



**MINUTES OF THE REGULAR WORK SESSION MEETING OF THE LAKE LURE
TOWN COUNCIL HELD WEDNESDAY, SEPTEMBER 27, 2023, 8:30 A.M. AT THE
LAKE LURE MUNICIPAL HALL**

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

William Manager Perkins, Jr., Town Manager
William Morgan, Jr., Town Attorney
Michael Williams, Community Development Director
Stephen Ford, Finance Director
Laura Krejci, Communications Director
Sean Humphries, Police Chief
Dean Givens, Parks, Recreation, and Lake Director
Dana Bradley, Parks, Recreation, and Trails Coordinator
Michael Dydula, Project Manager
Jonathan Pittman, PE, Schnabel Engineering
Randy Rollins, Hydro Utilities Supervisor

ABSENT:

I. CALL TO ORDER

Mayor Carol C. Pritchett called the work session to order at 8:30 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. REVIEW ZONING AND PLANNING BOARD RECOMMENDATION FOR SOIL AND EROSION CONTROL ORDINANCE

Community Development Director Michael Williams explained that the Town functions as a soil erosion and sedimentation control enforcement program for the state and must model the state's ordinances which were recently revised. Director Williams further explained that the Zoning and Planning Board reviewed the state's updated ordinances and recommended adoption. Commissioner Proctor asked what the Town's area is to have approval and Director Williams answers that the state requires an acre but the Town can be stricter and the requirement is 200 sq. ft. of disturbance or 100 sq. ft. within 35 ft. of the lake.

IV. FINANCE PRESENTATION FOR VEHICLE INSURANCE SAVINGS

Manager Perkins explained that shortly after he started with the Town, he spoke with Finance Director Stephen Ford about reviewing insurance schedules to ensure that the Town is fully covered and policies are accurate. Director Ford and Accounting Clerk Melissa Hand completed that review and found areas for efficiencies and improvements. Director Ford explained that within the process, staff completed an internal audit of vehicle, equipment, property, and other insurances and found that there were vehicles that were still on the insurance plan that are no longer owned by the Town. Director Ford detailed an initial savings of \$8,000 based on the findings. Director Ford noted that staff also looked at cell phones and tablets which are being eliminated resulting in a savings amount of \$4,000 per year. Director Ford expressed that staff will continue to try to find savings and that the budget process will begin soon. Director Ford thanked Ms. Hand for her help in completing these tasks.

Commissioner Doster asked about the status of reviewing Town owned land asset. Manager Perkins noted that there is an inventory and that it is updated through Rutherford County GIS. Commissioner Doster asked if there are plans to dispose of any properties and Manager Perkins answered that staff will review if this is needed. Manager Perkins noted that the disposition of real property is a complicated process and that the Town will need to evaluate potential uses and other factors. Manager Perkins also noted that some of the Town's properties are designated for specific uses.

Mayor Pritchett thanked staff and noted that these savings add up. Manager Perkins agreed and noted that staff will continue to work towards completing internal audits and finding savings.

V. DISCUSS ADVERTISING A RFQ FOR AUDIT CONTRACT

Director Ford provided Council with a draft Request for Proposals (RFP) for auditing services. Director Ford explained that the current auditors have been working with the Town for a long time and expressed that he thinks that it is good practice to look at other options periodically. Director Ford explained that he would like to advertise an RFP to see what other auditing firms offer in terms of costs, schedule, experience, management, and other factors. Director Ford noted that this is especially important now that the Town is receiving more grants and loans. Director

Ford noted that the fee would increase if the Town decides to continue services with Martin and Starnes Associates. Commissioner Doster asked how the Town has been working with Martin and Starnes and Director Ford estimated 30 years. Director Ford invited any input from Council. Mayor Pritchett noted that in the past, an issue was a lack of auditing firms and Director Ford noted that there are more options than there used to be. Council expressed support for advertising a RFP for auditing services.

VI. DISCUSS CHIMNEY ROCK VILLAGE WATER AGREEMENT

Manager Perkins noted that the Town's current water agreement with Chimney Rock Village is supposed to expire at the end of December this year. Manager Perkins detailed that he met with Village Administrator Stephen Duncan last week and discussed the draft of the new agreement that Town staff had been working on. It was noted that the draft is located in the meeting packet. Manager Perkins noted that the draft is very similar to the previous one reviewed with Council and that the biggest change is that the component for which the Village will pay for administrative services is proposed to change significantly.

Manager Perkins noted that Town staff is in the process of getting the Firefly Cove water system online and the last step is for the state to approve the Water System Management Plan that is currently under their review. It was detailed that when the Firefly Cove system is online, the Town will no longer need to rely on Chimney Rock's water reservoir.

Manager Perkins explained that Chimney Rock has been paying the Town \$15,000 for services and this number was set 20 years ago and never re-visited. Town staff has been working towards determining a cost estimate for administrative services accrued for Chimney Rock's water system. It was noted that the Town will also be reviewing what responsibilities Chimney Rock is willing to take on moving forward. Manager Perkins recommended that the Town propose a temporary rate beginning on July 1st during a new fiscal year, the Town charge the Village this rate in 12 equal payments, work with auditing firms to look at audited figures for costs for administrative services for water at the end of the fiscal year, and when the Town receives the audit report either debit or credit Chimney Rock based on actual costs compared to the rate charged throughout the fiscal year. Manager Perkins noted that the Village Administrator has requested to further extend the existing agreement until the end of the current fiscal year to allow for evaluation of actual costs.

Commissioner DiOrio asked if Chimney Rock will be installing electronic water meters and Manager Perkins answered no, but they are aware that that is an option. Commissioner DiOrio noted that Chimney Rock needs to understand the costs for the Town's manual reading of meters. Commissioners discussed that Chimney Rock would benefit from installing electronic meters.

Manager Perkins noted that the Town is going to use the CMMS to keep track of work orders for Chimney Rock and use these records as a basis for costs for time, labor, and materials. Manager Perkins added that if the Town must hire a contractor to work on Chimney Rock's system, invoices will be used in the same manner. Manager Perkins noted that Chimney Rock can decide to take on operations and improvements themselves or use the Town. Mayor Pritchett asked if the

Town would have the ability to check that Chimney Rock is maintaining the system efficiently and it was answered yes.

Manager Perkins noted that Chimney Rock will be installing a master meter on the sewer and that will be in the Town's sewer system plan.

Commissioner DiOrio expressed that the Town needs to get the Firefly Cove system online as soon as possible and asked for verification that Town is only waiting on state approval of the water system management plan to complete getting the system online. Manager Perkins answered this is correct per his understanding.

VII. DISCUSS EMERGENCY COMMUNICATIONS

Manager Perkins noted that this was placed on the agenda to discuss how the Town gets communications out during emergencies. It was noted that this topic was brought up following the sewer break during Labor Day weekend that resulted in the temporary lowering of the lake. Manager Perkins noted that the Town should have gotten the Everbridge notification out sooner, but that all other communications were good including information posted on the Town website and social media. Commissioner DiOrio noted that Everbridge is designed for emergency communications and agreed that the Town need to use it appropriately and timely. Council encouraged attendees to sign up for Everbridge. Council discussed appropriate times to use Everbridge including any emergency that impacts the lake level, road closures, and other things instances that people may need to take action and be aware of.

VIII. REVIEW PROPOSED ELECTRIC VEHICLE ORDINANCE AMENDMENT

Police Chief Humphries noted that there are signs on in the electric vehicle (EV) parking spots that state EV parking rules, but the rules on the signs are not accurately reflected in the ordinances, so staff is recommended that language be added to the ordinances in order to better enforce EV parking rules. It was detailed that staff is also recommending that the time limit for the EV charging stations be increased from two hours to four hours.

IX. DISCUSS RECUSALS

Manager Perkins advised that if there is an instance in which a council member feels that they need to recuse themselves, there are guidelines for recusals detailed in G.S. § 160A-75. Manager Perkins noted that there are only certain situations in which recusals are authorized. Council members were provided the General Statute and a School of Government article located in the meeting packet. It was detailed that the main instance in which a recusal is applicable is when it involves financial gain. Manager Perkins detailed that when a recusal is needed, the council member should state why they must be recused and the remaining Council members most vote to allow for them to be recused. Manager Perkins noted that an abstention counts in favor of the vote otherwise. Mayor Pritchett agreed that there are very few reasons that one can be recused. Manager Perkins added that these rules apply to all boards or committees for the Town. Town Attorney William Morgan confirmed that the above information is accurate. Manager Perkins added that

there are also quasi-judicial voting rules in which recusals would be appropriate. Council discussed evaluating whether or not Marine Commission is quasi-judicial. Commissioner Proctor noted that if a commissioner needs to leave a meeting, it is his understanding that Council needs to vote to excuse them. Attorney Morgan noted that this may be included in the Council's handbook and stated that he would follow-up on this. Mayor Pritchett noted that the Town should educate advisory board members on this information.

X. DISCUSS ADDITIONAL SRF LOAN

Manager Perkins noted that the Town has been offered an additional \$7 million SRF loan with a 0% interest rate for the sewer project. It was detailed that Town staff held a meeting with members of DEQ and there are a few questions that DEQ still needs to answer including whether or not the Town needs to apply for a 30 year term before or after the loan is accepted. Manager Perkins noted that DEQ has provided the Town with a resolution accepting the loan that will need to be adopted by Council. Manager Perkins detailed that funds for the sewer project will need to be spent in a particular order with ARPA funds being spent first, the first SRF loan spent next, and this SRF loan spent last. Council expressed that they are interested in extending this loan from a 20 year term to a 30 year term like the existing SRF loan. It was noted that staff had spoken with LaBella Associates and the process for extending the loan should be simple, but there is still question as to when the Town should accept the loan. Commissioner DiOrio expressed that the additional loan is a testament to the state's confidence in the Town and noted that the Town needs to monitor the loan even if it does have a 30 year term. Manager Perkins and Council members expressed satisfaction that it is a 0% loan and there was consensus to accept the loan when applicable.

XI. DISCUSS OFF-SEASON BEACH SCHEDULE REQUEST FROM LAKE LURE TOURS

Manager Perkins explained that for the past two years Lake Lure Tours (LLT) has requested a provision for the concession agreement regarding the beach's off-season schedule and that a request had not been submitted this year until it was mentioned at the last Town Council meeting. Manager Perkins expanded that LLT has now sent a request that would include closing the beach following Labor Day Weekend until the day following commencement of lake drawdown, re-opening the beach following commencement of drawdown for no-swimming access until the day following commencement of lake refilling or until the lake is returned to full pond, and closing the beach until it is re-opening for the season beginning Memorial Day Weekend. Manager Perkins noted that the beach has temporarily re-opened per the terms of the concession agreement, but the request would close it until the lake drawdown begins. Manager Perkins recommended that if Council chooses to approve LLT's request again, it should be approved for more than a one-year basis and Council should evaluate if the concession agreement should be amended to further extend this schedule.

Manager Perkins noted that he had spoken with Police Chief Humphries about whether or not any issues had occurred since the beach had temporarily re-opened and Chief Humphries explained that there had been people swimming despite the "no swimming" signs and it is a safety concern. Mayor Pritchett noted that this had been an issue in the past. Commissioner Bryant agreed and explained that he witnessed these issues first-hand when he worked with LLT.

Commissioner Bryant expressed support for the proposed verbiage that is not specific for just one year. Manager Perkins knotted that on October 10th, Council can vote on it LLT's proposal and decide how long the schedule should be applicable for.

XII. REVIEW PROPOSALS FOR THE LEASE OF THE FORMER ABC STORE

Manager Perkins noted that Lake Lure Tours (LLT) and Mr. John Venuto had submitted revised proposals for the lease of the former ABC Store prior to the agenda being sent out, so their proposals are in the meeting packet.

Manager Perkins summarized that the main change presented by Mr. Venuto is increased rent and concession percentage.

Manager Perkins explained that Mr. Wade Oppliger submitted a revised proposal yesterday afternoon and it was provided to Council prior to the meeting.

Manager Perkins noted that the only change from LLT is that their request no longer includes use of Pool Creek Park aside from their request to maintain and upkeep the Park. Commissioner Proctor noted that the way he understood the proposal from LLT is that they would like to hold events at Pool Creek Park. Manager Perkins expressed that he did not think that was the case, but he will follow-up with LLT. Commissioner Doster expressed that he does not see why the Town cannot continue to maintain Pool Creek Park. Commissioner Bryant expressed that he would like Pool Creek Park to be removed from the proposal altogether. Other Council members agreed.

Commissioner Proctor expressed that he is not in favor of the Town paying for any up-fitting or trade fixtures as detailed in the proposal submitted by Mr. Venuto. Commissioner DiOrio added that a restaurant would be chancy investment. It was also noted that there are limitation to how much up-fitting can be done due to the building being in a flood area.

Commissioner DiOrio noted that he would like specifics regarding the use of the building to be included in Mr. Oppliger's proposal. Mr. Oppliger explained that he was initially envisioning the building being used as an outfitter, but he is now associated with WNC Outfitters who focus on building community through outdoor activities and giving back to communities. Mr. Oppliger added that WNC Outfitters would work towards making the building a multi-purpose space to build community. Mr. Oppliger expressed that he has the same goal of building community and detailed that WNC Outfitters did a study previous regarding the area and how this goal can be achieved. Commissioner Doster asked if he thinks Mr. Oppliger's partners would be willing attend a meeting to discuss exactly what they want to do and Mr. Oppliger answered yes. Commissioner DiOrio noted that it is his understanding that Mr. Oppliger and WNC Outfitters would like to use the building as a collective and that there could be a number of different people and businesses coming in and out for different purposes. Mr. Oppliger expressed that there would be immediate evaluation as to who would be utilizing the space. Mr. Oppliger detailed a few of the groups and activities that would likely use the area. Mr. Wade compared the proposal to a farmer's market type set-up, but added that it will be permanent and used for selling food and services. It was explained that WNC Outfitters would pay rent for the building and Mr. Oppliger would be responsible for the majority of concessions. Commissioner DiOrio asked what the concessions would be based on and Mr. Oppliger answered renting of rowing equipment. Commissioner DiOrio noted that Mr. Oppliger would need to enter the Town's commercial lake model if using rental boats. Manager Perkins asked if the original financial proposal is still valid

and Mr. Oppliger answered no. Mr. Oppliger noted that he thinks his original proposal fairly portrays estimates for concessions. Commissioner Doster noted that the Town do not have estimates from any of the proposers. Commissioner DiOrio asked if the collectives would extend the business and rent kayaks and Mr. Oppliger answered that this would be a discussion to have with each vendor, but he thinks that they will be more interested in selling goods and services rather than renting. Commissioner DiOrio noted that one of the reason for opening up the area is to allow for non-motorized boat access and noted that this proposal fits that goal, but questioned how this will be orchestrated on the property. Commissioner DiOrio expanded that Pool Creek Park is not on the table at all, but he would like to see a business model framework for the property. It was asked when Council would need this information and Council answered as soon as possible. Commissioner DiOrio noted that the Town is looking at what is the best fit for the community, financials, and preserving access to the park and the chapel. Commissioner Bryant pointed out that last slide provided by Mr. Oppliger articulates the site map. Commissioner Doster noted that another component that the Town is factoring is the police boat docks and noted that the Town cannot give that those docks at this time. Mr. Oppliger explained that he essentially wants to expand the boat house to allow room for the police boat to remain in place. Mr. Oppliger added that he would like a long dock and more spaces and Parks, Recreation, and Lake Director Dean Givens expressed that this could be doable. Commissioner Doster noted that anything that any sort of construction would need to be permitted because it is a commercial enterprise. Mr. Oppliger expressed that he wants more colleges and other programs to visit Lake Lure and detailed that such visits could increase activity during the off-season. Commissioner Doster noted that one challenge with this is that the lake will be down on this side of the lake each year. Mr. Oppliger expressed that he understands and would plan accordingly. Commissioner Doster expressed that he likes cultural side of the proposal including the collective with WNC Outfitters. Director Givens suggested that any structure put into place that is permanently should be owned by the Town and the Town should have the authority to make decisions regarding the structure. Commissioner DiOrio noted that the Town controls the permitting process and any structure would require the Town's approval anyways. Project Manager Dydula suggested that any proposals should include due-diligence with site feasibility. Commissioner Doster noted that proposers should hold discussions with Community Development and possible the Zoning and Planning Board. Mayor Pritchett agreed.

XIII. DISCUSS TAKING ACTION AT WORK SESSION MEETINGS

Manager Perkins noted that there had been mention regarding the abundance of special meetings that have taken place with all of the major projects going on, which can create obstacles for timing and attendance. Manager Perkins noted that traditionally no actions had been taken at work session meetings, but there is nothing that would prohibit Council from taking action at these meetings if they wish to do so. Manager Perkins noted that the meeting schedule could be changed to allow for voting at work session meetings. It was advised that if these change takes place, Council should still take majority of actions at regular meetings and only vote on time sensitive items at work session meetings. Manager Perkins noted that the Council for the last municipality that he worked for did this and items that were voted on were detailed on the next regular meeting agendas. Manager Perkins reiterated that Council would still need to make the majority of decisions at regular meeting so more people would have a chance to attend, but they could vote on time sensitive matters at work sessions. Council members expressed support and noted that they would like to consider approving this at the October 10th meeting.

XIV. DISCUSS PUBLIC WORKS LAYDOWN AREA

Manager Perkins recalled past conversations regarding the existing public works site and the desire to relocate the public works facility in the future. Manager Perkins added that staff has been discussing a permanent facility behind the Parks, Recreation, and Lake Department office. Project Manager Michael Dydula noted that the area in discussion would be both the public works facility and a laydown site for major projects. It was noted that part of the construction may be eligible for being funded using ARPA funds since it will be used towards supporting infrastructure projects. Commissioner DiOrio asked if the laydown area is in use at this time and Project Manager Dydula answered that it is not being used yet, but may be used by Morgan Corporation within the next months. Commissioner DiOrio noted that the Town will need a silt fence, access road, and flat area and asked if there are any others elements needed. Project Manager Dydula answered that he does not think that anything else is necessary at this time. Commissioner Doster noted that he wants to make sure that the Town screenings that are and Project Manager Dydula agreed and noted that where it is now will be against the tree line. Project Manager Dydula added that due-diligence is being done and that he would also like the area to look nice. It was suggested that a nice fees or trees be added to protect the view. Mayor Pritchett asked when the public works facility could move to that area and Project Manager Dydula answered that it will be about 6 months to a year to begin the transition.

XV. DISCUSS LAKE LEVEL FOR RESERVOIR DRAIN INSTALLATION

Project Manager Dydula explained that he would like to have a conversation about drawing the lake down three to six feet until the drawdown in order to improve the work site conditions for Morgan Corporation while working on the drain valve installation project. Project Manager Dydula noted that he spoke with the Parks, Recreation, and Lake Department who informed him that even this amount of drawdown would impact the Marina. Project Manager Dydula explained that his recommendation would allow Morgan Corporation to continue work even during intermediate or major rainfall events. Project Manager Dydula noted that if a rain event happens with the lake at full pond it would hit the temporary bridge and postpone Morgan's work. Project Manager Dydula expanded that work cannot be interrupted with the concrete activity. Project Manager Dydula noted the reason he is suggesting the three to six foot drawdown is to store an intermediate rainfall event so Morgan Corporation can keep working if one occurs. Project Manager Dydula noted that the project schedule is delayed about three months as of now, so anything to expedite the schedule is ideal.

Commissioner DiOrio noted that there is a procedure in place for any rain event that NOAA predicts to be 2 inches or more that would allow the Town to lower the lake. Commissioner DiOrio asked why Project Manager Dydula wants to preemptively drawdown the lake when the Town could draw it down if an event is being predicted by NOAA. Staff and Council discussed that the hydro generators can help in drawing down the lake in this event. It was noted that bridge will work during a rain event, but Project Manager Dydula is more concerned with the concrete and rain hitting bay 5. Commissioner DiOrio noted that when a rain event happens, it usually only impacts the lake for a day or two and Commissioner Proctor agreed. Project Manager Dydula noted that there are a lot unknowns with rain events and schedules. Commissioner DiOrio recommended that the framework should be to follow the Town's current procedures and lower the lake in the case that there is an anticipated rain event being predicted by NOAA. It was asked when operations for the drain valve installation will begin and Project Manager Dydula answered that they will begin in a couple of weeks. Commissioner DiOrio expressed that there is no way to drop the lake that soon. Project Manager Dydula expressed concern with major delays in schedules and change orders. Commissioner DiOrio explained that they will not be able to work during rain events anyways and asked what the actual benefit would be to

drawing down the lake. Project Manager Dydula answered that it will keep the project moving forward with minimum interruptions. Project Manager Dydula noted that anytime the tainter gates are opened will impact the project. Commissioner Doster asked why the Town couldn't just use the generators instead of the tainter gates and Hydro Utilities Supervisor Randy Rollins answered that the use of both might be needed in some events. Manager Perkins expressed that Project Manager Dydula is saying that this would create less of need to delay the project. Project Manager Dydula noted that any amount of rainfall will impact the project and that if the Town has 10 rainfall events then drawing down the lake would save a week per event and avoid change orders. Commissioner Proctor asked how many times the flood gates had been opened in the past 10 years and Commissioner Doster asked when the last time they were opened was. Mr. Rollins answered that there was a storm this past summer and the tainter gates were opened for only two hours. Commissioner Doster noted that he understands Project Manager Dydula's logic, but the Town cannot change the current plans for lake drawdown. Commissioner Proctor noted that much of the lake cannot be used even when lowered down just two feet. Project Manager Dydula noted that his concern is getting the valves put in before the next drawdown season. Project Manager Dydula also noted that Morgan Corporation has been great to work with and that he is looking at safety factors. Commissioner DiOrio expressed that the Town can keep the same level of safety with proper planning and it was noted that staff can control the lake level if a rain event is anticipated and it can be communicated accordingly. Project Manager Dydula asked Mr. Pittman how much the Town have to drawdown the lake if a two year event occurred and Mr. Pittman estimated that it would vary from two to five feet. Project Manager Dydula reiterated that he is concerned about the schedule being pushed out and change orders occurring.

XVI. DISCUSS CHANGE ORDER PROCEDURES

Project Manager Dydula noted that the Town can expect a number of change orders with major projects and asked if there is a threshold in which Council would like to authorize administrative approvals for change orders. It was noted that staff does not want to inconvenience Council each time there is an insignificant cost change. Director Ford noted that the Town sets aside contingency in capital project ordinances, but not always in contracts. Manager Perkins explained that the previous municipality that he worked for had a committee that would approve small change orders. Project Manager Dydula noted that change orders can be categorized as insignificant field directors, change orders, and major changes. Manager Perkins asked Jonathan Pittman, PE what happens when Schnabel uses CA for the change orders and Mr. Pittman noted that the Town can either issue a change order request or a proposal that is incorporated into a change order. Manager Perkins noted that Schnabel essentially will be vetting all change orders associate with dam projects. Commissioner Proctor noted that Council approved contingency amounts when adopting capital project ordinances and that town manager have historically made change order approvals within the limits of the contingency amount. Commissioner Proctor advised that staff should still inform council of change orders, but suggested that the Town Manager approve any change orders within the allotted contingency amount. Director Ford expressed that this option should be fine from an auditing standpoint. Mayor Pritchett expressed support for Commissioner Proctor's recommendation. Manager Perkins noted that he would like for Council to adopt a resolution solidifying this recommendation during the October regular meeting.

XVII. DISCUSS POLICIES RELATING TO SUBAQUEOUS SANITARY SEWER SYSTEM (SASS) INSTALLATION

Manager Perkins explained that he has provided documents regarding utility policies and assessments that were recommended by the former Utility Advisory Board. Manager Perkins asked that Council provide input in regard to certain policies. Council members discussed assessment fees, tap fees, and access. It was noted that sewer policies should be solidified by being incorporated into the Town's ordinances.

Commissioner Doster expressed that it would be ideal to have a minimum amount of septic systems on the lake.

Manager Perkins noted that the Town could provide laterals to homeowners if they agree to the Town's proposed location, but they may pay if they want the lateral in a different location. It was noted that Brian Houston, PE, recommended this during the Sunset Cove meeting.

Manager Perkins asked if what is in place is ready to begin being codified and it was answered yes.

Manager Perkins noted that another factor that he would like Council to evaluate is boat removals. It was detailed that past discussions implicated that if the Town requires a boat to be removed, the homeowner should pay the first time and if it must be removed more than once then the Town will pay for removal after the first time.

Project Manager Dydula noted Mr. Houston suggested that some accommodations will need to be made regarding lateral placements. Manager Perkins noted that the goal for LaBella and the Town's plan is cost effectiveness.

Mayor Pritchett expressed that the meeting with Sunset Cove residents was important to have and thanked those who attended. Project Manager Dydula noted that he thinks that it is good to involve homeowners. Commissioner DiOrio noted that a difficult part of the process will be certifying the existing private lines that go to a stub out and Project Manager Dydula agreed. Project Manager Dydula noted that no one has ownership and jurisdiction between the Town's manholes and suggested homeowners jointly decide where they want manholes to be located. Commissioner DiOrio noted that the Town will not hook anything into the system until the integrity of pipes can be confirmed. Project Manager Dydula expressed that he is trying to educate homeowners.

XVIII. REVIEW PANGAEA PROPOSAL

Manager Perkins explained that Public Services Director Dean Lindsey has been in contact with PANGAEA about installing internet on the Wastewater Treatment Plant site and in the trailer that will be used by Morgan Corporation during the drain valve installation project. It was noted that a one-time installation fee would be required. Manager Perkins added that as a condition, PANGAEA wants to extend their current agreement with the Town by an additional five years. It was reiterated that the Town would pay an installment cost, but would have the two locations included in the Town's internet services for free for the next nine years. Manager Perkins asked if Council is interested in continuing relations with PANGAEA. Manager Perkins noted that other locations may be added in the future.

Commissioner DiOrio expressed that he is good with the proposed deal and thinks that it is reasonable. Commissioner DiOrio asked if there are any other conditions that PANGAEA is asking for and Manager Perkins answered that he does not think so. Commissioner Doster asked how the services have been and it was answered that there had not been any issues. Commissioner Proctor noted that the installation fees are cheap for what is being done. There was Council consensus for approval and it will be on the October meeting agenda.

XIX. PROJECT MANAGER UPDATES

Project Manager Dydula explained that staff has a process and plan to move forward with dredging and that he should have an update soon. It was noted that staff is working on the extension for the current dredging grant.

Project Manager Dydula announced that the Tryon Bay demolition project is completed. It was detailed that the Town has money in leans and are working with the County. It was estimated that 90 to 95 percent of costs should be reimbursed. Council members asked when the Town can expect to receive reimbursements and Attorney Morgan answered that the County just filed for foreclosure on the property, so it may be a while. Commissioner DiOrio questioned if it will be owned by the County through foreclosure. Attorney Morgan said that it is possible or there will be an auction for the property. Attorney Morgan added that if an auction occurs and no bids are received, the Town can make negotiations with the County. Council thanked Project Manager Dydula for his work on this project.

Commissioner Doster asked if there are any updates on the project management software. Project Manager Dydula noted that he obtained a quote for software for \$31,000 and he informed the company that the Town would have to advertise for bids if the price is over \$30,000 so the company expressed that they could lower their price. Project Manager Dydula noted that LaBella Associates have their own software and have been helping him through using their software. Commissioner Doster asked if any project funds can be used for software and it was noted that staff is looking into this. Manager Perkins noted that staff is also looking into whether or not any administrative costs can be funded using project funds. Mayor Pritchett asked that Project Manager Dydula provide Council with any updates.

XX. TOWN MANAGER UPDATES

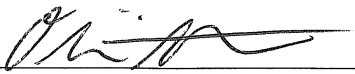
Commissioner Doster asked about speed limits on Town owned roads. Manager Perkins noted that staff is working on this matter and that the Town needs to update codes and schedules for traffic management. Manager Perkins expressed that hopes to further discuss this at the October work session meeting.

XXI. ADJOURNMENT

Commissioner Bryant made a motion to adjourn. Commissioner Doster seconded and all voted in favor. The meeting was adjourned at 11:04 a.m.

Minutes of the September 27, 2023 Town Council Work Session Meeting

ATTEST:


Olivia Stewman, Town Clerk


Mayor Carol C. Pritchett

