C. Pritchett

