

**MINUTES OF THE SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL  
HELD MONDAY, JUNE 5, 2023, 2:00 P.M. AT THE LAKE LURE MUNICIPAL HALL**

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

William Hank Perkins, Jr., Town Manager  
William Morgan, Jr., Town Attorney  
Michael Dydula, Project Manager  
Dana Bradley, Parks, Recreation, and Trails Coordinator  
Michael Williams, Community Development Director

**ABSENT:** Commissioner Jim Proctor

**I. CALL TO ORDER**

Mayor Carol C. Pritchett called the special meeting to order at 2:00 p.m.

**II. AGENDA ADOPTION**

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

**III. REVIEW AND DISCUSS GMP**

Project Manager Michael Dydula explained that the currently available GMP is a price furnisher for what it would cost to work from Sunset Cove to the dam. Project Manager Dydula provided council with a project map. Project Manager Dydula explained that aside from work in Sunset Cove, other areas of the project cannot be completed until the reservoir drain valves are installed. It was noted that Ruby-Collins identified times and schedules within the GMP.

Project Manager Dydula had questioned what it would take to finish Sunset Cove and Ruby-Collins estimated that they would need about 280 days to complete that section and would need to use a porta-dam. Project Manager Dydula added that 280 days is not feasible for the Town and that he had expressed to Ruby-Collins that the Town cannot exceed a drawdown of 5 months. It was explained that Ruby-Collins is now examining whether or not they can finish all of the pipe on the North side of Sunset Cove within 5 months and there have been discussions about the possibility of extra crews. Project Manager Dydula noted that a porta-dam is expensive recommended against purchasing one since the Town will be able to drain the lake enough when the drain valves are installed. Dydula reported that since he last spoke with Ruby-Collins earlier in the day, they suggested forgoing the porta-dam, finishing the north side of Sunset Cove, and evaluate what can be done on the south side of Sunset Cove with the groundwater factors. Project Manager Dydula noted some areas on the south side of Sunset Cove may not have issues with groundwater.

Commissioner DiOrio asked what the actual cost would be if the GMP is revised to only include the GLS project on the north side Sunset Cove. Project Manager Dydula noted that it is complicated to estimate the actual cost because it is design-build project. Commissioner Doster noted that this should be discussed with Ruby-Collins.

Commissioner DiOrio questioned if the Town should proceed with having work done this year with the ability to drawdown the lake 12 ft. or if the Town should wait until next year when the lake can be drawn down 20 ft. Project Manager Dydula expressed that the Town cannot afford forgo work on the project this year and suggested that the Town proceed.

It was noted that GLS can definitely be working on in the north end of Sunset Cove, and there may be some work that can be complete in the south end. Commissioner DiOrio questioned if the Town should work only on the GLS on the north end this drawdown and work on boring in the south end at a later date, and asked if it is cost efficient to work only on the GLS. Brian Houston with LaBella noted that if the Town wanted a shortened drawdown the idea would be good because the GLS will take less time than boring and estimated that just the GLS would take about three months. Commissioner DiOrio recommended that the Town plan for a five month drawdown, have Ruby-Collins begin work as early as possible, and disregard the borings if they are not efficient. Commissioner DiOrio added that if GLS work is done in three months, the Town can begin refilling the lake, but if not there is some insurance to keep five months. Commissioner DiOrio expressed concern with overcommitting.

Project Manager Dydula noted that all attention can be focused on the north end of Sunset Cove. Commissioner DiOrio noted that there must be total confidence that no boats will have to be removed. Mr. Houston answered that thinks removing boats could be avoided.

There was consensus of support for proceeding with the GLS project in the north end of Sunset Cove and the possibility of proceeding with boring in the south end if time and weather permit.

#### **IV. DISCUSS DRAWDOWN SCHEDULE**

There was consensus to start drawing down the lake in November and begin refilling on March 31<sup>st</sup>, but it was discussed that if work is completed sooner than March 31<sup>st</sup> the Town will begin refilling the lake earlier.

#### **V. DISCUSS APPRAISAL OF TOWN PROPERTY BEHIND THE ARCADE BUILDING AND ABC STORE PROPERTY MARKET RENT STUDY REPORT FINDINGS**

Town Manager Hank Perkins noted that he was hoping to have the Arcade property appraisal last week, but he had not yet received it and asked for an update today. Manager Perkins explained the property use and how it factors into the appraisal. Manager Perkins anticipated that the appraiser is going to start the property from its value as if it is going to remain as a non-conforming use as it is now, but also expects that the appraiser will include a value that would reflect new use for the property. Commissioner DiOrio asked what the total acreage is and Manager Perkins estimated .55 acres. Commissioner DiOrio noted the need to factor remanence. Mayor Pritchett recalled that Commissioner Proctor had noted the possibility that the Town could lease the property and asked if a lease rate would be in the appraisal. Manager Perkins answered no. Council discussed that the timeline for the appraisal is lengthier than expected and expressed that they hope to have the appraisal prior to the next meeting.

Manager Perkins noted that the ABC Store property market rent study report was completed and in the meeting packet. Mayor Pritchett noted that the appraiser recommended that the Town rent the ABC Store property for \$1,995 and made note of the formula used to come to that conclusion.

Commissioner DiOrio expressed that the Town needs to advertise a Request for Proposal (RFP) for renting the property as soon as possible, in order to determine interests in renting the property.

Manager Perkins encouraged Council to review the full ABC Store property market rent study report.

Commissioner DiOrio expressed the need to create a marketing strategy and begin working on getting the property curb-appeal ready. Commissioner DiOrio suggested that the Town could rent out the property for small events in the interim. Council members agreed that the Town should begin on improving curb appeal. Commissioner Doster expressed that Commissioner DiOrio's plan to rent the space for small events could be plausible, but would depend liabilities. Mayor Pritchett noted that the Town would have to have staff to run the facility if it were rented for events. Commissioner DiOrio noted that the Town would need a process for event rentals of the property. Commissioner DiOrio recommended working on improving curb appeal as soon as possible.

**VI. DISCUSS PARKS AND RECREATION TRUST FUND (PARTF) / BOYS CAMP ROAD**

Manager Perkins provided the background in regard to the Town's plan to work with AT&T to construct a cell tower on Boys Camp Road. Manager Perkins noted that the Town acquired the Boys Camp Road property with the help of a Parks and Recreation Trust Fund (PARTF) grant because the plan is to utilize the property as a recreational campground. It was explained that the former belief was that constructing a cell tower on that property was authorized, but upon further investigation it is not allowed under PARTF guidelines. Manager Perkins noted that the Town is in the process of completing a conversion of the cell tower portion of the property in order to allow for the placement of the cell tower without interference of PARTF restrictions. Parks, Recreation, and Trails Coordinator Dana Bradley noted that she had submitted all necessary information for the conversion. Coordinator Bradley noted that the Town will need to replace the portion of the property being converted with a similarly valued parcel. Commissioner Bryant asked if the replacement property needs to be adjacent to the existing property and Coordinator Bradley answered no. It was estimated that the conversion should be completed within a few months. Manager Perkins added that the timing of PARTF meetings will factor in the timeline and it was noted that the next PARTF meeting is in June.

Commissioner DiOrio recommended authorizing Manager Perkins to complete the steps necessary to completing the conversion without Council approval. Council members agreed.

Commissioner Doster asked who is responsible for reviewing grant regulations. It was noted that grant was award in 2019 and it was uncertain who reviewed the grant at that time. Commissioner Doster recommended appointing a designated person to review grant details.

Commissioner DiOrio noted that the Town did get a verbal allowance for the tower in the past and expressed that nothing can interfere with the cell tower from being constructed.

Manager Perkins noted that the correct actions are being taken and that there is anticipation that the conversion will be approved prior to AT&T's construction. Mayor Pritchett noted that the Town's PARTF contacts need to be aware that time is of the essence. Commissioner DiOrio expressed AT&T's schedule cannot be interfered with because public safety is the most important factor.

Community Development Director Michael Williams noted that AT&T is still excited about completing the project.

Commissioner Bryant noted that a supporting email in the meeting packet commented that the process could be timely and that it seems like the Town done due diligence to expedite the process. Coordinator Bradley agreed.


Manager Perkins noted the importance of resolving this issue. Manager Perkins also noted that the Town had recently been awarded with a Division of Water Resources grant for Morse Park and that the PARTF Board is going to meet in the fall to decide on whether or not to award the

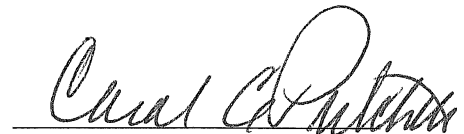
PARTF grant for Morse Park. Manager Perkins noted that if the PARTF grant is not awarded, it could cause a significant barrier in the Morse Park project.

**VII. ADJOURNMENT**

Commissioner Bryant made a motion to adjourn. Commissioner DiOrio seconded and all voted in favor. The meeting was adjourned at 2:54 p.m.

ATTEST:

  
Olivia Stewman, Town Clerk

  
Mayor Carol C. Pritchett

