

Town of Lake Lure Utilities Advisory Board  
Regular Meeting Minutes  
April 5, 2022  
Meeting held at the Lake Lure Town Hall

**Board Members Present:**

Richard Glassen, Chairman  
Richard Sayles  
Don Cason

**Others Present:**

Scott Doster – Board Liaison

**Board Members Absent:**

John Chapman, Vice Chairman  
Rick Spruill

**Call to Order**

Chairman Richard Glassen called the meeting to order at 2:03 p.m.

**Agenda Adoption**

Chairman Glassen asked for a motion to adopt the agenda. Mr. Sayles made a motion to approve the agenda, as presented. Mr. Cason seconded and all present voted in favor.

**Consent Agenda**

Board members asked that the March 1, 2022 reflect that Wayne Hyatt is changed to Rick Spruill under present in the roll call section and that sewer rehab is changed to dam rehab. Mr. Cason made a motion to approve the Regular Meeting Minutes on March 1, 2022, as amended. Mr. Sayles seconded and all voted in favor.

**Unfinished Business**

There was no unfinished business.

**New Business**

***A. Nominate and Elect Chairman and Vice Chairman for Calendar Year 3/01/2022 – 3/28/2023***

Mr. Sayles nominated Mr. Richard Glassen for Chairman and Mr. John Chapman for Vice Chair. Mr. Cason made a motion to approve the nomination, as presented. Mr. Sayles seconded. All present members voted in favor.

***B. Review, Discuss, and Recommend Plan for the Lake Lure Sewer Project***

Commissioner Scott Doster informed the Board of the recent conclusion that the Town has access to easement rights for utilities up to the 995 ft. elevation lake boundary. Doster noted that most laterals will fall below the 995 ft. limit. Doster recommended taking an existing letter from LaBella Associates and eliminating a few elements that are not needed (i.e. easements). Chairman Glassen asked about discussing location with residents. Doster provided an answer that LaBella Associates will provide a dot map to reference when location is discussed with property owners.

Commissioner Doster provided board with a document titled "Here's how you can get on Board" (Attachment A) and a Property Owner Survey.

Chair Glassen asked about a plan for going under boat houses. Doster explained that the Town is in the process of making a plan and that property owners would be contacted prior to going under boathouses or will be notified if they need to make repairs. Glassen explained that there are two types of boat houses including built on pole / dug down shallow foundations and built on foundation. Doster explained that conversations with LaBella regarding HDD involve cost and laying HDD on the bottom of the lake and that Brian Houston, PE wants as few opportunities to break line as possible, the least penetration possible, etc. Doster continued to explain that following the line we would have a buoy stating no anchor and concluded that if a line must go under a boat house it will be encased in concrete. Glassen asked what the size of the sewer line will be. Doster estimated 6 inch, maybe 8. Doster also mentioned that each boathouse may be unique.

The Board discussed that the project will begin at dam towards the old dam marina and progress towards Sunset Cove. Doster noted that the lines will be brought down 70 feet so no one will ever hit them and that the HDD will ideally expand from Moore property to the other side. Glassen suggested mentioning to engineer that there are issues with shallow foundation under boathouses. Doster noted the line should be 6 ft. from 990.

Commissioner DiOrio was present as an audience member and asked to speak, commenting that it will be angular and that slope will determine an angle. Glassen asked about the average distance and DiOrio estimated 6 ft. DiOrio also noted that if a line must go under a footer, the footer will be removed. Doster noted that the Town will make determinations based on individual lake structures involved.

The Board discussed updating the Sewer System Communications Plan that will be sent to residents in the future. Commissioner Doster recommended changing from the letter survey to a registration. Doster noted that a changes should be made due to no easement being required. Doster recommended leaving the diagram in the document and attaching other graphics received from LaBella. Glassen recommended leaving out the additional graphics because the route is not uniformed and uncertain, Sayles agreed. The Board

discussed removing the easement note from the existing diagram and adding up to two lines after sewer stub outs. Additionally, the Board determined to display a typical lateral instead of easement under the existing diagram. The Board members would like to add dot map.

Board members questioned if a signature will be needed at the end of the packet and Commissioner Doster expressed that he does not think a signature will be required due to the Town's established rights.

Glassen noted that in Charlotte, residents did not have to hook up to the new sewer system immediately, but septic would not be repaired and residents would have to hook up after their septic stops working. Glassen added that there was also a greater fee to hook up if not done initially. Doster explained that the Town of Lake Lure will also not require residents to hook up to the lateral immediately, but each resident will be charged \$90 a month regardless and will have to get a plumber to hook up in the future if they choose not to hook up initially. The Board determined that this information should be noted in the overall packet. Glassen also suggested noting state law in regard to access fees although there will be no tap in fee. Doster noted that the document should inform residents that they cannot expand their structure without connecting to new system. The Board recommended wording this as "when you get ready to expand you must..." not "you cannot expand until..."

The Board determined that the document should be finalized, sent out in groups, and then the UAB can hold a meeting with residents to discuss and answer questions. Chair Glassen recommended waiting to hold meetings until appropriately timed and asked how far in advance of starting to run sewer lines along the lake should notice be sent. Commissioner DiOrio noted six months versus one month. The Board will determine it may be appropriate to send notice during the upcoming winter and plan to have the documents to send out completed within next few meetings. The Board also determined to hold meetings in March 2023 and estimate that by June 2023 most questions should be resolved.

Chair Glassen suggested making the changes discussed and follow up with additionally suggestions at the May meeting and create a draft, then finalize the document the following meeting.

Doster listed the following initial changes: change dates, construction to start 2023, no need for any more mention of HDD, take out overview feedback / review sentence, take out rehab of existing manholes or include it in the past tense, belong northern shoreline and take out as illustrated, etc.

### **Public Comment**

There was no public comment.

### **Adjournment**

Mr. Cason noted that he had dismiss himself from the meeting. The Board discussed holding a work session in May. Chair Glassen made a motion to adjourn the meeting. Mr. Sayles seconded and all UAB members voted in favor. The meeting was adjourned at 3:12 p.m.

ATTEST:

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Olivia Stewman, Town Clerk



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Richard Glassen, Chairman