



**MINUTES OF THE SPECIAL WORK SESSION MEETING OF THE LAKE LURE TOWN COUNCIL HELD WEDNESDAY, APRIL 27, 2022, 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 Clerk / Interim Town Manager

**ABSENT:** N/A

**I. CALL TO ORDER**

Mayor Carol C. Pritchett called the meeting to order at 8:33 a.m.

**II. AGENDA ADOPTION**

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

**III. TOWN INFRASTRUCTURE LOCATION DISCUSSION**

**A.**

Fire Chief Waycaster provided the Council with an update in regard to the possibility of a public safety building, which was discussed at the March work session meeting. Chief Waycaster provided a brief history of the Lake Lure Fire Department and the locations of the Department. Waycaster explained that in the past, the current fire station had been shared with the Lake Operations Department, used as a shelter during emergency events (2016 and 2018 were last time used as a shelter). Waycaster explained that the current building is now used for medical training, emergency planning meetings, and various events, is utilized by state park officials, and more. Waycaster proposing to build a public safety facility which will house the Fire Department and the Police Department, and noted that it would be similar to the current shared situation in town hall. Chief Waycaster explained that this would alleviate various issues and allow for two

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staff members on shift for 24 hours. Waycaster noted that there are on average of 10 fire fighters per call, all of which who have been exposed to something come back to Fire Department to decontaminate and all 10 individuals must wait for one shower to decontaminate. It was cited that 65 percent of Fire Fighters will get cancer due to exposure. Waycaster noted that the Public Safety facility would serve the town for years to come. Additionally, it would free up extra room at Town Hall. Waycaster explained that the facility would have training accommodations, clean storage, and legal evidence in which only the Police Department would have access.

In terms of budget, Waycaster explained that he has conversed with two contractor and both have estimated 5 to 7 million dollars for the completion of the facility. Waycaster has also discussed with Finance Director Sam Karr that the Town can get a 20 year loan which would be \$400,000 dollars annually. It was noted that the Town has \$300,000 set aside for expansion of the existing department and \$60,000 set aside for a second fire station. Chief Waycaster has searched for grants related to public safety facilities, and noted there may be some extra help with financing as he continues to search.

Interim Manager Olivia Stewman asked Chief Waycaster to explain why this is a better option than those discussed in previous meetings. Waycaster explained that the Public Safety Facility is a better option because will serve the town for many years to come, opens up a more diverse pool to hire from, is more accommodating, prevents any temporary lease agreement, leaves ABC store open, more centrally locates the Police Department, and more. Waycaster is forecasting that the Fire Department will grow outward and noted that if the West-end Connector is put in, there will be access to all parts of town, allowing for greater efficiency.

Mayor Pritchett noted that work out rooms, conference rooms, and other accommodations will be shared by the Fire and Police departments, and explained that the total amount of money is for two departments. Commissioner Doster asked if this idea would affect the rating at all. Waycaster explained that as of right now the Fire Department is making minor adjustments to maintain or improve rating, but does not predict that the new building will improve the rating in terms of location, but may in terms of a more secure and safe facility. Waycaster also noted that the building would protect over a million dollars in town assets. Waycaster reiterated that the West-end Connector is key and a substation would be looked at if it were to follow through. Mayor Pritchett noted that West-end Connector is an ongoing effort. Commissioner Proctor noted that he has not received any negative feedback on the West-end Connector if it is only an emergency access, as is the plan. However, the use of the connector as a public road is a concern and will be a matter of oversight to prevent this from happening.

Commissioner DiOrio asked where the specific location is planned to be. Waycaster answered that it is along the 64 corridor and the location on the bend will put the facility on the same side of the road as water and sewer, the school, etc. This would also allow for better road view (no blind curves).

Commissioner Diorio inquired about a debt service of 400,000 for 20 years, explaining that fire tax may have to increase to 15 or 16 cents. Commissioner Proctor pointed out that some funding would be fire tax and some would come from the Police budget. It was noted that that Public Works could move into old building and there is already a bay for vehicles, and the only addition

**C. PUBLIC SERVICES EQUIPMENT STORAGE BUILDING**

Commissioner DiOrio presented on behalf of Public Services Director Dean Lindsey and explained that public works may permanently move from behind the arcade, which will open a plot to expand downtown business area. DiOrio noted that the first action items are to vacate the property and obtain a temporary facility for infrastructure project storage area which is a cost avoidance area with engineer firms. DiOrio suggested that the old driving range at the Greenspace could be the location of the project storage area and noted that 40x60 steel building would be needed, a gateway, and truck access on a firm ground. Director Lindsey obtained a quote for about \$600,000, but will identify only primary necessary construction and get the price to about \$450,000. Commissioner DiOrio recommended to give Director Lindsey the authority to continue search for contractors to build the storage facility, which could possibly come out of capital reserve. It was also noted that the funds from selling the current public works property could likely go towards funding the new building.

Commissioner DiOrio noted that it is worthwhile to make the storage facility habitable and the estimated time to build is 6 to 8 months and it will take a couple of months to move from current location. DiOrio expressed that the Town needs to sale the existing property sooner than later. Commissioner Proctor noted a report on the well located on the existing property is still needed. Commissioner DiOrio explained that the well is necessary because it supplies Chimney Rock Village, thus the Town cannot recommission and will need a utility easement.

Chief Waycaster noted that the storage facility may be tied on to Fire Department and Parks. Recreation, and Lake Department septic system and he will look into the capacity to hold one more restroom.

Commissioner DiOrio motioned to have consensus to move the vacate the existing public works property and erect a temporary facility for infrastructure project storage area at the driving range and allow Dean Lindsey to contact contractors for bids. Commissioner Proctor seconded and all voted in favor.

**IV. MARINA PARKING DISCUSSION**

Interim Manager Stewman explained that a citizen has expressed concern in regard to the current employee parking situation at the Marina and felt that the current layout is a public safety concern and an eye sore. Stewman explained that Parks, Recreation, and Lake Director Dean Givens had set up the current parking layout to allow for efficient flow of traffic and to provide additional parking for visitors.

Mayor Pritchett suggested that a chain and poles could be an option to block. Proctor emphasized parking issues. It was explained that phase two of Town Center master plan had been approved which includes the expansion parking spaces. Commissioner Bryant, Commissioner DiOrio, and Commissioner Doster expressed support for changing the current marina employee parking. Commissioner Doster asked if it is possible to create a spot for just marina employees near town hall. Commissioner Proctor expressed concern that blocking it off

the current marina employee parking would cause less parking for visitors. Commissioner DiOrio stated that it would come down to three or four parking spots and that moving the current parking would result in better emergency access, better view, etc. Commissioner Doster noted that waiting for the new parking lot may take years.

Commissioner DiOrio proposed prohibited day parking in front of marina, putting up safety barriers and maintain every day. Commissioner Doster suggested the Town allow the Marina Manager to park there for loading, unloading, and emergency vehicles. Commissioner Bryant recommended signage and painting assigning the area as no parking, handicap drop off, and emergency only. Director Michael Williams expressed that it would be a more community friendly.

DiOrio motioned for the approval of a barrier and signage assigning the current marina employee parking area as no parking, handicap drop off, and emergency only. Commissioner Bryant seconded and all voted in favor.

#### **V. BUDGET UPDATE**

Finance Director Karr explained that the Town received tax evaluations from the county. Karr noted that the only item lacking in the draft FY 22-23 budget is salary and benefit information for the project manager position, which will go into Community Development budget. Interim Manager Stewman confirmed that a budget meeting Monday, May 9, and will provide additional details soon. Commissioner Proctor noted that the new Town Manager Hank Perkins may benefit from attending the budget meeting. Mayor Pritchett agreed to take the lead on finding out details in regard to Mr. Perkins' attendance.

#### **VI. CAPITAL IMPROVEMENT PLAN DISCUSSION**

Interim Manager Stewman explained the town needs a ten year CIP to submit to the state when applying for additional infrastructure funding. Commissioner DiOrio explained that we suggested small working group create a draft CIP. Consensus was made to have a small group including Finance Director Sam Karr, Assistant Finance Director Steve Ford, Interim Manager Stewman, Mayor Pritchett, and Commissioner DiOrio will meet to draft a 10 year CIP. Commissioner Proctor recommended that the 10 year be a part of the budget process and suggested it would be beneficial have a draft by the May 9<sup>th</sup> budget meeting.

#### **VII. RESOLUTION NO 22-04-27 – AIA GRANT**

Commissioner DiOrio motion to adopted Resolution No. 22-04-27 – AIA Grant. Commissioner Proctor seconded and all voted in favor.

#### **VIII. RESOLUTION NO 22-04-27A – GLS PROJECT STATE LOAN AND/OR GRANT**

Commissioner DiOrio motion to adopted Resolution No. 22-04-27A – GLS Project State Loan and/or Grant. Commissioner Bryant seconded and all voted in favor.

**IX. SELECTION FOR DESIGN-BUILD SERVICES – SUBAQUEOUS SANITARY SEWER REPLACEMENT**

Interim Manager Stewman explained that the state had changed ARPA funding stipulations which resulted in the Town having to choose to reissue a revised version of the RFQ for the sewer replacement project or not using the \$8 million in ARPA monies. Stewman explained that the town needs the funding, so the revised RFQ was reissued in accordance with state law and that Ruby-Collins and LaBella were the sole firm to submit an SOC and are qualified for the job.

Commissioner Proctor made a motion to approve Ruby Collins and LaBella for the selection for design-build services for the subaqueous sanitary sewer system. Commissioner DiOrio seconded and all voted in favor.

**X. CLOSED SESSION**

Commissioner Bryant made a motion to move into closed session in accordance with G.S. 143-318.11(a) (6) for the purpose of discussing personnel matters and in accordance with G.S. 143-318.11(a) (3) for attorney client privilege. Commissioner Proctor seconded and all voted in favor.


During closed session, Council discussed two matters in line with attorney client privilege.

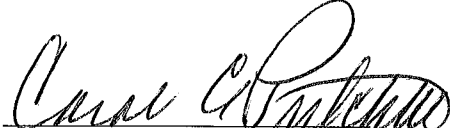
Commissioner DiOrio made a motion to return to open session. Commissioner Bryant seconded and all were in favor.

**XI. ADJOURMENT**

Commissioner Bryant motioned to adjourn the meeting. Commissioner DiOrio seconded and all voted in favor. The meeting was adjourned at 11:06 a.m.

ATTEST:

  
Olivia Stewman,  
Town Clerk

  
Mayor Carol C. Pritchett