



MINUTES OF THE REGULAR WORK SESSION AND ACTION MEETING OF THE LAKE LURE TOWN COUNCIL HELD WEDNESDAY, APRIL 24, 2024 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

Olivia Stewman, Town Manager
William Morgan, Jr., Town Attorney

ABSENT:

I. CALL TO ORDER

Mayor Carol C. Pritchett called the work session and action meeting to order at 8:30 a.m.

II. AGENDA ADOPTION

Mayor Pritchett asked if there were any edits to the agenda. Commissioner DiOrio advised that he had one edit, adding line item number 14, Schnabel Design proposal. DiOrio made a motion to accept the agenda as amended. Commissioner Bryant seconded and the motion carried 4-0.

III. PUBLIC COMMENT

Pat Buede spoke with the board on how we can make it easier for the public, specifically permanent residence, to access our meetings and improve communication.

She stated that she thought it was great that the meetings were being held for the public on both sides of Town.

She recommended that a summary of the major occurrences from each month be posted and a link of the summary be sent in a postcard to all residents and owners of the vacation rentals.

IV. PRESENTATION BY CAMP LURECREST

Dan Bragdon presented on behalf of Camp Lurecrest in regard to an interest in obtaining a portion of Town property located on Parcel # 1649620. The specific portion of property is located adjacent to Lurecrest Drive.

Mr. Bragdon stated that they hoped the Town would sell or bequeath a one acre parcel of Town property to Camp Lurecrest in order to expand their road and create some parking spaces. Mr. Bragdon stated that arrival day for campers creates a traffic problem with their current one way road. They would also like to create a green buffer by landscaping with silver maples and other vegetation.

Commissioner Proctor said he was more inclined to develop a right of way.

Manager Stewman stated that she would work with Town Attorney, William Morgan to work on a Right of way agreement.

V. CONTINUE DISCUSSIONS REGARDING TRYON BAY ROAD ISSUE

Town Manager Stewman advised council that geotechnical plans had been submitted by the property owner and introduced Development and Environmental Review Specialist, Rick Carpenter to speak to Council about the plans on behalf of the Town.

Mr. Carpenter told council that they plan to restore the road and create a new slop that does not meet Town code. However he stated that the Geological technician believes it is the best approach to take.

Mr. Carpenter advised that these plans are not something that he could submit to Public Service Director Dean Linsey for approval because they don't include technical details for road construction.

Mr. Carpenter said this is just step one which is technically Geotechnical slope stabilization.

Commissioner DiOrio asked if Mr. Lindsey has seen the plans. Mr. Carpenter said he did.

Commissioner Doster expressed concerns about making sure the work being done was being monitored by Community Development and by the Public Service Director. Both Mr. Carpenter and Director Lindsey said they would be monitoring the phases of work being done.

Manager Stewman addressed the council on behalf of Director Mike Williams, who was absent, stating Mr. Williams asked for direction on how to proceed with the daily fines.

Commissioner DiOrio said since the road is still blocked the daily fines should be continued.

Commissioner Proctor made motion to except the submitted Methodology with the understanding that the width of the road be changed on the plan to the original width. Commissioner Doster seconded and all voted in favor.

VI. CONSIDER AUTHORIZATION OF LEASE AGREEMENT

Manager Stewman stated that she did make one change to the lease agreement for 2654 Memorial Highway since the last meeting. That was replacing Hank Perkins' name as Town manager with Olivia Stewman as Town manager. Manager Stewman stated that she had everything in place to approve this lease today.

Commissioner DiOrio stressed with Paul Brock and Wade Oppliger the importance of safety in regards to pedestrian traffic traveling between the two businesses located across Memorial Hwy without a crosswalk.

Commissioner Doster also reminded them that alcohol could not be carried between the two businesses.

Mayor Pritchett asked for a motion to authorize the Town Manager to sign the lease agreement as presented. Commissioner Proctor made motion and Commissioner DiOrio seconded. All voted in favor.

VII. PROPOSED FY 24-25 BUDGET OVERVIEW

Finance Director Stephen Ford presented an overview of the proposed FY 24-25 budget. (See attachment A). Council set a special council meeting for May 8th to review and finalize the budget.

VIII. CONTINUE DISCUSSIONS REGARDING SEWER REPLACEMENT PROJECT

Manager Stewman stated that at the last Town work session the Council asked Brian Huston from LaBella to redo a feasibility study because of increased costs.

Mr. Huston presented and discussed his study with council. Council discussed the extensive costs for the project and that cost is beyond the capacity of the Town and partnership with the State is required to support the work.

Mr. Huston will also draft a letter to present to the State.

IX. REVIEW RUBY-COLLINS PROPOSED AMENDMENT 4

Ruby-Collins has submitted a proposed Amendment 4. The purpose of this amendment is to clarify intentions regarding Amendment 2 given the events of January 2024 which have revealed site conflicts with the Owner's contractor for the drain valve installation project (Morgan Corp.).

Mayor asked for a motion to approve amendment 4 as presented. Commissioner DiOrio made a motion and Commissioner Doster seconded. All voted in favor.

X. REVISIT DISCUSSIONS REGARDING CHANGE ORDERS

Town Manager Olivia Stewman told council that she wanted to continue discussion from the March work session and action meeting in regards to authorities approving change orders.

Town Council had asked to see the change orders if they were over \$100,000.

Ms. Stewman advised that during the March work session there was a discussion about putting a policy in place for council to approve change orders within the contingency amounts. Ms. Stewman said the concern at that time was finding a balance between not holding up projects and allowing the council to have the oversight they need on those projects.

Town Council discussed the need to identify local contractors to do work when possible and to define a change order and when these are required.

After a discussion between council and Project Manager Mike Dydula, Commissioner DiOrio said he would like to revoke the existing ability to do change orders, and modify the process.

Manager Stewman asked the council what limit they think would be appropriate to review. Commissioner Doster said 50,000 is a good number and the council could also speed up the process to approve a change order by having an emergency meeting.

XI. REVIEW DRAFT BUDGET AMENDMENT #371

Public Services Director Dean Lindsey requested a budget amendment of \$15,000 for the repairs made to Mark Twain Drive. After a heavy rain event the bank gave way and needed to be repaired. Staff recommends approval of the budget amendment at the next regular Town Council meeting.

Commissioner Proctor made motion to approve the budget amendment #372. Commissioner Bryant seconded. All voted in favor.

XII. RESOLUTION NO.24-04-24 PARFT

Town staff has been in the process of working towards repayment of a \$223,125 North Carolina Parks and Recreation Trust Fund (PARTF) Grant the Town received in 2018 for the purchase of 176 Boys Camp Road for the completion of the Rocky Broad River Recreation Area.

The purpose of the repayment is to avoid non-compliance with PARTF regulations when the communications tower is installed on the property, as the tower is a public safety priority.

A public meeting and 30-day comment period was completed on April 17th. The next requirement is for Town Council to adopt a resolution in support of the repayment.

Commissioner Bryant made motion to support the repayment. Commissioner Proctor seconded. All voted in favor

XIII. DISCUSS OPTIONS FOR TEMPORARY LOADING ZONE

Manager Olivia Stewman advised the council that she had been asked by staff if they could use the temporary Morse Park loading ramp for Town use.

The ramp was put in place at Morse Park by Morgan Corporation for loading and unloading barges. Putting in vegetation, signs, and a way to block public access would need to be considered. Also consulting with Mike Williams for any required permits.

Counsel agreed that working toward making the ramp permanent so that staff could access the lake was a good idea.

XIV. SCHNABEL PROPOSAL

Schnabel submitted a proposal for engineering services for upgrades and modifications to the Hydroelectric Facility Electrical System at the Lake Lure Dam.

The board expressed their concerns about the high cost reflected on the proposal.

Project manager Mike Dydula and Public Services Director Dean Lindsey discussed the proposal and addressed the high cost with the board.

Manager Stewman will contact Schnabel to express the Town's concerns.

XIV. PROJECT MANAGER UPDATES

Project Manager Mike Dydula presented the following updates:

The Reservoir drain project is proceeding on schedule. They are more than half way through with concrete pours and more than half way through with mass concreted pours.

Within the next two weeks Morgan Corp. will have the access road to Morse Park blocked so they can work on assembling barges to deliver equipment and materials to the upstream side of the Dam.

Mr. Dydula will work with Morgan Corp. to get the Parks and Rec. Dept. access to the area during this time so they can plant flowers.

XV. TOWN MANAGER UPDATES


Town Manager Olivia Stewman presented council with the following report:

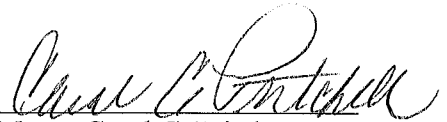
- **Dredging:**
- Staff attended a meeting on Wednesday, April 19th, with the Army Corp of Engineers, NCDEQ, and La Bella's Sandra Hayes in regard to dredging. The Army Corp and DEQ have both confirmed, in writing, that the Town can hydraulically dredge with the permits that are already in place. The Parks, Rec., and Lake Department and I are working on advertising an RFQ for these operations as soon as possible. While hydraulic dredging takes place, staff can plan to obtain an individual permit for mechanical dredging in the future. It was stated in the meeting that if the Town can submit an application for additional permitting by July, they would likely be issued by January.
- **Morse park Improvements:**
The RFQ for the design of the Morse Park improvements has been finalized. The RFQ will be advertised on Saturday, April 27th and the Town will receive bids until June 7th.
- **Lead Service Line Inventory:**
The Town has officially received the letter of intent to fund the Lead Service Line Inventory. All required documents are being submitted to DEQ and LaBella and Town Staff will begin the inventory scope, which was approved under LaBella Task 19.
- **Personnel Vacancies:** Interviews are in process for the Parks, Recreation, and Lake Director. Two interviews have been held thus far and another will be held at the end of this week. After the upcoming interview, the interview panel will discuss next steps. There has been a qualified candidate interviewed for the Town Clerk position and the Won has submitted and offer letter to this candidate, they are currently reviewing the offer and have notified Jennifer Duncan that they would respond by the end of this week. Interviews for the Finance Administrative Support Specialist will begin this Thursday.

XVI. ADJOURNMENT

Commissioner DiOrio made a motion to adjourn. Commissioner Doster seconded and all voted in favor. The meeting was adjourned at 12:06 p.m.

ATTEST:


Wendy Terry, Deputy Town Clerk


Mayor Carol C. Pritchett

