

LAKE LURE TOWN COUNCIL REGULAR MEETING PACKET

Tuesday, September 14, 2021



**Mayor Carol C. Pritchett
Mayor Pro Tem John Moore
Commissioner Patrick Bryant
Commissioner David DiOrio
Commissioner John Kilby**

TOWN OF LAKE LURE

Town Council Regular Meeting

Tuesday, September 14, 2021 □ 5:00 PM

Meeting held virtually via Zoom



Agenda

Zoom Link:

<https://us02web.zoom.us/j/82855351188?pwd=OVZuMVUvT3VwYnZtZWxuRStST0VEdz09>

Phone Number: 1 301 715 8592

Meeting ID: 828 5535 1188

I. Call to Order

II. Agenda Adoption

III. Mayor's Communications

IV. Town Manager's Communications

A. Boys Camp Road - Duke Energy Tree Survey

B. Sewer Collection Inspection

V. Public Hearing

G.S. 166A-19.24 requires the public body to allow for written comments on the subject of the public hearing to be submitted between publication of any required notice and 24 hours after the public hearing for public hearings during a remote meeting.

A. Completed ER\EID presentation to present project need, alternates considered, preferred alternate, identify funding, project impacts, and schedule.

VI. Council Liaison Reports and Comments

VII. Public Comment

The public is invited to speak. Please keep comments limited to five minutes or less. If you wish to speak, wait for the Mayor to ask if anyone would like to make a comment and then unmute your phone or mic and state your name and address. Comments may also be submitted in writing to the Town Clerk, ostewman@townoflakelure.com, at least one hour prior to the meeting.

VIII. Consent Agenda

- A. Approval of the August 10, 2021 Regular Meeting Minutes and the August 25, 2021 Regular Work Group Meeting Minutes
- B. Dredging Plan 2021-2022

IX. Unfinished Business

X. New Business

- A. Chimney Rock Ridge Homeowner's Association, Inc. Requesting Regrading Street Improvements
- B. Tree Removal Request Approval

XI. Closed Session

In accordance with G.S. 143-318.11(a) (3) for attorney client privilege or legal claims.

XII. Adjournment

IV

TOWN MANAGER'S COMMUNICATIONS

- Boy's Camp Road – Duke Energy Tree Survey
 - Sewer Collection Inspection



Town Manager's August Report – Completed September 9, 2021

Overall August was another good month of work. Below are the highlights from the various departments.

Public Works – Director David Arrowood continues to work with Town Engineer Kurt Wright to resolve the water system issues in Fire Fly Cove. It seems a viable solution may be to place an existing well online. Director Arrowood forwarded a contract from Ferguson Water Works to William Morgan and Sam Karr for consideration relative to the electronic read water meters. Top four projects are:

- Fire Fly Cove Water System – 9/20 is well test.
- Manhole Rehabilitation Project – LaBella is currently sourcing contractors.
- Electronic Read Meters – PWD is refining agreement.
- Town Center Street Improvements – PWD is waiting on approval from Town Council.

Community Development – RVR's have climbed to 443 total permits (10 for August) while CZC's for the month reached 8. The department issued 5 land disturbance permits. Top three projects/activities are:

- ATT Cell/Communication Tower – Working w/ATT on site plan, ZPB on zoning and waiting on annexation bill.
- Lake Structure Inspection Program – DERS is mapping lake structures; inspections to begin Sept – Oct.
- Deep-water Access Ramp – Working with PRLD, DEQ and USACE relative to permits.

Dam/Hydro/WWTP – Director Lindsey has taken bids for chemicals to reduce costs and plans to install chemical pumps that increase/decrease based on flow. He is also working to install tanks so the Town buys in bulk (larger volume). This three pronged approach will reduce overall chemical expenditures. He has a vendor lined up to assist with producing dry sludge rather than the Town hauling wet. All of these efforts will reduce WWTP costs. Dam/Hydro improvements relative to automation are underway. Power production and corresponding revenue is down due to releasing water from the lake early. We generated \$32,829 in August. Top four projects/activities are:

- Chemical Room Upfit – Still underway. Agreement with Hawkins Chemical is being considered.
- Automation at Dam – Contract has been signed.
- Flash (Chemical) Mixer Repair – Unit is being prepared for new parts on the way.
- Generator Repairs – Big generator was repaired after storm event. Small generator repair is still in progress.

Fire – Chief Waycaster facilitated 582 hours of training for his staff in the month of August. Keeping us safe, the Department answered 55 calls averaging 1.77 calls per day. Compared to previous months the calls have increased as tourists and second home owners are back in Town. This should begin to drop off. Top projects were:

- Fire Station II Site Plan – Done.
- Fire Station Elevation Drawings & Floor Plan – In the works.
- Vehicle Repairs – Two Engines and Zodiac
- Olympiad – Done.

Police – Chief Humphries had approximately 19 hours of lake patrol logged which included issuing 0 citations/warnings on the lake. Overall, 13 citations were written for activities on land. Top three projects/activities are:

- Olympiad – Done.
- Purchasing Patrol Vehicles – On order.
- Purchasing Radios/Computers – Computers are installed. Radios are on order.

Parks, Recreation & Lake – Director Givens and Parks & Trails Coordinator Bradley have filled an open position on their maintenance team. PTC Bradley has facilitated 263 volunteer hours overall. The trails and parks are being well maintained. Top three projects/activities are:

- Deep Water Ramp – Working with CDD, DEQ and USACE on permits.
- Island Creek Road Spoils Site – Working on securing an agreement with property owner for access.
- Boys Camp Road Campground/Communications Tower – Working with CDD on the project. Parcels combined.

Finance – Finance Director Karr and Assistant Finance Director Ford are busy involved in training and transferring knowledge from one to the other. We are 17% into the new fiscal year and spent 14% of our general fund budget and 11% of our W/S budget. Director Karr reports the budget is in decent shape and tax revenues should come in from the county next month. Top three projects/activities are:

- Training of Assistant Finance Director – Continuing.
- Admin Support Specialist Recruitment – Taking applications and preparing for interviews.
- Admin Support Specialist Training – Multiple staff are training to assist until the position is filled.

Communications – Communications Specialist Krejci has launched our new website, complete with a section to take comments from the public. Top three projects/activities are:

- Website/Social Media - Continually building Town News to keep the public informed. Compiling facts and input regarding question related to allowing Facebook comments.
- Community Forums/Realtor Meeting – Preparing for these, working closely with Doug Kelly.
- FEMA Grants – Pursuing new ones and administering existing ones.

Town Clerk – Town Clerk Olivia Stewman is eager to learn her new role and has been helping in other areas as well. Her top three projects/activities other than day to day Clerk duties are:

- Admin Support Specialist Training – Training as back-up during the transition for this position.
- Town Code – Coordinating communication between the MuniCode and Staff to refine the Town Code update.
- State Reports – Recently completed the Secretary of State Reports.

Administration – Below is an abbreviated summary as to where we are on the following projects:

- ER/EID – LaBella has completed the ER/EID for the Sewer Replacement Project and moving into public hearing phase of the project before DEQ gives approval.
- Reservoir Drain Design - Schnabel is now 50% complete with the design.
- Dam Concept Plan – We are still waiting on the FEMA grant.
- NC Appropriation – The Town of Lake Lure is in the State budget for 24 million. The budget has not yet been approved, but is still in the budget for 24 million (8 sewer & 16 dam).

- House Bill 24 – This has been submitted to annex property into the corporate limits of the Town of Lake Lure currently located in Chimney Rock Village.

Manager’s August Activities

- Met with Town Staff & Scott Bolyard regarding Fire Department II Site Plan, 8/2
- Met with Keep Evolving Consulting, 8/6
- Attended Town Council Meeting, 8/10
- Met with Steve Milito regarding improvements request, 8/12
- Town Work Group Meeting, 8/25
- Met with Keep Evolving Consulting, 8/26
- Met with LaBella, Mayor, Commissioner DiOrio and PWD, 8/27
- Received notice of Admin Support Specialist resignation from Sam Karr, 8/31
- Met with staff process to recruit a new Admin Support Specialist, 8/31

C. Shannon Baldwin

9/9/21

Town Manager

Date



NAME:
 Mike Williams: Community Development Director
 Rick Carpenter: Development and Environmental Review Specialist

DEPARTMENT:
 Community Development



REPORT DATE: September 1, 2021 (reporting period 8/1-8/31/21)

PREPARED FOR: Town Manager/Town Council

I. REOCCURRING WORK ACTIVITIES

1. Zoning Administration/Code Enforcement

Certificate of Zoning Compliance Issued	8
Certificates of Zoning Compliance Denied	0
Certificates of Occupancy Issued.....	8
Vacation Rental Operating Permits Issued.....	10
Permanent Sign Permits Issued (0) Temporary (0)	0
Complaints Logged	0
Complaints Investigated	0
Notices of Violation Issued	0
Civil Penalties Issued	0
Stop Work Orders Issued.....	0
Improperly Posted Address Notifications Issued	0
Abandoned/Dilapidated Structures Cases Open..... (0 closed by demo)...	0
Z&P Hearings Processed.....	0
BOA Hearings Processed.....(Home Occupation:SUP).....	1
Demolition Permits Issued	0
VROPs Active to Date.....	443

2. House/Modular/Heavy Load Moves Through Town..... 1

3. Environmental

Land Disturbance Permits Issued.	5
Complaints Logged	1
Complaints Investigated	1
Stop Work Orders Issued.....	1
Floodplain Development Permits Issued.....	1

4. Lake Structures/Shoreline Stabilization

Lake Structure Permits Issued	1
Shoreline Stabilization Permits Issued	0
LSAB Hearings Processed	0

5. Subdivision Administration

Preliminary Plat:	0
Final Plat	0

Minor Subdivisions: 0
 Exempt Plat Reviews: 0
 Lots Approved 0

As Rutherford County Plat Review Officer (per GS 47-30):

Plats Reviewed: 1
 Plats Approved: 1

II. PROJECTS UPDATE

Sedimentation into Lake/Water Quality Concerns; sub watershed 5-Grey Logs Cove and the Highlands Subdivision —

The Town, at the advice of our attorney, has agreed to hold Civil Penalties in abeyance for the opportunity for all parties to meet. Amy Annino with the State of NC, Brandee Boggs with USACE, Pete Dickerson with Odom Engineering, Clear Water Environment Consultants, and Highlands HOA have met at the upper road failure site on 02/26/2020. Odom Engineering, as a consultant for Highlands HOA, provided the Town with plans. Staff coordinated and reviewed plans with Amy Annino from NCDEQ and Brandee Boggs from the USACE to ensure all regulations measures are satisfied. Plan revision requests and comments were sent to Pete Dickerson with Odom Engineering on 04/02/2020. Town staff have reviewed the revised plans submitted by Odom Engineering. NCDWR, USACE, and Town Staff have approved the revised plans and have released permits to the applicants.

CDD staff received plan revision requests from Odom Engineering for the upper slope failure repair. Staff reviewed the plan revisions and coordinated comments with NCDEQ and USACE. These comments were shared with Odom Engineering and the Highlands POA on 2/11/21. **Update:** No final revisions were submitted nor has work commenced on this repair. On 4/1/21, the USACE issued a deadline for final plans to be submitted by 5/15/21 and the project be completed within 180 days. **Update: 8/12/21 communication with USACE: their purview is the redirected stream without permits. They returned Odom Engineering’s last resubmission due to incorrectly calculated specs and, for what USACE considered, an inadequate solution. On 8/18/21, Mitchell Anderson from NCDEQ told me that they have not received an application or acceptable plans. Their purview issue is the sediment runoff from The Highlands’ road/slope failure into stream. The Town issued a NOV letter on 9/6/19 addressing the failure to file an Erosion Control Plan and related failures of control measures. On 5/1/20, the Town issued a Land Disturbance Permit and erosion & sedimentation control plan Letter of Approval. While some measures have been taken, the approved plans have not been followed. We are evaluating, with USACE and NCDEQ, how to proceed.**

Lake Structure Tag Maintenance Program – The Town of Lake Lure’s Lake Structure Regulations require that all lake structures be maintained and in good repair. There is to be a lake structure certificate and accompanying structure tag issued for all structures on the waters of Lake Lure certifying that the structure is in compliance with the ordinance. The ordinance provides that the town shall have the authority to condemn any lake structure due to decay, disrepair, or any hazardous condition. The property owner will be given a written notice and 90 days to comply with the Town Council's determination. If the owner fails to appeal to the Town Council for a hearing or comply with their determination, Council may revoke their lake structure certificate and accompanying tag (if one had been issued) and remove the structure at the property owner's expense. It also provides that owners of upland property who fail to comply with this section of the Lake Structure Regulations (§ 94.08), shall be ineligible to receive a boat permit.

As this program has not been enforced in over 20 years, some lake structure have not been maintained, resulting in potentially hazardous conditions. In an effort to ensure all lake structures built or installed over the Town’s lake property, the Community Development Department has been asked to restart the enforcement of the lake

structures tag program. The department is working with the Town's attorney to ensure all elements of this program align with state regulations and can be restarted, as well as evaluating how to develop a sustainable means of monitoring/enforcing the program. As staff are not qualified to inspect the structural integrity of structures, a qualified professional (engineer) will have to perform the inspections. **Update:** Reinstating the program with focus on 1) communicating Town's ownership of Lake where structures stand, 2) communicating the responsibility of Lake Structure owners to maintain those structures in good repair, and 3) Town will begin periodic inspections of structures, including having certified engineering inspections and utilize those professional opinions as a basis for enforcement of the existing Lake Structure regulations. We are negotiating a contract with LaBella to conduct inspections and provide written opinion of structure compliance with Town's Regulations. Inspections will begin during this year's drawdown. **Update: No contract with LaBella/working on referral-based enforcement of Town's existing Lake Structures requirement that property owners maintain their lake structures in good repair and not create a "hazardous condition". Referrals will come from LaBella's engineers as they conduct Sewer Modification inspections, general public complaints/referrals, and staff referrals based on "float-by" inspections of all lake structures. The staff referrals will be based on inspections done by a selected team of staff and structural review-qualified inspectors. During September-October, we will conduct visual inspection from boat of all lake structures, creating new digital image file of existing structures, and identifying structures that appear to be less than structurally sound and not in compliance with Town requirements. Property owners of those identified structures will be notified of their need to either correct those structural hazards or provide professional certification that the structure is structurally sound and should not be considered a hazard. The other component of the program is communication of the Town's right, as owner of the lake, to require that property owners of structures built on the lake do maintain their structures in good, safe repair or potentially lose their right to maintain a structure on the Town's property. This will be a significant change after many years of very limited enforcement of that requirement but should greatly enhance the safety and enjoyment of the lake for our community as we go forward.**

Deep-water Ramp project: CDD is working with Dana Bradley and Dean Givens to obtain Federal and State approval for the critical ramp beside the dam, and then to issue the Town permits to allow the ramp to be built during this year's lake drawdown. To try to push through complications with the U.S. Army Corp of Engineers and NCDEQ processes, we have scheduled a review meeting with their representatives here in Lake Lure on September 13th.

III. OTHER

In addition to what has already been covered, the Community Development Department has been involved in:

- 1) Staff Development/Training
 - a. Rick will begin UNC School of Government classes (virtual) for his Certified Zoning Official credentials on September 20th and sit for the testing on November 18th. Looking forward to adding the "CZO" to his considerable zoning experience.
 - b. I plan to attend the NC Floodplain Managers Conference in October for information, peer contacts and required training credits.
- 2) Other Projects
 - a. Working with AT&T on cell tower project. They continue to express their commitment to bringing this critically needed infrastructure to our community as we work through location and permitting issues.

- b. Rick has been working on GIS mapping support for the Town and has just created a report identifying lake structures, owners and mailing addresses which will be a great benefit as we bring the “Lake Structures Maintenance program” back into compliance.

Overall, the Community Development Department works toward completing larger projects while focusing on current permitting demands, follow-up and enforcement in the community, and expanding our effectiveness through study, training and on the job experiences. If questions or ideas, please let us know.



Mike Williams, CZO, CFM
Community Development Director

Name: Laura Krejci

Department: Communications\Events\Grants

REPORT DATE: AUGUST 31, 2021

PREPARED FOR: TOWN MANAGER

I. WEBSITE UPDATES

a. The following articles were posted this month. An email note with a listing of hyperlinked titles was emailed to 1,478 property owners, tax payer, and citizens.

AUG 31, 2021

[8/31/21 COVID-19 UPDATE](#)

[PRESERVING LAKE LURE FOR FUTURE GENERATIONS](#)

AUG 30, 2021

[STORM PREPARATION – PROACTIVELY ADJUSTING LAKE LEVELS](#)

AUG 27, 2021

[NOTICE OF PUBLIC HEARING - SUBAQUEOUS SANITARY SEWER REPLACEMENT ENGINEERING REPORT/ENVIRONMENTAL INFORMATION DOCUMENT](#)

AUG 26, 2021

[THANK YOU LINDA WARD! WE WILL MISS YOU!](#)

AUG 25, 2021

[EMPLOYMENT OPPORTUNITY - POLICE OFFICER](#)

AUG 24, 2021

[8/23/21 COVID-19 UPDATE](#)

[LAKE LURE TRAIL CLEANUP FOLLOWING THE STORM](#)

[LAKE CLEAN UP FOLLOWING STORM DAMAGE](#)

AUG 23, 2021

[NOTICE - INTERMITTENT DELAYS FOR HOUSE MOVE 8/24/21](#)

[SUMMER CASH CARDS](#)

AUG 22, 2021

[WELCOME NEW ASSISTANT FINANCE DIRECTOR STEVE FORD](#)

AUG 21, 2021

[LAKE LURE ARTS AND CRAFTS FESTIVAL](#)

[REMINDER - REGULAR TOWN COUNCIL MEETING TUESDAY, 8/10/21 @ 5:00 PM](#)

AUG 19, 2021

[LAKE LURE LAKE LEVELS](#)

Aug 18, 2021

[Storm Cleanup](#)

[Traffic Updates](#)

[Duke Energy Update](#)

Aug 17, 2021

[TEMPORARY ROAD CLOSURE/POWER OUTAGE:](#)

[ACTIVE TORNADO WARNING - RUTHERFORD COUNTY 4:30 PM WARNING - FLASH FLOOD](#)

[Temporary Road Closure/Power Outage](#)

[TORNADO WATCH 8/17/21 UNTIL 7PM](#)

Aug 16, 2021

[Boat House Address Sign Application](#)

[Register Now for Everbridge - Emergency Notification System](#)

Aug 15, 2021

[Proactive Lake Lowering in Preparation for Forecasted Storms](#)

Aug 11, 2021

[8/11/21 COVID-19 Update](#)

[Upcoming COVID Vaccine Clinics](#)

[Important Lake Construction Timeline Update](#)

[Nationwide Emergency Alert Test on August 11, 2021](#)

[Infrastructure Updates](#)

[Share Your Feedback About Our Website](#)

Aug 09, 2021

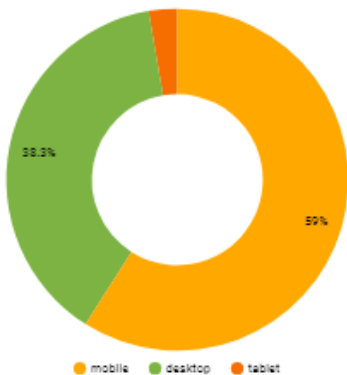
[WHAT TO DO IF YOU ENCOUNTER A BLACK BEAR](#)

Aug 06, 2021

[8/6/21 COVID-19 Update](#)

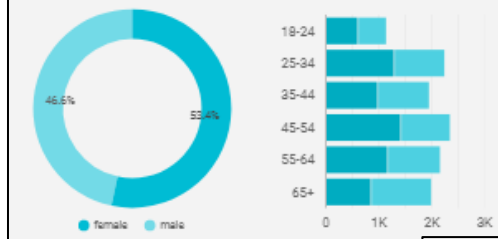
B. Website Analytics:

What device are people using?

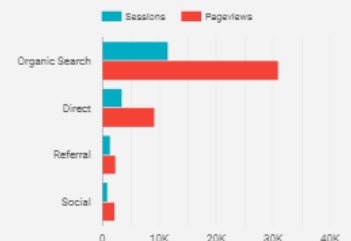


Device	Users	New Users
1. mobile	8,445	8,280
2. desktop	5,480	5,218
3. tablet	386	267

Engagement by Age & Gender



Which channels are driving engagement?
Goal: Engaged Users



II. FACEBOOK UPDATES

1. Facebook analytics

- a. **Likes** (when someone “likes” a page, they're showing support for the page and indicating they want to see content from the page): **we had a 4% increase this month over this same time last year with 16,472 followers as of 8/31/21**, compared to 15,835 on 8/31/20.
- b. **Followers** (people who have opted-in to “follow” our profile or page, meaning that they will receive our updates in their timeline): **we had a 14% increase this month over this same time last year with 17,351 followers as of 8/31/21**, compared to 16,155 on 8/31/20.
- c. **Facebook (FB)Comments:** The Town Manager (TM) requested an assessment of advantages and disadvantages of allowing the public to offer comments via Facebook. He [requested staff weigh the advantages and disadvantages of allowing public comments via FB](#). The TM, some directors and key staff have raised issues, one of which is [the burden of maintaining FB comments as public records in perpetuity though](#) research demonstrates that Town’s Facebook posts and comments are readily available online. This issue is being researched further through the NC League of Municipalities. They have a Facebook page and offer the option for readers to provide comment, as does Rutherford County, Forest City, Rutherford, Spindale, Ruth, Hendersonville, Asheville and every municipal Facebook page Visited a a part of this research. From a communications stand point, Facebook comments have been extremely beneficial during emergencies as readers provide valuable community updates, ask pertinent questions and help inform citizens in a generally positive way during such circumstances. A report is being compiled with additional information, to include guidance from the NC League of Municipalities.

III. COMMUNICATION UPDATES

1. **Communications Plan:** Developed comprehensive Communication Plan based on recent budget and infrastructure developments. Numerous stakeholders for input which has been incorporated and shared with Town Council for their review and further input.
Update 8/31/21: Await input regarding Town Council recommendations.
2. **Infrastructure Summary:** Maintained a current summary of the major infrastructure projects and shared this document online originally in July 2021 with input from contract engineers. A link to this document has been shared with the 1,400+ mail group of property owners, tax payers and citizens of Lake Lure. This document is posted on the website under Transparency in Government at: <https://www.townoflakelure.com/towncouncil/page/preserving-lake-lure-future-generations>. In 8/21, the following revision/addition was included with input from Community Development: Conducting inspections of lake structures while they are accessible from dry ground (including docks, piers, boathouses, floating platforms and seawalls). Identifying lake structures requiring modifications necessary for the Phase I Sewer System project. **NOTE:** The Lake is owned by the Town and by Town Ordinance, lake structure property owners are responsible for maintaining their structures in good repair and without hazardous conditions.
3. **Lake Drawdown Schedule/Project Overview:** The lake drawdown schedule and related project summary has been updated this month to include a revision/addition of the information noted above for plans for inspection of lake structures. This summary has been posted several times under Town News since the drawdown schedule was announced in May 2021 and has been shared via the email message referenced above. The summary is also posted under Lake Levels on the website at the following link: <https://www.townoflakelure.com/parksreclak/page/lake-levels-drawdown-schedule-and-planned-projects>
4. **Everbridge:** Increased Everbridge registrants by **112 this month** with 1,006 (8/31/21) Everbridge registrants + 1122 Nixel registrants) as of 8/31/21. Everbridge registrants consist of Lake Lure property owners, tax payers, citizens, as well as those who live downstream who have a vested interest in knowing about changes in lake levels. There were four emergency notifications this month: 1) Proactive lake lowering on 8/15/21, 2) Tornado watch on 8/17/21, 3) Flash flood warnings on 8/17/21, 4) Proactive lake lowering/storm preparation on 8/30/21.
5. **Everything Rutherford:** I am working with The Daily Courier to publish an article on Lake Lure for their Everything Rutherford, their annual publication that details updates and information throughout the county. A draft has been forwarded to leadership for review.

6. NC Governor's Advisory Council on Film, Television, and Digital Streaming: Working with the producer and local leaders to highlight all the ways that the entertainment industry contributes to the State's (and Lake Lure's) economy and culture as a whole.

7. Signage:

a. Town Hall: Obtained bids for a two sided electronic sign for the Town. Started with the company that provided the signage for the Public Library, Stewart Signs. The first quote is for \$17,228 for a one color sign shown below on the left. One concern about the one color is that the writing is in red. In order to get multi colors, the cost is \$18,427, a small difference for the visual impact shown below on the right. I am awaiting a second quote from a second company. The second company is a distributor in Asheville and would be obtaining the sign through a company like Stewart signs. The third company is a local company that made the sign for Bat Cave Fire Department and would not meet the town standards for such a sign.

Recommendation: After further discussion with the Finance Director, it is recommended that this purchase would need to be through a sole source, Stewart Signs from Florida. They have made all of the local signs of this type with the exception of Bat Cave Fire Department.

Update 7/31/21: Discussed with Town Manager who recommended the Community Development Director assess the other existing illuminated signs nearby and make a recommendation regarding any impact with visibility as well as existing ordinances. I did this and it sounds like there were no visibility issues that could be identified.



Update 8/31/21: Awaiting further guidance regarding whether or not to proceed with ordering the signage. The funds have been budgeted if the sign is recommended/approved.

a. Morse Park Signage: I am working with the Parks, Recreation and Lakes Department to develop replacement signage for Morse Park that would focus on the lake on one side and fishing on the other side. We are working to determine if we can reuse the old structure to reduce the cost of the signage and I am in discussion with the sign company about this and we are creating a new map of the local parks and trails.

Update 7/31/21: Worked with Signage Company to develop a new map with Lake Lure Parks and Trails. This is under development. **Update 8/31/21:** Reviewing map.

8. Communications meeting with Realtors: Following the June Town Council meeting and meetings with congressional representatives, a decision was made by the Town Manager, Mayor Pritchett and Commissioner DiOrio to hold a meeting for Realtors in the area to ensure they had the correct and most current information regarding infrastructure projects. Doug Kelly was identified as a good point of contact to schedule the meeting. The infrastructure summary was forwarded to him for review and input which he provided. His feedback was incorporated into the document which has been placed on the website.

Update 8/31/21: I remain in contact with Mr. Kelly to schedule the Realtor Meeting.

9. Mountain Breeze: Assisted the Mayor in developing her article for the Mountain Breeze to update the public on key information in Lake Lure. Worked with Administrative Support Specialist to select and share a comic for the paper.

10. Sewer System (SS) Renovation Replacement and Renovation Project: Worked with the UAB, contractors and key staff to develop a strategic communication plan including an introductory letter, detailed overview and update, property owner survey, and Cove Captain meeting outline with the SS team. We worked to develop a list of frequently asked questions and answers to be utilized as needed as we proceed with Phase 1 of the project. A key part of this effort involved an analysis of the related policies and recommendations by UAB. The following summarizes the status of the communication products related to this project:

a) Mailer/Letter: On hold awaiting approval of the related policies.

b) Frequently Asked Questions: On hold awaiting completion of the policy approvals.

c) Community Outreach Schedule Updates/Adjustments: On hold awaiting completion of the policy analysis and approval of the Engineering Report by NCDEQ DoW.

Update 8/31/21: A Public Hearing has been scheduled for 9/14/21 at 5:00 PM. The Engineering Report was posted on 8/27/21 with a notification of this Public Hearing under Town News at:

<https://www.townoflakelure.com/community/page/notice-public-hearing-subaqueous-sanitary-sewer-replacement-engineering> . The notice was also shared via the large email group.

11. **New Website Orientation Guide:** Working to develop an orientation video to help new users with the Use of the new website. Item IV.A.

IV. GRANT UPDATES

1. FEMA High Hazard Potential Dam (HHPD) Grants:

- a. **2020 FEMA HHPD Grant:** The 2020 Grant application was approved and the Town was officially awarded \$121,000 for this project. The total project cost is **\$185,710**. The Town must contribute 35% (**\$64,998.50**) to support completion of this project. The FEMA HHPD grant contract was reviewed and approved by the Town attorney and signed and forwarded to NC DENR for their signature.
Update 8/31/21: Submitted quarterly report to the NC DEQ Dam Safety Office 8/30/21.
- b. **Second 2020 FEMA HHPD Grant:** Completed a proposal for a **conceptual design of a replacement for the Lake Lure Dam. The total cost of this project is \$58,568**. This grant opportunity requires a 35% match. The Town must contribute **\$20,498.80** to support completion of this project, if awarded the remaining 65% (**\$38,070.20**).
Update 8/31/21: Submitted multiple inquiries to NC DSO who in turn requested updates from FEMA. The application is still under review at the national level.
- c. **FY2021 FEMA HHPD Grant:** The grant application for this year was submitted 6/11/21. I worked closely with Schnabel Engineering to submit this application for the Field Investigation to support the Dam Reconstruction of the Replacement Dam. The cost was estimated at 1.3 million. FEMA Grants Awards in NC are expected to be in the \$100 – 120,000 range for this opportunity per NC DEQ DSO.
Update 8/31/21: In following up on this grant application I have been told that we may hear the outcome of the awards by September 2021.

2. **Asset Inventory and Assessment Grant Program:** The purpose of this grant is to support developing asset inventories, condition assessment of critical assets, and other components of a comprehensive asset management programs. LaBella Associates will take the lead in applying for this grant in 2021.

3. **Transportation and Infrastructure Committee Funding - Representative Cawthorn:** Worked with Commissioner DiOrio and the Town Manager to submit an application for funding through Representative Cawthorn's office for the Transportation and Infrastructure Committee, based on the State Transportation Improvement Program (STIP) and Transportation Improvement Program (TIP). Obtained letters of support from Senator Burr's Office, the Isothermal RPO, Rutherford County and the Mayor of Lake Lure.
Update 8/31/21: Lake Lure's project remains on the listing for \$8,000,000. Followed up with Rep. Cawthorn's office to obtain a status update and received a reply that there is no new information at this time.

V. EVENTS

Please see the meeting/event calendar for the next month. Note that another successive Olympiad took place this year, bringing hundreds of people to the area, without incident.

September 2021

« Prev Next »

Departments		Boards and Commissions									
- Any -		- Any -		<input type="button" value="Apply"/>		<input type="button" value="Reset"/>					
Sun	Mon	Tue	Wed	Thu	Fri	Sat					
29	30	31	1	2	3	4					
				Parks and Recreation Board Regular Meeting 1:30pm							
5	6	7	8	9	10	11					
12	13	14	15	16	17	18					
	Lake Advisory Board Regular Meeting 3:30pm	Marine Commission Regular Meeting 4:00pm Town Council Regular Meeting 5:00pm									
19	20	21	22	23	24	25					
			Paws for the Cause Fundraiser 5:00pm		Time of Your Life at Mountain Brook Vineyards! 5:00pm	Time of Your Life at Mountain Brook Vineyards! 5:00pm					
26	27	28	29	30	1	2					



NAME: DEAN LINDSEY

Department: HYDRO/DAM/WWTP



REPORT DATE:

CLOSE OUT MONTH:

PREPARED FOR:

01 September 2021

August 2021

Town Manager

I. REVENUE

Top 5 Months of Revenue			
Rank	Year	Month	Revenue
1	2016	January	\$124,215.00
2	2013	July	\$114,057.00
3	2013	August	\$109,521.00
4	2019	January	\$108,199.00
5	2019	February	\$107,935.00

2021-2022 Budget Year Revenue Red Denotes Off Peak Months		
July	392,317 KWH	\$33,765.71
August	435,040 KWH	\$32,829.40
September		
October		
November		
December		
January		
February		
March		
April		
May		
June		
TOTAL:		\$33,765.71

II. GENERATOR RUN TIMES & LAKE LEVELS

- Generator # 1 (Small Unit) = 200 Hours
- Generator # 2 (Big Unit) = 50 Hours
- Minimum Recorded Lake call in Level = 45.00 Inches
- Max Gate Opening = 30 Feet Cumulative

- We have had 2 rain events this month that a request was made to lower lake levels outside of normal operating limits.

IV. SCHEDULED MAINTENANCE AND IMPROVEMENTS

- Repaired 2 chemical feed pumps and back in operation.
- Had Powerhouse transformer and RFI Switch repaired and back in operation.
- Generator 1 is down for repairs. Breaker has been returned and in process of troubleshooting the rest of control systems.
- Continued Cleaning at WWTP to remove obsolete items.
- WWTP clarifier sludge removal line was clogged. Had Jetter service come in for line cleanout.
- Powerhouse transformer has had 3-year maintenance completed and all checked out. Awaiting oil sample lab results to be returned.
- Prepping parts for WWTP Mixer motor and gearbox project.
- Doing Preliminary work on Pilot testing of centrifuge for sludge treatment and removal.
- Backup generator control circuit has been repaired and is operational.



Name: Dustin Waycaster

Department: Fire

REPORT DATE:

September 1, 2021

PREPARED FOR:

Town Manager

I. ACCOMPLISHMENTS

- 8/1: Cardiac Arrest Buffalo Creek. Lifting Assistance Buffalo Creek. Medication checks on medical bags.
- 8/2: Fire Alarm Call Picnic Point. Maintenance on Support Vehicle.
- 8/3: Flat tire on Pumper/Tanker we were able to repair the tire. Worked on entering FMVFD reports to the state.
- 8/4: Applied for the Rescue Association Grant. Took support Truck to be repaired.
- 8/5: Boat Fire on the Lake. Went and attended the Open house at LLCA. Replaced the Hazmat booms on the Engine and Restocked the Fire Boat.
- 8/8: Wilkerson Ct-Head injury call. Adams Ln and Rainbow Cir possible STEMI/Heart Problems.
- 8/9: Medical Call Shumont Estates. Repaired the AC unit at the fire station.
- 8/10: Medical call-Main St Chimney Rock. Possible Structure Fire Flynn Ct.
- 8/11: Tree Down with lines Buffalo Shoals Rd. bottomless pools rd Possible Structure Fire.
- 8/13: Medical call Trush Dr. First Olympiad Event Race from ingles to RBR.
- 8/14: Stood By for the Olympiad Event. 2105 Buffalo Creek Rd Trees and Lines Down. 147 Grey Fox Ct tree fell on residence.
- 8/15: Olympiad Race to the Rock. Public Assist Memorial Hwy. Three calls to Chimney Rock State Park in reference to Medical calls.
- 8/ 16: Ran Seven calls (Trees down and power lines, Flooding issues, Fire Alarms and Public Assists.)
- 8/17: Storm Event. Flooding and Tornado Warnings.
- 8/18: Ran Four calls for service. (Sinking Boat, Trees Down, Vehicle Fire, and Medical call.)
- 8/19: Cleaned the station and parking areas due to storm debris. Tree down Tryon Bay. Line down Chalet Rd.
- 8/20: Wires down Memorial @ Marina Dr.
- 8/21: Fire Alarm at Legends Restaurant- had to place them on Fire Watch. Tree down Buffalo Shoals.
- 8/22: Ran four calls for service. (Medical calls and one tree down call)

- 8/23: Annual servicing on all engines and apparatus. As well as the Fire Boat Pump. New tires installed on the Engine.
- 8/24: Pumper/Tanker placed back in-service brakes and tires repaired.
- 8/25: Two calls Lines down and MVC on Boys Camp Rd
- 8/28: Structure Fire at Camp Lure Crest. Fire Alarm on Moffit Hill Rd.
- 8/29: Tree Down Holmes Rd
- 8/30: Storm Prep and Management Meeting at townhall.
- 8/31: Lockout at Ingles.

II. FOLLOW UP

- 1. Lake Lure Fire had **582** total hours of training for the month of May.
- 2. Lake Lure Fire ran 55 Fire/Medical/ Rescue calls

OTHER



All:

Please find attached August Finance Report with detailed Revenues and Expenditures. As we are in the early part of the fiscal year, budgets are in decent shape and we should be receiving tax revenues next month from the county.

Let me know if you have any questions.

Sam A. Karr

Finance Director

**2948 Memorial Highway
Lake Lure, NC 28746**

Office: 828.625.9983, Ext. 102

Web: townoflakelure.com

Facebook: www.facebook.com/townoflakelure



Town of Lake Lure

17%



Monthly Financial Summary Report as of: 8/31/2021

Revenues in excess of Expenditures

General Fund					General Fund					General Fund	
	Annual	Month	Annual	Y-T-D %		Annual	Month	Annual	Y-T-D %	Annual Budget	
Revenues:	Budget:	To Date:	To Date:	Collected	Expenditures:	Budget:	To Date:	To Date:	Spent	Month To Date	\$
Taxes	\$ 4,429,782	\$ -	\$ -	0.00%	Governing Body	\$ 35,050	\$ 1,437	\$ 8,752	24.97%	Annual To Date	\$ (757,881)
State Shared Revenues	\$ 2,484,027	\$ 142,364	\$ 264,744	10.66%	Administration	\$ 1,068,654	\$ 76,298	\$ 159,709	14.94%		
Lake & Tours	\$ 708,800	\$ 34,384	\$ 87,146	12.29%	Central Services	\$ 114,120	\$ 7,784	\$ 15,771	13.82%		
Beach & Marina	\$ 418,500	\$ 52,283	\$ 91,526	21.87%	Police	\$ 875,906	\$ 64,365	\$ 124,016	14.16%		
*Miscellaneous Revenues	\$ 176,267	\$ 3,588	\$ 21,175	12.01%	Fire	\$ 912,946	\$ 57,377	\$ 106,600	11.68%		
Land Use Fees	\$ 46,961	\$ 3,750	\$ 8,120	17.29%	Sanitation	\$ 229,400	\$ 18,893	\$ 37,677	16.42%		
Loan Proceeds	\$ 502,000	\$ -	\$ -	0.00%	Public Works	\$ 536,101	\$ 44,463	\$ 79,872	14.90%		
Transfers	\$ -	\$ -	\$ -	#DIV/0!	Economic Development	\$ 98,264	\$ 5,190	\$ 10,457	10.64%		
Total:	\$ 8,766,337	\$ 236,369	\$ 472,711	5.39%	Community Development	\$ 225,166	\$ 14,191	\$ 25,797	11.46%		
*Miscellaneous Revenues					Beach and Marina	\$ 17,500	\$ 871	\$ 871	4.98%		
Interest, Beer & wine, Fire Tax, ABC					Golf	\$ 106,000	\$ -	\$ 40,230	37.95%		
Facilities Rentals, Grants, Sale of					Parks, Rec., Lake	\$ 1,371,691	\$ 38,083	\$ 71,077	5.18%		
Assets, Misc., Town Promo, Copies					Capital Outlay	\$ 999,100	\$ 107,785	\$ 307,305	30.76%		
Recycling Collections					Debt Service	\$ 395,939	\$ 9,966	\$ 83,882	21.19%		
Received-Not Posted Yet					Non Governmental	\$ 157,500	\$ -	\$ 129,560	82.26%		
					Transfers	\$ 1,600,000	\$ -	\$ -	0.00%		
					DAM/Watershed	\$ 23,000	\$ 29,016	\$ 29,016	126.16%		
					Contingency Reserve	\$ -	\$ -	\$ -	#DIV/0!		
					Total:	\$ 8,766,337	\$ 475,719	\$ 1,230,592	14.04%		

Water & Sewer Fund					Water & Sewer Fund					Water & Sewer Fund	
	Annual	Month	Annual	Y-T-D %		Annual	Month	Annual	Y-T-D %	Annual Budget	\$
Revenues:	Budget:	To Date:	To Date:	Collected	Expenditures:	Budget:	To Date:	To Date:	Spent	Month To Date	\$
Water & Sewer charges	\$ 1,620,000	\$ 133,634	\$ 268,661	16.58%	Water	\$ 91,500	\$ 4,920	\$ 11,661	12.74%	Annual To Date	\$ 94,382
Taps & Connection fees	\$ 10,000	\$ -	\$ 1,155	11.55%	Sewer	\$ 612,300	\$ 62,634	\$ 169,009	27.60%		
Interest & Transfer Fees	\$ 7,750	\$ 1,320	\$ 3,176	40.98%	Capital Projects	\$ 431,500	\$ -	\$ -	0.00%		
Water Tank Rental	\$ 12,360	\$ 1,030	\$ 2,060	16.67%	Debt Service	\$ 127,685	\$ -	\$ -	0.00%		
Transfer from Fund Balance	\$ -	\$ -	\$ -	#DIV/0!	Transfer to Fund	\$ 387,125	\$ -	\$ -	0.00%		
Total:	\$ 1,650,110	\$ 135,984	\$ 275,052	16.67%	Total:	\$ 1,650,110	\$ 67,554	\$ 180,670	10.95%		

Hydro Electric					Hydro Electric					Hydro Electric	
	Annual	Month	Annual	Y-T-D %		Annual	Month	Annual	Y-T-D %	Annual Budget	\$
Revenues:	Budget:	To Date:	To Date:	Collected	Expenditures:	Budget:	To Date:	To Date:	Spent	Month To Date	\$
Power Generation	\$ 400,000	\$ 32,902	\$ 66,741	16.69%	Operations	\$ 377,525	\$ 37,641	\$ 65,396	17.32%	Annual To Date	\$ (12,446)
Interest	\$ 325	\$ -	\$ 49	15.08%	Transfer to General Fund	\$ -	\$ -	\$ -	0.00%		
FEMA Reimbursement	\$ -	\$ -	\$ -	#DIV/0!	Transfer to Silt Fund Reser.	\$ -	\$ -	\$ -	#DIV/0!		
Transfer from Fund Balance	\$ -	\$ -	\$ -	#DIV/0!	Cap. Outlay/Special Proj.	\$ 22,800	\$ -	\$ 13,840	60.70%		
Total:	\$ 400,325	\$ 32,902	\$ 66,790	16.68%	Total:	\$ 400,325	\$ 37,641	\$ 79,236	19.79%		

Cash & Investment Position		American Rescue Plan-CSLRF	Capital Funds	Comments / Items of note
United Bank			Balance to Date	
General Fund	\$ 4,357,509	\$ 183,888	Capital Res. Fund	\$ 651,740
Water & Sewer	\$ 1,347,841		Silt Res. Fund	\$ 64,265
Includes Low Pressure			Marina Brdwa	\$ 3,442
Hydro	\$ (280,274)		Bridge Pres. Fund	\$ 75,000
Total:	\$ 5,425,076			
NC Capital Management Trust				
General (Cash)	\$ 125,520			
Water & Sewer	\$ 3,824			
Hydro	\$ 74,193			
Total:	\$ 203,537			
Total Cash and Investments:	\$ 5,628,613			



NAME: SEAN HUMPHRIES

Department: LAKE LURE POLICE DEPT

REPORT DATE:**CLOSE OUT MONTH:****PREPARED FOR:**

9/1/2021

August 2021

Town Manager

I. ACCOMPLISHMENTS

1. Officers worked during the Lake Lure Olympiad with directional traffic throughout the town.
2. Bailey Worley resigned and the department is currently seeking new applicants.
3. Patrol Vehicle bids were received and one chosen. The new vehicles are currently on order.

Total Police Activities for Month: **430** (Partial Break-down below)

2	Breaking/Entering/Larcenies	25	Traffic Stops
13	Citations	14	Warning Citations
4	Verbal Warnings	2	Accidents
1	Total Arrests	40	Business Checks
16	Lake – Patrols/Permit Checks	19	Lake – Total Hours Patrolling
13	Lake – Verbal Warning	0	Lake – Warning/Citation
22	Suspicious Persons/Speak with Subject	6	Residential Alarms Activated
7	Domestic/Disturbance/Disorderly Conduct	6	Residential/Business Alarm Activations
2	Parking Infractions	0	Noise Complaints

Citations – Cumulative Total of Citations: **13** (Hard Copies) (1 Citation may include 2 charges) (1) Speeding, (2) DWLR, (3) Exp. Registration, (2) No Insurance, (12) Other misdemeanor infractions

Charges Total: 20

Lake Citations – Lake Totals: Citations (Permit \$125 Fine if not corrected in 7 days) **0** Total

Arrests – Cumulative Total of Arrests: **1** (1 Arrest may include several charges)

Charges Total: (1) Escape from Custody or Resist Arrest (resulting from vehicle chase)

* Public Access of this form may affect the Accomplishments and Follow Up listings due to privacy and cases that continue to be investigated.



Dean Givens; Parks, Recreation, and Lake Director

DEPARTMENT: Parks, Recreation, and Lake

REPORT DATE:

PREPARED FOR:

August 31, 2021

Town Manager

I. ACCOMPLISHMENTS

Current Parks, Recreation, and Lake Projects:

1. Boy's Camp Rd. Campground – <i>Not selected for PARTF funding</i>	2. Luremont Trails – <i>Trail scouted; permits filed; Plan approved by Parks and Rec. Board, legal opinion received; working on next steps</i>	3. Marina Phase II and Amphitheater Funding – <i>Working with TDA/ Rutherford Bound to keep projects moving forward</i>
4. Monetization Schedule for P&R Assets and Facilities – <i>New ideas being considered</i>	5. Updating Parks and Recreation Open Space Plan – <i>Working with Ed Dittmer and Moe Bay on updates</i>	6. Morse Park Walking Path Expansion Grant – <i>To expand the pavement back to town hall</i>
7. Morse Park Parking Expansion – <i>Working on plan to create more parking</i>	8. CRSP Ingress/Egress – <i>Meetings planned to discuss how this is going to be done</i>	9. Seeking Grants for Buffalo Creek Park parking lot expansion – <i>Grant has been submitted</i>
10. Permit for Filling in Half of Pond in Morse Park – <i>According to the Morse Park master plan</i>	11. Deep Water Launch – <i>Applying for permits</i>	12. Naming Rights – <i>Working to update policy</i>
13. Dredging Grant – <i>Finalizing budget</i>	14. Golf Course Plan – <i>Golf Course study</i>	15. Storm Damage Repair

PR&LD ACTIVITIES:

1. Oversee daily operations for Parks, Rec, & Lake
2. Attended multiple staff/public meetings
3. Attended multiple project meetings
4. Helped train new employee
5. Helped with storm damage clean-up efforts
6. Worked on multiple projects
 - Dredging
 - Island Creek Rd. silt disposal site
 - Deepwater Launch
 - Walkway pavers in front of beach
 - New seawall at gazebo
 - Mining permit
 - Boys Camp Rd. plans

PR&TC ACTIVITIES:

1. Took over commercial boat licensing and boat slip rentals
2. Helped train new employee
3. Worked with Moe Bay on the Open Space Plan updates
4. Added more information to the Parks, Recreation, and Lake Department Standard Operating Procedures
5. Ed Dittmer, trail boss for Dittmer-Watts Nature Trails, walked the trails and reported issues that needed to be repaired. 1 volunteer; 2.5 volunteer hours
6. Led Dittmer-Watts workday on 8/10 to remove trees and repair minor erosion – 6 volunteers; 18 volunteer hours
7. Helped remove large debris from the lake on 8/18.
8. Recruited volunteers to help with lake debris clean-up. They have helped almost every day since 8/18 – 2 volunteers; 152 volunteer hours
9. A volunteer walked biked Buffalo Creek Park on 8/19 and removed 8 trees from the trail – 5 volunteer hours
10. Robin Worcester, trail boss for Buffalo Creek Park, walked the trail and gave a report on areas where trees were still down and areas that were damaged on 8/21 and 8/22. He also removed some small trees and debris from the trail – 1 volunteer; 8.5 volunteer hours
11. Walked Dittmer-Watts Nature Trails to assess trail damage from storm, found multiple trees down, and cleared debris from the trail
12. Led Buffalo Creek Park workday on 8/24 to repair erosion and clear multiple downed trees – 6 volunteers; 30 volunteer hours
13. Cleared the downed trees from Dittmer-Watts and another large tree completely blocking the start of the Weed Patch Mountain Trail on 8/24
14. Led Weed Patch Mountain Trail workday on 8/31 to remove fallen trees – 5 volunteers; 35 volunteer hours
15. Planned upcoming trail maintenance days and recruited volunteers to help
16. Checked trail counters on 8/31
17. Checked Buffalo Creek Park, Dittmer-Watts Nature Trails, and Weed Patch Mountain for further damage
18. Utilized volunteers to collect water samples – 2 volunteers; 12 volunteer hours
19. Utilized a total of **263 volunteer hours**
20. Attended several meetings

P&R Maintenance Activities:

1. Helped with storm damage clean-up on the trails
2. Performed regular ground maintenance activities at all areas
3. Cleaned parks, boat ramp, and marina
4. Sprayed playground equipment and picnic tables with bleach
5. Took down Olympiad and library banners

Lake Activities:

1. Buoy maintenance
2. Debris pickup
3. Storm debris clean-up
4. Debris boom repairs and deployment

1. FOLLOW UP

1. Open Space Plan: Will continue working with Ed Dittmer and Moe Bay to update the Open Space Plan
2. Luremont Trail: Plan has been approved by Parks and Recreation Board; legal opinion received; working on next steps
3. Boys Camp Road: Not selected for PARTF funding.
4. Dredging Grant: \$637,500 grant awarded, working to finalize budget
5. Naming Rights Policy: Continuing to gather information for Naming Rights Policy for Town properties
6. Lake Lure Trails: Work days held on Lake Lure trails each month to ensure they are properly maintained

2. OTHER

1. Marina Slips Available: 0



Name: David Arrowood

Department: Public Works

REPORT DATE:

August 31, 2021

PREPARED FOR:

Town Manager

I. ACCOMPLISHMENTS

1. **We completed our annual Collection System Inspection this month. Everything went good.**
- 2.
- 3.

II. FOLLOW UP

1. **We are getting all paper work and contracts looked at by our Attorney for the electronic water meters.**
2. **Reese is setting up fieldtrips for us to go look at different styles of manhole rehabs.**
3. **We have been getting quotes on putting gravel on unopened streets from Protor road to Bottomless Pools.**

III. OTHER

8-2-21 We replaced yield sign on Asa Grey today.

8-2-21 We made tool racks for bed of new service truck and loaded with tools.

8-2-21 We mowed at shooting range.

8-3-21 We made repairs to Laura's deck today. Finished moving tools over to new truck.

8-3-21 We cleaned and mopped office at Public Works.

8-4-21 Helped remove Flocculator at the WWTP for repairs.

8-4-21 We repaired a pothole on Cut A Way today.

8-5-21 We cleaned up debris on top of hill at shop that we have hauled in. we separate it and take to landfill.

8-5-21 Met with homeowner on Ridge View about Ditches being cleaned.

- 8-6-21 We took Sam applications to sent in for Scott to take his well test for certification and also Andie to take her collection test for certification.
- 8-6-21 We had a FFC meeting with Camps well drilling.
- 8-9-21 We made repairs to fence at beach.
- 8-9-21 We cleaned some ditches on Lakeview.
- 8-10-21 We fixed road to existing roads to wells in Fire Fly Cove for drawdown test.
- 8-10-21 We worked on getting everything together for collection system inspection.
- 8-12-21 We worked all day Cleaning and washing down Pump Station below Dam.
- 8-16-21 We finished up at pump station and finished all paperwork for inspection.
- 8-17-21 We had our sewer collection system inspection with DEQ from State.
- 8-17-21 We worked on a downed tree at Youngs Mountain.
- 8-17-21 We removed old shelves from welcome center.
- 8-17-21 We made repairs to cutting blades on mowing tractors.
- 8-17-21 We worked most of the night at pump station because of high flows. We didn't have any spill.
- 8-18-21 We removed fallen tree from Washburn Road.
- 8-18-21 We have been Flushing Hydrants at Ingles to get higher chlorine level.
- 8-19-21 We cleaned up 5 fallen trees on Boys Camp Road.
- 8-19-21 Cleaned out ditches from storm.
- 8-19-21 Removed fallen tree on Tryon Bay.
- 8-19-21 Woody Well is down. Called Ken Street to help fix problem.
- 8-20-21 We cleaned ditches around Boulder Run today.
- 8-20-21 We fixed washed out places on Beach today.
- 8-20-21 We went and met homeowner on Lakeview about damage to retaining wall. Homeowner said he was filling claim with town. I told him to contact Town Manager.
- 8-20-21 We fixed a ¼ water leak on Sidney Linear today.
- 8-23-21 We cleaned up water at Police Dept that came from a/c unit.
- 8-23-21 We cleaned ditches on Humming Bird Cove.

8-23-21 Attended hiuse moving meeting at Town Hall.

8-23-21 I talked with Tri-City Paving about fixing section of Sunset Cove that is breaking off.

8-24-21 We mowed Proctor Road today.

8-24-21 Met Ken Street at Woody Well. He has ordered parts for repair.

8-25-21 We read water meters all day.

8-26-21 We blocked off parking spaces for corvette club at marina.

8-27-21 We read water meters all day.

8-30-21 Started removing fallen trees on gravel part of Kilro Drive.

8-30-21 We read Water meters all day.

8-30-21 Attended MTM today.

8-31-21 We cleaned road pipe out at stream on Proctor Road. Its was about stopped up.



NAME: Olivia Stewman

POSITION: Town Clerk

REPORT DATE: September 1, 2021

PREPARED FOR: Town Manager

I. ACCOMPLISHMENTS

- Prepared agendas for, attended, and recorded minutes for Town Council and ABC Board.
- Clerked one regular Town Council Meeting
- Clerked one Town Council Work Group Meeting
- Clerked two ABC Store Meetings
- Attended two Management Team Meetings
- Finalized all of the August minutes to be approved in September.
- Submitting required reports to the NC Secretary of State and the NCLM.
- Completed an inventory of all contracts and agreements, including the addition of a link to a scanned copy of each and contact information.
- Participated in Focus Group regarding the recruitment of a new Admin Support Specialist
- Began organizing old files located in my office and preparing for shredding according to the NC Records Retention and Disposition Schedule.
- Receive Code of Ordinances from Municode (see follow up).
- Coordinated with various staff members to improve or complete miscellaneous tasks.
- Followed up with citizens to grant public requests and inquiries.

II. FOLLOW UP

- All current contracts and deed are accounted for in the Excel inventory, but old contracts and deeds need to be scanned and included. I have compiled a list of all that need to be included.
- It appears that Municode reformatted the Town's Code of Ordinances, which may lead to some confusion. I am working towards contacting them to fix the issue.
- The third expense report is to be sent to the Secretary of State in October.
- The NCLM Ordinance Report is due to be submitted by November 1st.

- I plan to begin attending SOG and clerk associations' classes and meeting in September.

III. OTHER

- In the following weeks I will cross-train on the front regarding Admin Support Specialist duties/responsibilities.
- First full month completed as the Town Clerk of the Town of Lake Lure!

V PUBLIC HEARING

- Completed ER\EID presentation to present project need, alternates considered, preferred alternate, identify funding, project impacts, and schedule.

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION
Meeting Date: September 14, 2021**

SUBJECT: Completed ER\EID presentation to present project need, alternates considered, preferred alternate, identify funding, project impacts, and schedule.

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number: A
Department: Public Works
Contact: Shannon Baldwin, Town Manager
Presenter: Maurice Walsh, PE, LaBella Associates

BRIEF SUMMARY: The Engineering Report/Environmental Information Document ER/EID associated with the project is a planning document that identifies the project's needs, evaluates possible alternatives for addressing those needs, and assesses environmental impacts. The Subaqueous Sanitary Sewer Replacement – Phase 1 includes the construction of approximately 13,500 linear feet of 14” HDPE gravity sewer, 1,950 linear feet of 16” HDPE gravity sewer, 18 HPDE manholes, rehabilitation of 40 existing manholes, fine screen rehabilitation, grit removal system, digester, sewer access valve, and related appurtenances.

RECOMMENDED MOTION AND REQUESTED ACTIONS: To approve the ER/EID project as presented.

FUNDING SOURCE: North Carolina Department of Environmental Quality – Division of Water Infrastructure in the form of a State Revolving Fund (SRF) Loan

ATTACHMENTS: Link to full ER/EID documents can be found at <https://www.townoflakelure.com/administration/page/subaqueous-sanitary-sewer-replacement-engineering-reportenvironmental>

STAFF'S COMMENTS AND RECOMMENDATIONS: Staff recommends the approval of the ER/EID project as presented.

Link to full ER/EID document can be found at:

<https://www.townoflakelure.com/administration/page/subaqueous-sanitary-sewer-replacement-engineering-reportenvironmental>

VII

PUBLIC COMMENT

The public is invited to speak. Please keep comments limited to five minutes or less. If you wish to speak, wait for the Mayor to ask if anyone would like to make a comment and then unmute your phone or mic and state your name and address. Comments may also be submitted in writing to the Town Clerk, ostewman@townoflakelure.com, at least one hour prior to the meeting.

VIII

CONSENT AGENDA

- Approval of the August 10, 2021 Regular Meeting Minutes and the August 25, 2021 Regular Work Group Meeting Minutes
- Dredging Plan 2021-2022



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL
HELD TUESDAY, AUGUST 10, 2021, 5:00 P.M. AT THE LAKE LURE MUNICIPAL
CENTER**

PRESENT: Mayor Carol C. Pritchett
Mayor Pro Tem John W. Moore
Commissioner Patrick Bryant
Commissioner David DiOrio
Commissioner John Kilby

William Morgan, Jr., Town Attorney
Shannon Baldwin, Town Manager

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol C. Pritchett called the meeting to order at 5:03 p.m. and gave the invocation. Council members led the pledge of allegiance.

II. APPROVE THE AGENDA

Commissioner John Moore made a motion to approve the Agenda, as presented. Commissioner David Diorio seconded and the motion carried 4-0.

III. MAYOR'S COMMUNICATIONS

Mayor Carol C. Pritchett welcomed everyone. Mayor Pritchett discussed the inability to stream the meeting video and zoom simultaneously. She went over COVID-19 CDC guidelines and vaccinations. Mayor Pritchett verified that there is no public hearing at this meeting.

IV. TOWN MANAGER COMMUNICATIONS

Town Manager Shannon Baldwin reminded the board of his retirement on December 1st this year. He announced that Jennifer Duncan has been hired as the HR/CS Specialist, she was the former Branch Manager at the United Bank in Lake Lure. Manager Baldwin introduced the individuals who led discussions during the presentation section of the agenda including George Eller, Johnathan Pittman, and Laura Krejci.

Page 2 - Minutes of the August 10, 2021 Regular Council Meeting**V. PRESENTATION**

George Eller, Safety Engineer with NC DEQ gave a presentation about the dam. He communicated that the goal is to repair old dams or build new dams. Mr. Eller explained details about the dam including the high hazard class, it is one of the largest dams in the State, constructed 1997, and it is in fair condition based on the evaluation of Schnabel Engineering. Mr. Eller also noted that the dam has an emergency access plan which is required by law, if the dam were to fail there would be a large sum of acres inundated. Mr. Eller informed the council that the dam has issues such as inadequate still way capacity during a big storm, a monolith instability problem, size weakness and a series of concrete shells, it does not have reservoir drain that is required through regulations, seepage and leakage occurs, and there is concrete spalling and exposed rebar. Mr. Eller explained that the emergency access plan needs to be updated annually and exercised, and he suggested table top exercise with multiple players. Mr. Eller additionally suggest that it would be good to have warning signs and barriers at spillways, dam failure characterized by rapid uncontrollable release by the reservoir, and emergency action plans should be sent to dam safety and NC emergency management. Mr. Eller presented an inundation map of Lake Lure and explained the potential severity of dam failure. He continued to explain that the current enforcement process including notice of inspection and notice of deficiency, and that Lake Lure is currently between the first and second step now. Mr. Eller concluded his presentation by encouraging the Town to update the emergency action plan and begin implementing table top exercises, he asked if anyone had any questions. Mayor Pritchett thanked him and no questions were asked.

Johnathan Pittman of Schnabel Engineering presented. He discussed that a way to path forward to the dam would be a reservoir drain. Mr. Pittman explained that Schnabel is in contract with the Town to design this train between the spillway and power house located near base of the dam. Mr. Pittman noted that the dam will be drained 90 percent in the event of an emergency. He described the drain infrastructure and displayed an image of the drain infrastructure to meeting attendees. Mr. Pittman noted that there is a 50 percent design committal that is due this month and staff and council will discuss changes to finish design. Mr. Pittman explained that the goal is to begin construction in spring of 2022 and it should take three months to complete. Mr. Pittman informed the Council that in 2018 and 2019 alternatives to modify dams were looked at and dam replacement was discussed, and ultimately the replacement dam was voted on in February to be proceeded on. Mr. Pittman stated that the cost between rehabilitation and replacement were similar but replacement will allow for a longer service life that will last over 100 years. Mr. Pittman described the logistics of replacement such as of the existing dam gets removed, but most of it will remain under water so it does not affect recreation and new operations. He made attendees aware that the current dam has hydroelectric and hydroelectric will not be included in new dam, but will be designed to add to new dam at a later date if desired. Mr. Pittman noted that the replacement dam on a 10 year schedule. Mr. Pittman detailed steps in the project including conceptual design, field investigations, detail design, permitting, bidding, and construction are the next steps. Mr. Pittman stated that the ultimate goal is to minimize impacts to delaying construction and

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replacement will avoid this compared to modifications. He asked if anyone had questions and no questions were asked. Mayor Pritchett thanked him.

Communication Specialist Laura Krejci presented and discussed funding the dam through grants. Ms. Krejci explained that the Town has applied for FEMA High Hazard Potential Dam Grants. Ms. Krejci continues to explain that the first grant applied for was a spillway grant and the Town was granted 80,000 dollars to support this project. Ms. Krejci noted that the FEMA grant required that the Town pay 35 percent of matching funds and that the Council developed a reserve fund specifically for the dam which is critical in obtaining grants. Ms. Krejci stated that in 2020 the Town applied for another grant for the purpose of a reservoir drain and received 121,000 dollars in funding, in which the Town matched 35 percent. Finance Director Sam Karr helps ensure that funds are matched and extensive reports are done to make certain that all doings are being done appropriately. Ms. Krejci explained that in 2021 a second opportunity occurred for the 2020 funds that another agency else could not use. Thus, Ms. Krejci informed that the Town applied for a grant for conceptual design and has not find out if this project will be funded. Ms. Krejci added that another grant had been applied for in 2021 for field investigation with the amount being 1.3 million dollars. She notes that the Town does not anticipate getting the entirety of the grant, and that the Town is waiting to be informed of the outcome for this grant. In addition to grants, Ms. Krejci explained that the Town has been working on funding through the Infrastructure Bill through the Policy Group who helped support the Town through Nation Transportation Committee to replace bridge over dam. Ms. Krejci stated that the first phase replacement dam has been submitted for 8 million dollars, which the Town must match by 25 percent. Ms. Krejci explained that this has been applied for through legislators Cawthorne, Burr, Tillis and that it had gained letter support on a national level. Ms. Krejci noted that H.R. 3684 is the national bill that can be found regarding the bill. Town Manager Baldwin asked Ms. Krejci to detail the other grant amount. She explained that all combined amounts to 240,000 dollars. Mayor Pritchett mentioned that the recent increase in taxes is going towards the dam reserve fund for matching funding. Commissioner DiOrio and Town Manager Baldwin discussed a conversation that occurred with the Policy Group that inferred that the Group is confident that the Town will get funding. Commissioner DiOrio and Mr. Baldwin explained that all levels of government agree that it is everyone's best interest to get replacement dam due to the economic impact of the Town of Lake Lure, maintaining wetlands, and the possible flooding effects of having a high hazard dam. Mr. DiOrio provided input that this will allow for more room to invest in green energy and rural transportation access due to bridge on dam. Ms. Krejci explained that when the design begins, more money will be invested in this project through the Town, grants, and loans within ten years. Ms. Krejci noted that the budget line item "lake lure dam reserve" on tax documents will be for dam reserve. Council members explained that 16 cost saving methods are being examined this year to help make up some of the 1.6 million dollars. Council also noted the tax raise of 11 cents will equate to an overall of 19 percent through town savings.

VI. COUNCIL LIAISON REPORTS & COMMENTS

Commissioner John Kilby reported the activities of the ABC Board and the Lake Advisory

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Board.

Commissioner DiOrio reported the activities of the Utilities Advisory Board.

Commissioner Patrick Bryant reported the activities of the Board of Adjustment and Lake Structure Appeals Board and the Parks and Recreation Board.

VII. PUBLIC FORUM

Mayor Carol C. Pritchett invited the audience to speak and no one requested to speak at this time.

Steven Milito, 1412 Proctor Road, spoke on behalf of the Homeowner's Association (HOA) at Proctor Road Neighborhood. Spoke with Council a while back about redirecting traffic through their road. Mr. Milito explained that traffic in the area has increased and contacts at the park offer optimism for a completed roadway in the park which will devote traffic to the end of the road. Mr. Milito stated that the Chimney Rock Ridge HOA attorneys have sent an email that requests Town inform residents in the area if they make changes to the roads and to maintain them. Mr. Milito informed the board that that these roads are town owned. Town Manager Baldwin stated that the Public Works Department has been mowing the adjacent right of way. Public Works Director David Arrowood spoke on this matter and discussed that the Public Works Department started mowing the right-of-way this year at least a couple of times a year, but there is no gravel on the road and that gravel should be inserted to considered it an open street. Commissioner DiOrio asked Mr. Milito to verify if it were a street or right of way. Mr. Milito and Commissioner DiOrio discussed that it is technically a right of way. Town Manager Baldwin verified that the Proctor Road residents currently have to pass through a parking lot and improvements would be needed to the right of way.

Mark Hoek, 159 Miller Wood Manner, represented the Parks and Recreation Board that expressed concerns over saving the golf course and green space. Mr. Hoek communicated that he and other Parks and Recreation Board members find it irresponsible for town management to close municipal golf course without seeking out a new owner. Mr. Hoek requested that no decision be made and that the golf course contract termination could be rescheduled until the end of the year. Mr. Hoek suggested that golf course issues can be avoided if the town permits multiple uses, in which he listed examples. He explained that local business owners had confided in him. Mr. Hoek informed the council that this year set a record for golf course use. Mr. Hoek expressed his thoughts that terminating the golf course contract will save Town money on paper but may lose more if Town quits funding course because green space will still need to be maintained and loss of revenues. Mr. Hoek claimed that the Town did not address this with residents and there is a petition to keep the golf course current agreement. Mr. Hoek concluded by noting an appraisal that had been conducted and he explained viable uses of the golf course space.

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Laura Doster, 274 Thomas Edison Road, representing Chamber of Commerce announced that the Olympiad is August 13th through the 15th this Friday, Saturday, and Sunday. Ms. Doster stated that a lot of people come to this event from out of town and state. Ms. Doster informed the meeting attendees of this good news.

Pat Buede, 2153 Memorial Highway, expressed her thoughts that the golf course to be used for the residents and taxpayers instead of tourists.

VIII. CONSENT AGENDA

Mayor Carol C. Pritchett presented the Consent Agenda and asked if any other items should be removed before calling for action.

Commissioner David DiOrio made a motion to approve the Consent Agenda, as presented. Commissioner John Moore seconded. The motion passed 4-0. Therefore, the Consent Agenda incorporating the following items was unanimously approved and adopted:

- A. Adopt the July 2, 2021 Special Meeting Minutes and the July 13, 2021 Regular Meeting Minutes.
- B. Resolution No. 21-08-10 Declaration of Intent to Reimburse Relative to Vehicles and/or Equipment
- C. Golf Course Property Lease Early Termination Agreement
- D. Budget Amendment #312 - Schnabel's Reservoir Drain Design
- E. Ordinance No. 21-08-10 – Grant Project funded by the Coronavirus State and Local Recovery Funds of HR 1319 American Rescue Plan Act of 2021

IX. UNFINISHED BUSINESS:

No unfinished business.

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X. NEW BUSINESS:

- A. Wastewater Treatment Plant Chemical Room Up-Fit Presentation and Discussion**
- B. Wastewater Treatment Plant Chemical Room Up-Fit Budget Amendment No. 311**

Dam and Hydroelectric Director Dean Lindsey discussed the chemical room up-fit. This includes floor, wall, lighting repairs and new tanks. If this is to be passed it is almost a 28,000 dollar saving. Shannon Baldwin asked when the last time chemicals bids were. Director Lindsey did not know exact dates, but the current supplier has been here since Director Lindsey has worked for the Town. Commissioner David DiOrio motions to approve Budget Amendment No. 311 for the purpose of the Wastewater Treatment Plant Chemical Room Up-Fit, Commissioner John Kilby seconded the motion. The motion passed 4-0.

X. NEW BUSINESS:

- C. Dam and Hydroelectric Automation Project Presentation and Discussion**
- D. Dam and Hydroelectric Automation Project Budget Amendment No. 310**

Dam and Hydroelectric Director Dean Lindsey discussed the dam automation which was scheduled for 2020 but due to COVID-19 it needs to be rescheduled to this year. This project would give Duke Energy remote energy and control. Director Lindsey mentioned a re-request for automation. Commissioner David DiOrio discussed the link between automation and table top mentioned by George Keller during presentations. Director Lindsey stated that EAP has been updated but table top had not been scheduled yet. Commissioner David DiOrio motions to pass Budget Amendment No. 310 for the purpose of Dam and Hydroelectric Automation Project. Commissioner Patrick Bryant seconded the motion. The motion passed 4-0.

X. NEW BUSINESS:

- E. Street Signs (Private Streets) Policy Discussion**

Public Works Director David Arrowood explained that he was approached by resident Liz Geary about erecting a street sign on a private road located within the Town. Ms. Geary sent Director Arrowood the Town Council Regular Minutes from May 14, 1995 which show that the Council at that time had approved this concept. Director Arrowood reached out to adjoining towns and they do not do this for private streets. Director Arrowood expressed that he thought that the council might want to review this. Director Arrowood recommended that the Town should not do erect street signs on private streets. Town Manager Shannon Baldwin asked what compliance goes into signage. It is noted that most places now sale DOT approved signs. The Fire and Community

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Development departments have authority in sign compliance enforcement. Commissioner John Kilby asked who has responsibility of road maintenance. Director Arrowood answered that it is HOA/POA or community. Director Arrowood stated that he will get in touch with Ms. Geary after board decision. Commissioner John Moore asked Attorney William Morgan what procedures may be taken at this meeting or if this needs to be re-addressed next month. Town Attorney William Morgan stated that a motion can be addressed tonight but a resolution and policy may be adopted at a later date. Commissioner John Moore motioned to change the policy to ensure that the Town does not participate in installing and maintaining street signs on private streets. Commissioner David DiOrio seconded motion. The motion passed 4-0. Mayor Carole Pritchett asked about emergency situations. Director Arrowood explained there are existing regulations and permits to ensure that road sign does go up.

X. NEW BUSINESS:

F. Town Manager Recruitment Process

Commissioner David Diorio discussed Town Manager Shannon Baldwin's retirement. The Council discussed the process to hire a new town manager. Attorney Morgan noted that he is reviewing external hiring firms. Manager Baldwin stated that he had sent an email to Council and Attorney Morgan that included mentions of firms that specialize in hiring managers. Commissioner David DiOrio proposes that the council allow Attorney Morgan to contact firms to hire new Town Manager and that price referral and recommendations should be considered in making a decision on best-fit hiring firm.

XI. CLOSED SESSION

Commissioner David DiOrio made a motion to go into closed session in accordance with G.S. 143-318.11(a) (6) for the purpose of discussing personnel matters. Commissioner David DiOrio seconded and the motion carried 4-0.

During Closed Session, Council discussed a personnel matter.

Commissioner made a motion to return to open session. Commissioner Patrick Bryant seconded and the motion carried 4-0.

XII. ADJOURN THE MEETING

With no further business, Commissioner David DiOrio made a motion to adjourn the meeting at 7:30 p.m. Commissioner Patrick Bryant seconded and the motion carried 4-0.

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ATTEST:

Olivia Stewman,
Town Clerk

Mayor Carol C. Pritchett



MINUTES OF THE REGULAR WORK GROUP MEETING OF THE LAKE LURE TOWN COUNCIL HELD WEDNESDAY, AUGUST 25, 2021, 8:30 A.M. AT THE LAKE LURE MUNICIPAL CENTER-CONFERENCE ROOM

PRESENT: Mayor Carol C. Pritchett
 Mayor Pro Tem John W. Moore
 Commissioner David DiOrio
 Commissioner John Kilby

Shannon Baldwin, Town Manager

ABSENT: Commissioner Patrick Bryant

I. CALL TO ORDER

Mayor Carol Pritchett called the meeting to order at 8:32 a.m.

II. APPROVE THE AGENDA

Commissioner David DiOrio made a motion to approve the agenda, as presented. Commissioner John Kilby recommended the addition of a discussion regarding employees benefiting to public contracts. Commissioner John Moore seconded the motion as amended. The motion carried 3-0.

III. TOWN MANAGER UPDATE

Town Manager Shannon Baldwin updated the Council on a piece of property that was discussed in a closed session at a Council meeting in April. Mr. Baldwin explained that the property became available next to the public works campus and that the property owner had reached out to Mr. Baldwin. The Town Manager explained that the Town had negotiated on the property and discussed making purchase during the April closed session. Manager Baldwin stated that on June 1st an email was received that John H. Moore agreed to sale the property and the Town Attorney William Morgan and Mr. Moore acted in good faith. Mr. Baldwin provided Council and staff members in attendance with a packet regarding this matter. Mr. Baldwin Provided an email from June 1st to go on the record as follows:

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From: Shannon Baldwin
Sent: Tuesday, June 1, 2021 10:37 AM
To: William Morgan
Cc: David Arrowood; Carol Pritchett; John Moore; John Kilby; Chris Patrick Bryant; David DiOrio
Subject: FW: Offer to Purchase

William,

I just spoke with Suzanne Eddy this morning with David Arrowood in my office. When asked, she confirmed John H. Moore agreed to sell the property for \$80,000. She also said she sent the offer to purchase contract to John as he requested. She said she hasn't heard anything back from him since she sent the contract (created by you) to John.

I let Suzanne Eddy know that want to be helpful and will provide any additional information she needs (although I am not sure what else we can do at this point). However, she did say she understood and would let us know if there was anything she (or John Moore) needed from the Town.

David Arrowood was in the office and can confirm Suzanne Eddy stated these things to me this morning over the telephone.

Please keep in mind that it was Suzanne Eddy who approached the Town about the Town buying the John H. Moore property next to our Public Works site. We came to an agreement regarding the price after a couple of phone calls as both parties (Town & Moore's agent) acted in good faith. Surprisingly, it has been absolutely radio silence since we met with Town Council (in closed session) about the potential purchase and Town Council approved the purchase price.

Summary/Facts

- Moore approached the Town via Suzanne Eddy (a realtor acting on behalf of John H. Moore)
- Both parties (Town and Moore) negotiated in good faith. This took place between Suzanne Eddy and the Town Manager.
- Both Parties (Town and Moore) came to a verbal agreement. Again, this took place between Suzanne Eddy and the Town Manager
- Town Manager apprised Town Council of the verbal offer and acceptance
- Town Council approved funds (agreed upon amount) for purchase
- Town Attorney drafts offer to purchase contract

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- Town Manager forwards the offer to purchase contract to Suzanne Eddy.
- Suzanne Eddy confirmed she will send the offer to purchase contract to John H. Moore.
- Radio silence
- Town Manager calls Suzanne Eddy today with David Arrowood in the office.
- Suzanne Eddy re-confirmed she spoke with John Moore who agreed to sell the property for \$80,000.
- Suzanne Eddy re-confirmed she sent the offer to purchase contract to Moore

The ball is clearly in John H. Moore's court.

Thank,

Shannon

Director Arrowood provided input on the matter. Commissioner Moore also provided feedback on the issue. Manager Baldwin confirmed that the property is owned by another buyer now.

Town Engineer Kurt Wright discussed the Firefly Cove water system. Mr. Wright explained that a drawdown will be implemented on wells one and two because they are within 100 feet of each other and one is not actively functioning. He stated that he is not sure why this issue occurred. Director Arrowood directed Camp and Kurt to discuss solutions. Mr. Wright explained that by following appropriate procedures both wells can be activated with minimal costs. Mr. Wright noted that the risk factor is low. Council members asked if there is a reservoir for this and Mr. Wright confirmed that there is. Mr. Wright explained that he has a proposal for Director Arrowood for the purpose of fixing the tank and that it seems all that is needed is an altitude valve. Commissioner Kilby questioned state regulations on the reservoir and Mr. Wright gave details on these regulations. Town Manager Baldwin asked if this could resolve water issues and Mr. Wright confirmed that it could. Commissioner Kilby asked who owns the system and Mr. Wright stated that the Town owns it. Director Arrowood informed council on the issue. Commissioner DiOrio explained that this would allow building construction on Firefly Cove without restrictions, build assets, and extension. Mr. Wright suggested that at some point a calibrated water hydraulic system should be installed. Mr. Baldwin questioned why the Town has waited and Mr. Wright explained that a result of waiting on the US Fish and Wildlife review and interagency confusion. Mr. Wright discussed that the next step is a public hearing. Commissioner DiOrio stated that the Town must go through the Fonzie process. Manager Baldwin explained that no actions can be taken at this meeting and that he would like to speak with LaBella associates and that the issue should be addressed quickly. There was discussion of the Engineering Report/Environmental Information Document (ER/EID). Manager Baldwin asked for clarification that approval was not granted from

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the State because of confusion with the Federal statement. Mr. Wright confirmed that this was accurate. Commissioner DiOrio explained that he sees no issue with working on drawdown and Mr. Wright agreed.

Public Works Director David Arrowood discussed manhole rehabilitation. Director Arrowood stated that he spoke with Senior Civil Engineer Maurice Walsh and concluded that the project is about 90 percent complete. He provided an update that he had spoken with contractors for a future field review and is hoping to make a bid in 35 to 40 days. Director Arrowood explained that if the Town would like to be reimbursed, it cannot be done unless the ER/EID has been approved. Commissioner Moore asked what would be reimbursed. Director Arrowood explained that the entirety of the manhole project would be reimbursed. Commissioner DiOrio explained funds and that the Town must spend state funded money. Commissioner DiOrio expressed his approval to complete the project using ARK funds. Director Arrowood suggested contacting Mr. Walsh and Town Manager Baldwin agreed. Commissioner DiOrio asked Finance Director Sam Karr if the money will be lost if it is not spent. Mr. Karr explained that the Town has until 2024 to spend the money. Commissioner DiOrio proposed that LaBella should continue planning and drawing bids. Mr. Wright suggested that Mr. Walsh continue with the project, but check in with Council. Mr. Baldwin also proposed that the manhole project should be continued as quickly as possible. Council members agreed. Director Arrowood discussed electronic water meters. He explained that he has received a quote that is within budget. Manager Baldwin explained that electronic meters would save staff time and Town money. Director Arrowood also explained that electronic meters would be more efficient and should be implemented soon. Director Arrowood discussed that Chimney Rock Ridge Homeowners Association has discussed property right of ways and gravel access on the road(s) near public works. He continued to explain that this would include cost of gravel and signage, and that the HOA has agreed to pay half. Director Arrowood suggested surveying. Chimney Rock Ridge HOA members attended the meeting and spoke about the issue. Commissioner DiOrio asked who owned the road. Mr. Baldwin explained that it is public property controlled by the Town and this can be added to the Powell Bill if gravel is laid. Commissioner Kilby and Commissioner Moore expressed support. Manager Baldwin explained that this issue will be addressed during the September 14 Regular Council Meeting.

Parks, Recreation, and Lake Director Dean Givens explained that the debris boom failed. He explained that there is no way of testing these booms until a storm occurs. Director Givens noted that staff and Tim Edward's employees have been cleaning lake and trails since the large storm that occurred last week. Commissioner Moore questioned if information could be received from the company that the boom was bought from if there are more efficient options. Director Givens had spoken with the company and that heavier steel anchors could be a solution. Commissioner Moore asked if Mr. Wright would examine this and he agreed. Town Manager Baldwin directed Director Givens and Mr. Wright to work together to resolve this issue. Director Givens explained that the dredge plan for 2021-2022 will be addressed at the September 14 regular Council meeting. Director Givens noted that dredging should take place starting in September. Commissioner Moore asked if the Town goal would be met and Director Givens expressed that he feels that it would be met. Director Givens explained that the deep water launch is waiting on permitting and that Mr. Walsh with LaBella is working to get the Island Creek Road Spoils Site

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permitted. Director Givens continued to explain that he and Mr. Walsh are trying to get in contact with the property owner to get permission to use their roads, they agreed to a right of way and they are working on this document to send to Attorney Morgan and get signed. He stated that this process should expedite the permitting process. Manager Baldwin asked about capacity and Commissioner Moore asked about bids.

Dam, Hydroelectric, and Wastewater Treatment Plant Director Dean Lindsey explained that generator two is running and the small generator is being evaluated. Director Lindsey stated that after the evaluation of the small generator, generators will be back at 100 percent capacity. Director Lindsey discussed the chemical room up-fit project and stated that the contract will be changed when contractor gets materials. Director Lindsey informed the Council that the automation project is now in contract and work is scheduled to begin in June 2022. He detailed that he is working on tearing apart the mixer and preparing to reconfigure with flash mixer repair. Manager Baldwin asked Director Lindsey to explain the chemical change and he explained the Town is now contracting with a new company called Hawkins Chemicals.

Finance Director Sam Karr reported that training is going well with Assistant Finance Director Steve Ford and Human Resources/Customer Service Specialist Jennifer Duncan. Director Karr stated three types of audits based on revenues and grants; standard, yellow-book, and single. Director Karr detailed that the green-line project invoices are complete and the project is ready to be continued. He explained that ARC money has been received and the rest will be received next year. Manager Baldwin asked Director Karr to update Council on the bank closure in October. Director Karr explained the bank closure and state laws on deposits. Commissioner Kilby mentioned the possibility of changing branches if needed. Assistant Director Ford updated that his training is going well.

Town Manager Baldwin discussed that Chimney Rock Village is working with state and local agencies to gain property on Boys Camp Road to exchange with the Town. Community Development Director Michael Williams explained that AT&T is still on board with the tower construction. Director Williams reiterated the change in jurisdiction and explained that zoning would be put in effect. Director Williams noted that there will be a setback established per government use property zoning. Manager Baldwin explained that a certificate could be presented to have a more adequate setback. Manager Baldwin explained that rezoning should be prepared for when the tower bill is passed. Commissioner Moore asked if the zoning and planning board asked if they needed to wait. Manager Baldwin stated that there needed to be a public hearing. Commissioner Kilby asked about opposition and Director Williams said there has been none. Manager Baldwin explained that two public hearings are required, one to rezone and one for the purpose of the tower. Director Williams will keep council informed on this matter. Director Williams explained that AT&T is working on changing jurisdictions. Director Williams discussed Lake Structure Inspections Programs and an ordinance for maintaining and repair. He stated that inspections will be done on the basis of continued enforcement of new permit, referrals for town observations, referrals from LaBella, and complaints from the public. Director Williams described that needs someone to ensure structural soundness aside from himself as LaBella could not agree to do this. He suggested a contractor, building inspector, or engineer. Director Williams continued

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to discuss that the second piece of this would be enforcement. He outlined the process which is to notify, allow opportunity to appeal, and enforcement. Commissioner Kilby asked if new structures would be inspected under Rutherford County. Director Williams answered yes, but explained that the Town is doing extra. Manager Baldwin noted that no staff members are certified to inspect, so standards should be made clearer for staff. Director Williams noted that there is a program that is not being used because it is no longer practical or sustainable. Director Williams reported that Development and Environmental Review Specialist Rick Carpenter is doing well, has great experience, a great understanding and he is doing most of the permitting and communicates often.

Manager Baldwin explained structure and value of structure of new fire substation. Fire Chief and Emergency Management Director Dustin Waycaster explained that the best-use is being evaluated. It saves time and allows the Town to take full coverage of limits. It is noted that conversations in action. Director Waycaster announced that construction and gas, heating and air has been in discussion. He also reported that Walker Construction expressed their own time issues. Director Waycaster working on site plan with Mr. Boyer. Director Waycaster concluded by stating that permits may be the next step for community development.

Commissioner Kilby suggested consideration of an evaluation of Boys Camp Road. He noted has been issues with this area with trees, slides, and power. It is suggested that an evaluation and project could improve area. Manager Baldwin stated that he will follow up with Craig from Duke Energy. Commissioner Kilby mentioned the State owns a lot of the property and that should be considered.

Manager Baldwin discussed recent conversation that has been taking place between staff regarding social media comments. He explained to Council that all comments must be maintained for public record. Some staff members advised no comments prior to this meeting. Manager Baldwin noted that there is a link for one-way comment on website. Director Waycaster expressed his concerns regarding the allowance Facebook comments. Commissioner Moore suggested only one avenue for comments is needed. Communication Specialist Laura Krejci asked that research be conducted on how other municipalities are handling the situation. Council agreed that this issue could be researched more.

Communications Specialist Krejci provided an update on the new website feedback that she is working on. Ms. Krejci also mentioned community forums and round-table discussion. She noted that she is working to get the real estate meeting schedule. Ms. Krejci concluded by giving an update on grants that she is currently working on.

Commissioner Moore asked Director Givens if there was a plan on collecting resident data. Director Givens stated the data should come in by November 1st and if residents do not supply data, they will not be able to get a permit next year. Commissioner Moore also mentioned that notices were sent out in the past. Director Givens stated that notices will be sent out.

Mayor Pritchett called for a five minute break.

Page 7- Minutes of the August 25, 2021 Regular Town Council Work Group Meeting**IV. TOWN MANAGER SELECTION PROCESS**

Mayor Pritchett began discussing the Town Manager Selection Process. Attorney William Morgan has communicated with Council about his research with companies and comments. Attorney Morgan asked council if he should begin interviews. Mayor Pritchett suggested that the Council discuss transition planning first and then continue based on the discussion.

V. TRANSITION PLANNING

Commissioner Diorio explained that a new town manager is wanted by December 1st. Commissioner DiOrio explained that he was in favor of the Mercer Group hiring agency because of their experience NC. The council discussed that both a town manager and project manager are needed to move forward, especially with the dam project. Commissioner DiOrio explained that the project manager should have a direct link to Council, but should not infringe upon the town manager. It is noted that the Myer and Novak Group might be able to recruit both. Commissioner DiOrio explained that a project manager will be needed around later spring of 2022. Commissioner DiOrio questioned how to have a plan and build momentum if a manager is not hired by December 1st.

Commissioner Kilby asked Attorney Morgan to research if a councilmember could work with the Town under contract. Commissioner Kilby suggested the idea of Commissioner DiOrio working on this project through contract. Attorney Morgan had explained that this is possible with restrictions including the inability to be full-time. Commissioner DiOrio confirmed that he would agree to be a liaison for Council and the project manager and could oversee the project. Commissioner DiOrio asked for recommendations from Council. Commissioner Moore expressed his support and recommended that Attorney Morgan be in communication with Council often regarding this subject. The Council concluded that Attorney Morgan should receive feedback regarding hiring firms and once a contract is signed, Council will take over.

Mayor Pritchett expressed that the job descriptions be detailed thoroughly. Commissioner DiOrio explained when money actions begin to take place for the project manager there will be regular audits and he questioned if the project manager will ensure that task orders and contracts are adequate, but not financial related actions. Commissioner DiOrio asked Director Karr if he notices any issues with executing the plan as the project manager being a third party with Commissioner DiOrio as an interim. Director Karr explained that in history there has been third parties paid as a contract. Manager Baldwin stated that General Statues prohibits council members to be an interim. Commissioner DiOrio expressed his support for a contract employee rather than a Town employee. Mayor Pritchett stated there is money in the budget for an engineer. Commissioner DiOrio suggested contracting with someone who has a background in engineering but not necessarily someone that has an engineer stamp. Full time equivalent (FTE) is suggested. Manager Baldwin asked if Council is expecting the project manager to move and how long since

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it is a long term project. Commissioner DiOrio explained the ability to get a subcontractor, an independent agent or a straight hire of a self-employed individual with an LLC.

Commissioner DiOrio expressed his concern with transitioning to a new manager that directs the interim. Commissioner DiOrio stated that if he is the interim is he would step aside from his council roles pertaining to the project specifically. Council will be in contact with Attorney Morgan.

VI. PUBLIC EMPLOYEES BENEFITING FROM PUBLIC CONTRACTS DISCUSSION

Details regarding this conversation were discussed under the transition planning item.

VII. ADJOURN THE MEETING

With no further business, Commissioner John Moore made a motion to adjourn the meeting at 11:07 a.m. Commissioner David DiOrio seconded and the motion carried 3-0.

ATTEST:

Olivia Stewman,
Town Clerk

Mayor Carol Pritchett

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION
Meeting Date: September 14, 2021**

SUBJECT: Dredging Strategy

AGENDA INFORMATION:

Agenda Location: Consent
Item Number: A
Department: Parks, Rec and Lake
Contact: Dean Givens, Parks, Rec and Lake Director
Presenter: Dean Givens, Parks, Rec and Lake Director

BRIEF SUMMARY: The dredge plan for this season will include the river and main channel. We have a scheduled lake drawdown this season, scheduled for November 2021 through March 2022, and we will be able to excavate dredge during this time. If the lake lowering schedule should change, we are prepared to adapt by switching back to hydraulic dredging.

RECOMMENDED MOTION AND REQUESTED ACTIONS: To approve the 2021-2022 dredging strategy, as presented.

FUNDING SOURCE: Parks, Rec and Lake budget line 697 (Dredging and Debris Removal)

ATTACHMENTS: 2021-2022 Dredging Strategy

STAFF'S COMMENTS AND RECOMMENDATIONS: Staff recommends council approve the dredging strategy, as presented.

Dredging Strategy 2021-2022

- 1) The Parks, Recreation, and Lake Department dredge plan for 2021-2022 is based on current depths and sediment movement. The first step to getting the dredging priorities into manageable tasks is to start dredging after Labor Day in the main channel and river area, as in years past. The main channel is very shallow and boats hit bottom in some areas near the opening of the Town Marina and River. Next, we will work with the scheduled lake lowering in November to maximize the dredging activities by switching to excavation dredging. Lastly, we will return to hydraulic dredging in the river and main channel to complete the dredge season.

- 2) (Phase I)
 - Hydraulic dredging
 - i. September 2021– October 2021
Hydraulic dredge the river and main channel area.

- 3) (Phase II)
 - Excavate dredge
 - i. December 2021 – March 2022
While the lake is drawn down for maintenance, dredging will switch from hydraulic over to excavation. If the scheduled drawdown is deemed to be a shorter period of time, we will adjust dredging methods back to hydraulic and continue through March 2022.

- 4) Dredging is costly, regardless of the method, and there are advantages and disadvantages for both methods. Despite the higher cost, hydraulic dredging provides a greater amount of flexibility over the long-run, making it the preferred method. Without funding, it is impossible for the Town to dredge in any capacity.
 - Current funding:
 - i. The Town has budgeted \$850,000 for the fiscal year 21-22

 - ii. Parks Recreation and Lake Department submitted an application for a dredge grant and was awarded \$637,500 with a town match of \$212,500 in dredging funds. This makes \$937,500 in total dredge grants that we have been awarded, and we continue to apply each year.

 - iii. The town currently has \$64,265 in our silt reserve fund.

Broad River Lake Lure CFD

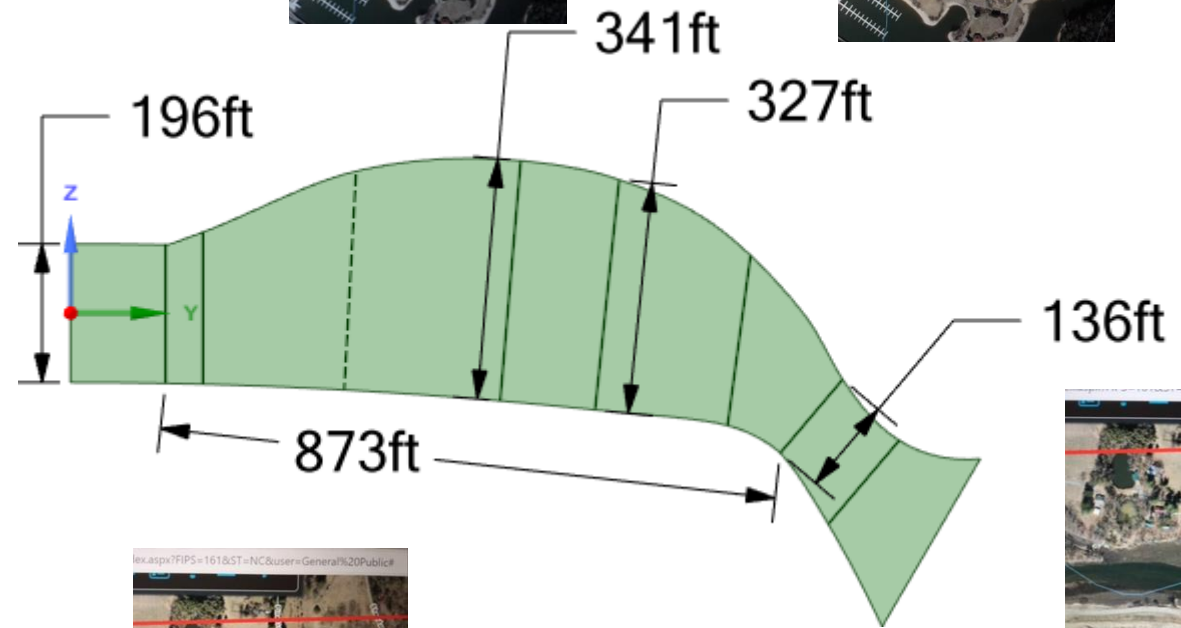
T. Shellenberger, Ati Manay, Bruce Hotton

2/9/2021

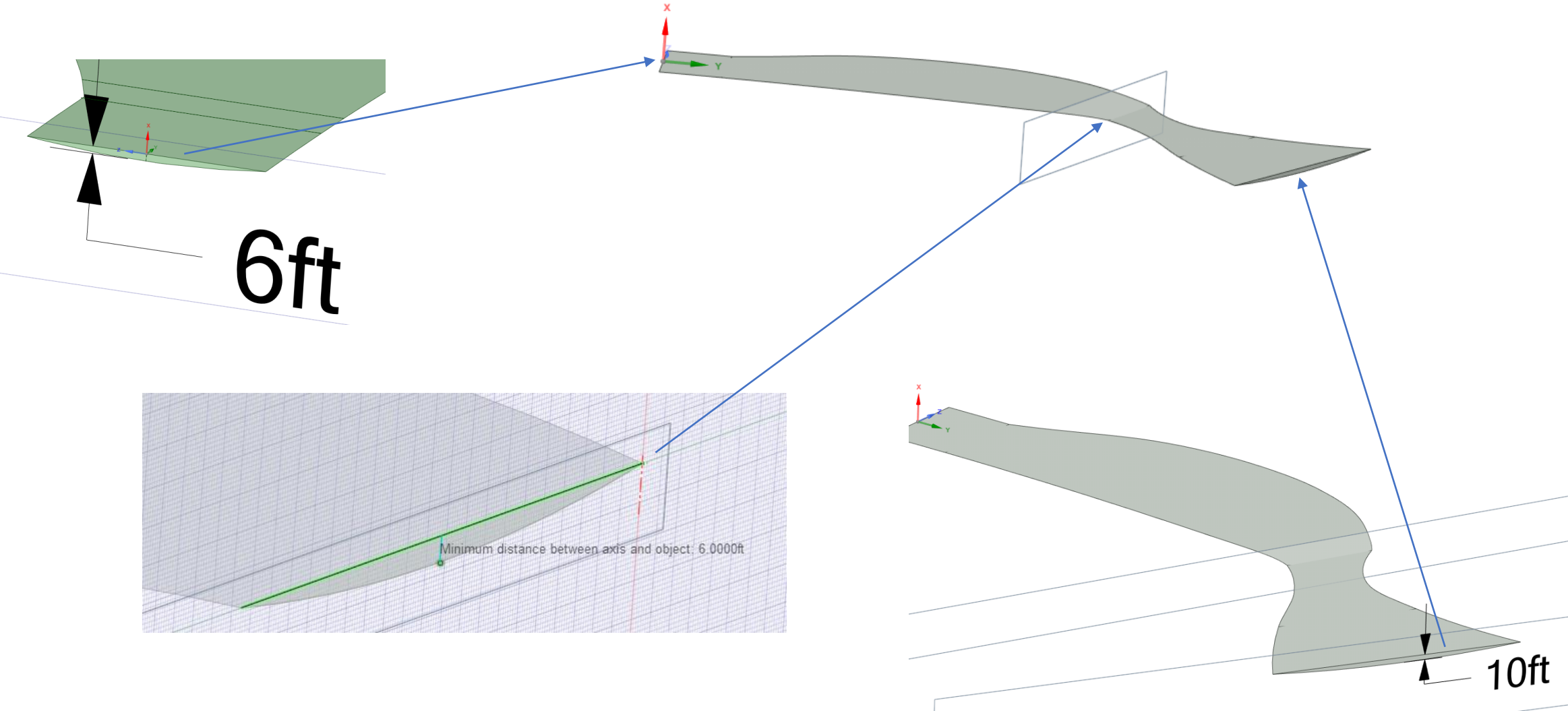
Goals;

- Create a Model of the Broad River entering into Lake Iure to evaluate velocity and flow profiles to determine gradients and geometries that might affect silt/ sand particulate buildup in river bed and lake bed.
- To help determine if the silt and sand deposits can be maintained in the river and after removal of the deposits in the lake...conduct maintenance removal in the river only.
- If the river is unable to become an area where the deposits can be maintained,..evaluate the lake area and what areas of the lake should be focused on for dredging.
- Desired outcome;
 - What areas should dredging be focused on to make the best use of dredging funds allocated and restore the lake to a better more sustainable condition.

Model Buildout;

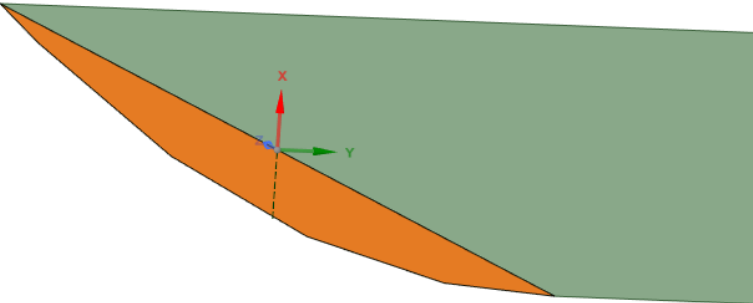


Model Depths - Current



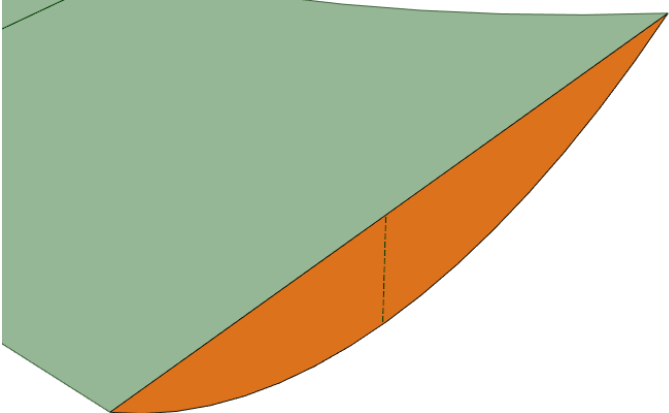
Boundary Conditions

Inlet Area



Area	784.1877ft ²
Perimeter	392.2897ft

Outlet Area



Area	4609.0598ft ²
Perimeter	555.4196ft

Rainfall vs. Flow Rate for Lake Lure

Rainfall intensity is classified according to the rate of precipitation:

- Light rain — when the precipitation rate is < 2.5 mm (0.098 in) per hour
- Moderate rain — when the precipitation rate is between 2.5 mm (0.098 in) - 7.6 mm (0.30 in) or 10 mm (0.39 in) per hour
- Heavy rain — when the precipitation rate is > 7.6 mm (0.30 in) per hour, or between 10 mm (0.39 in) and 50 mm (2.0 in) per hour

Table 4: Summary of the Peak Flows and Rainfall Depths for Watershed Analysis of Lake Lure Dam

Storm Event	Rainfall Depth (in)	Lake Lure Inflow (cfs)
10 year	5.01	3,430
50 year	6.70	7,390
100 year	7.48	9,527
200 year	8.29	11,963
500 year	9.41	15,655
1000 year	10.3	18,857
64% PMP	18.99	59,750
PMP	29.67	108,379

Heavy Rain (.3 in/hr)
2500 ft³/s

Light Rain (.1 in/hr)
800 ft³/s

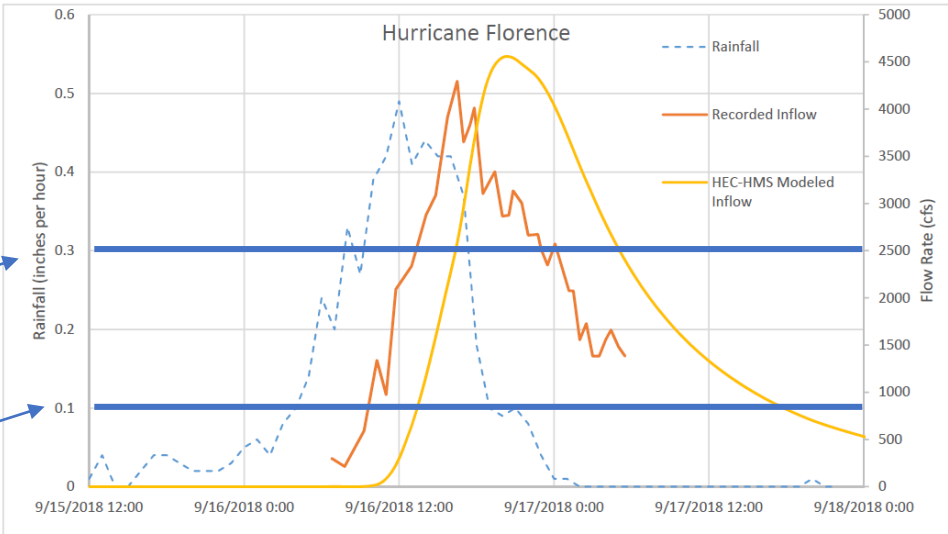
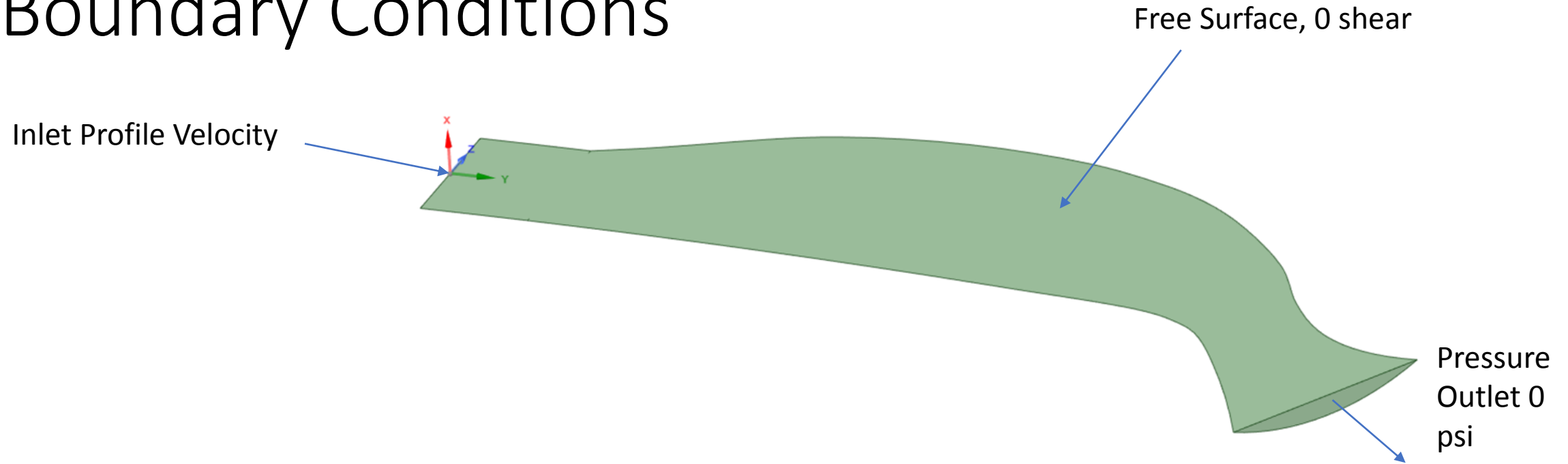


Figure 3: Hurricane Florence Recorded Data and Modeled Inflow

Boundary Conditions



Flow Conditions 1: 10 yr Storm, 2: Heavy Rain

Inlet Volumetric Flow Rate – 1: 3430 ft³/sec, 2: 2500 ft³/s

Velocity inlet profile over area = 1: 4.374 ft/sec (1.333 m/s), 2: 3.188 ft/sec (0.9717 m/sec)

Hjulstrom-Sundborg Diagram

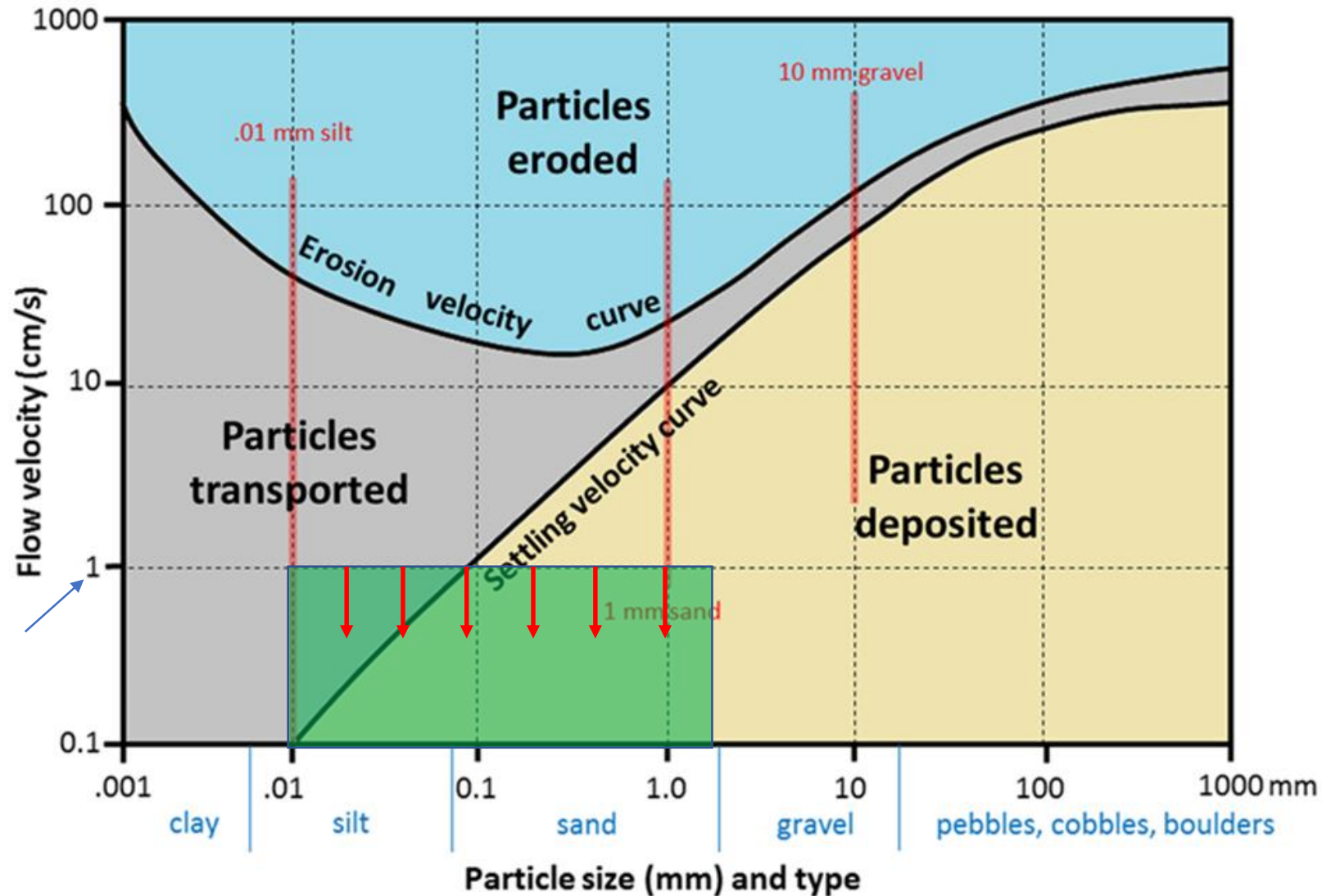


Diagram gives rule of thumb on water velocity and propensity to erode, transport, or settle particulates in water.

To prevent transport to lake bed, velocities in river areas should be reduced below 1 cm/s in order to allow settling of silt and sand to remain in river.

This would allow dredging in this location to be effective.

Case 1: Base Model Case

6 ft depth for river transition to 10 ft depth at lake

Flow 1: 10 yr rain event 3450 cfs

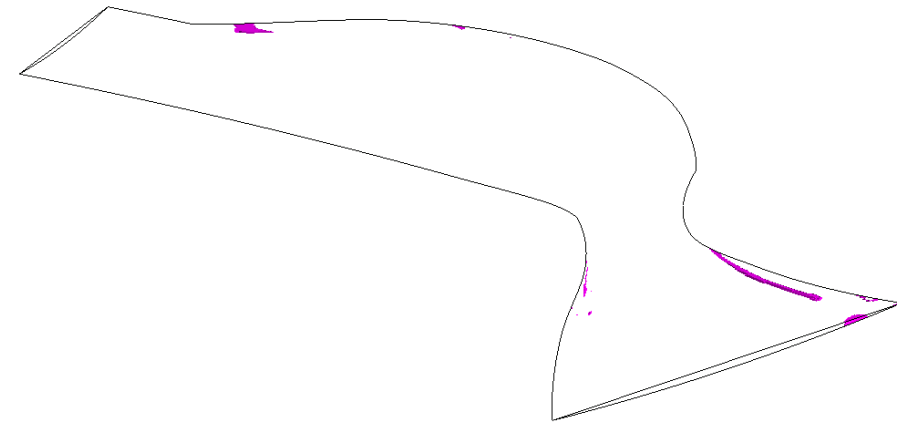
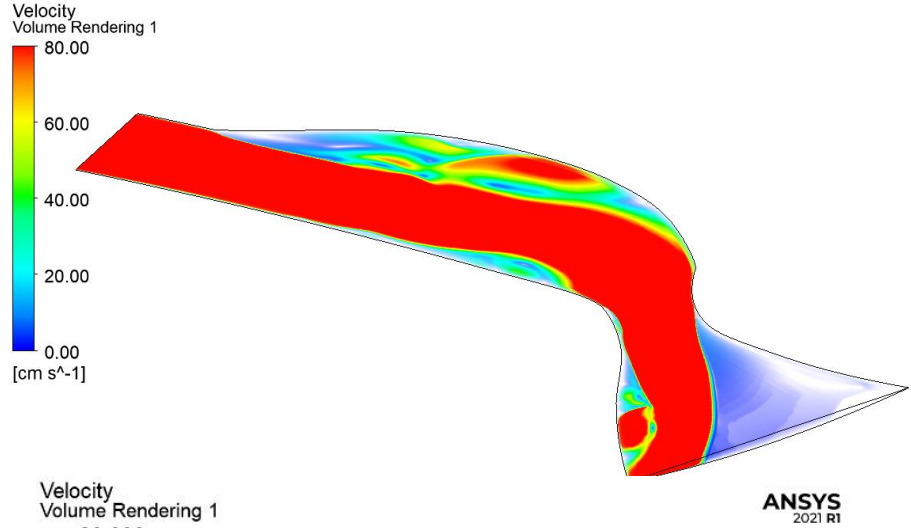
Flow 2: Heavy rain (.3 in/hr) 2500 cfs

Velocity Profile- Base Model Configuration (6 ft)

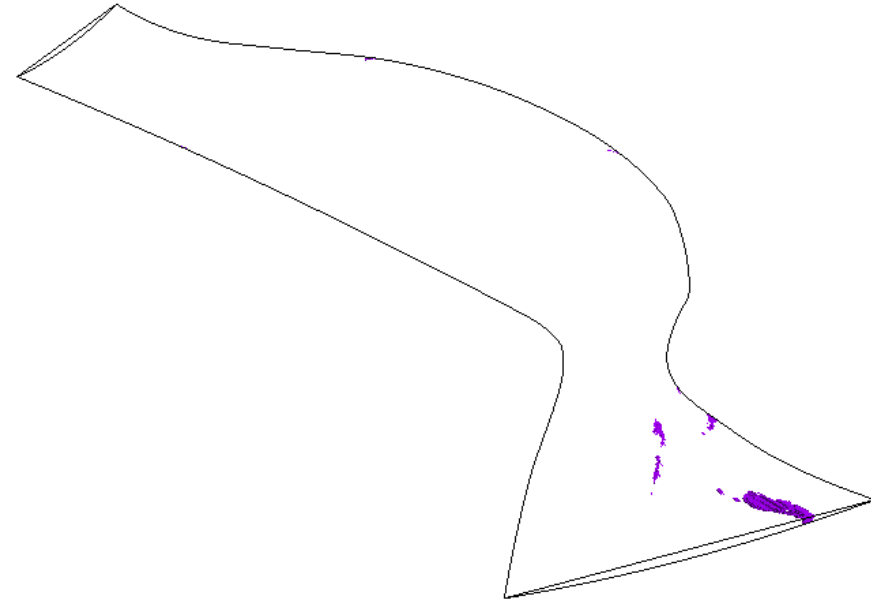
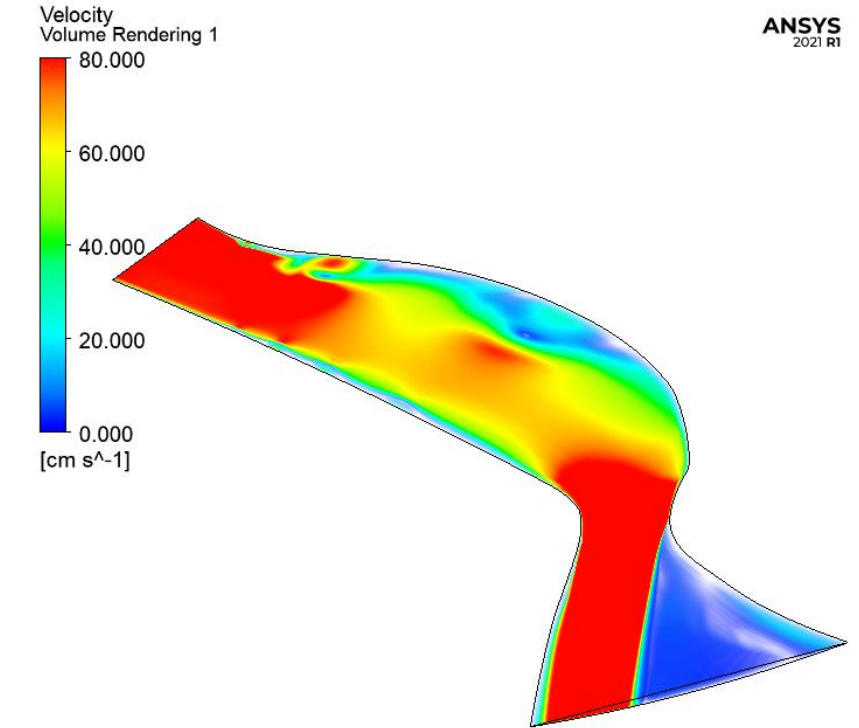
Item VIII.B.

Purple Volume where velocity is below 1 cm/s

Flow 1
3450



Flow 2
2500



Case 2:

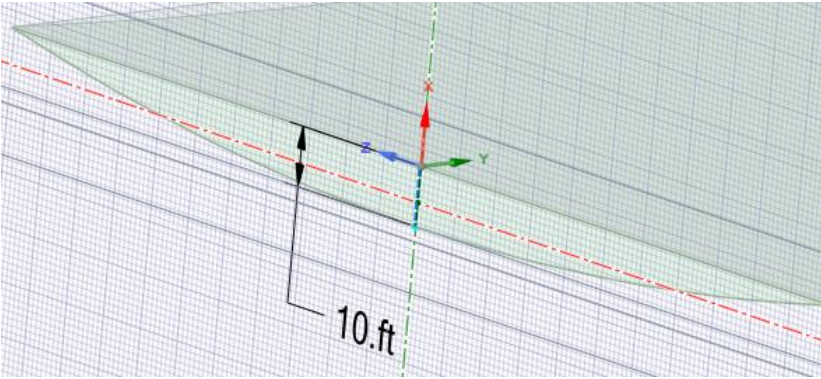
Dredge to 10 ft depth for river transition to 14 ft depth at lake

Flow 1: 10 yr rain event 3450 cfs

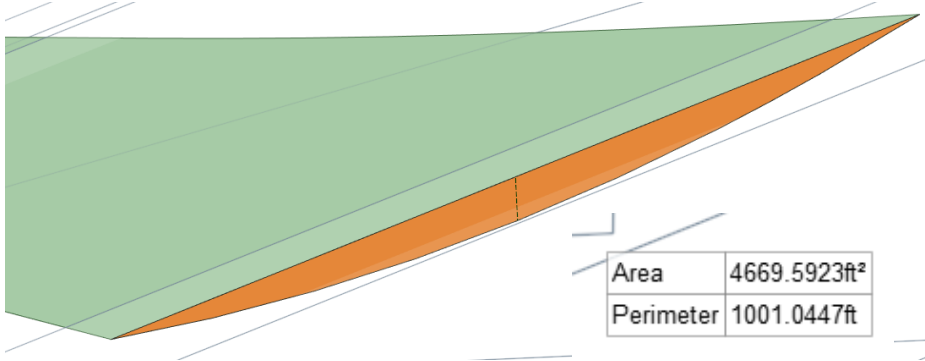
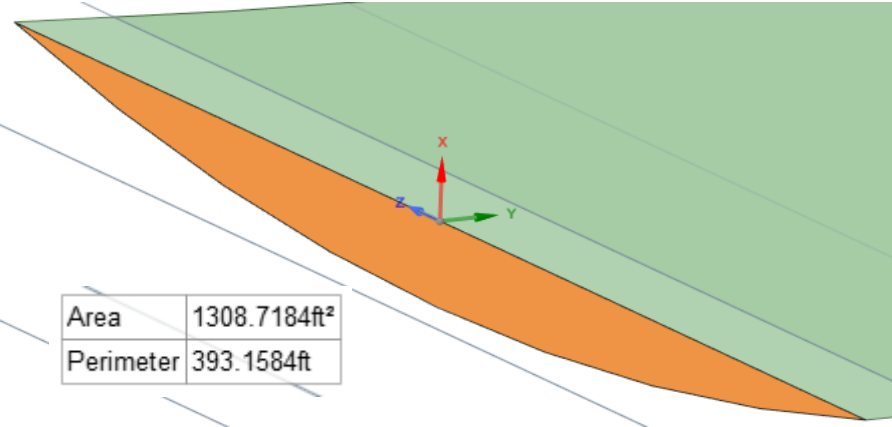
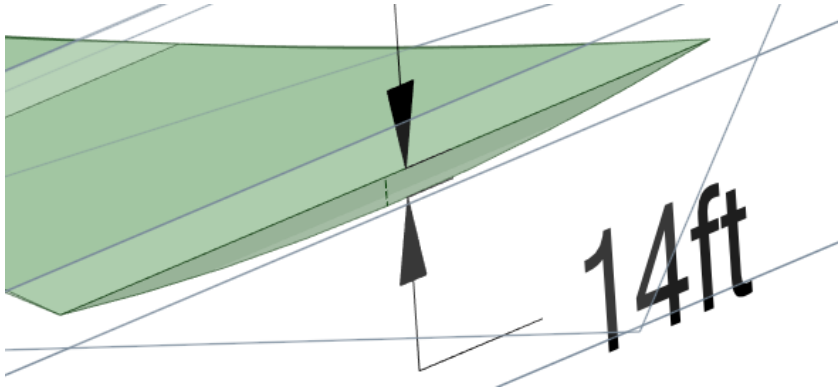
Flow 2: Heavy rain (.3 in/hr) 2500 cfs

River Depth 10 ft, lake mouth depth 14 ft

Inlet



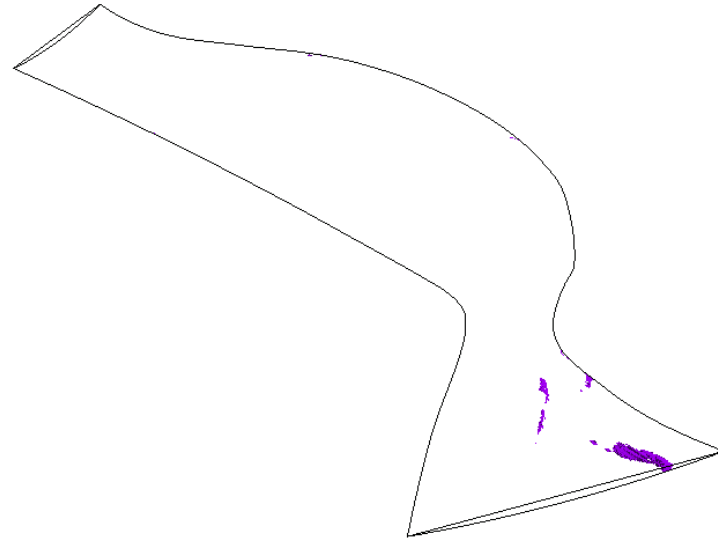
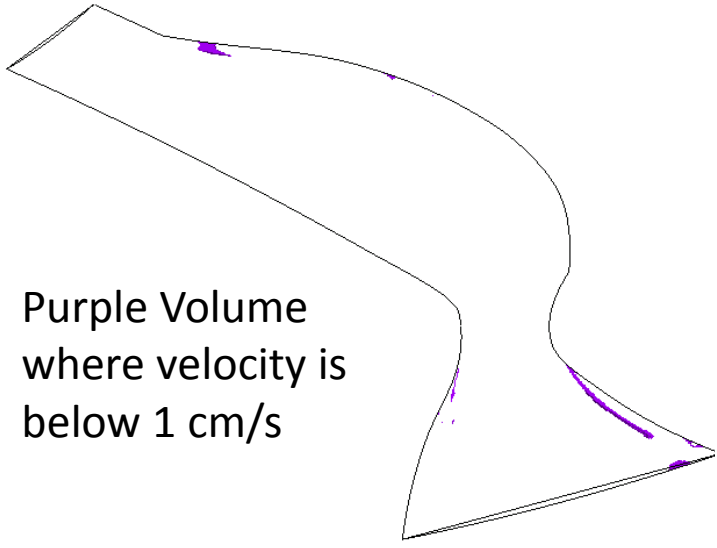
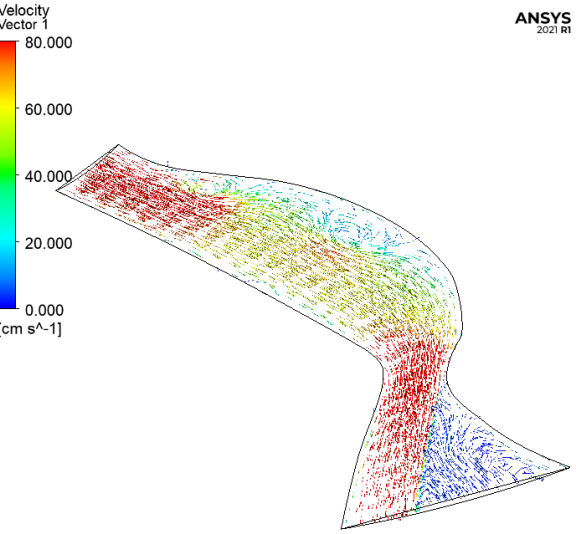
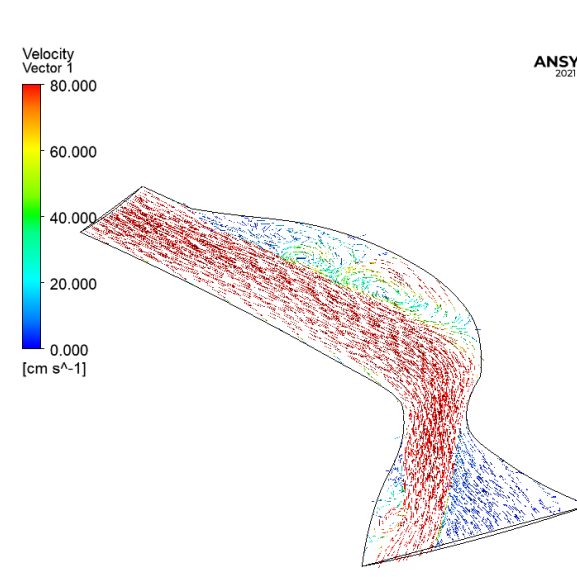
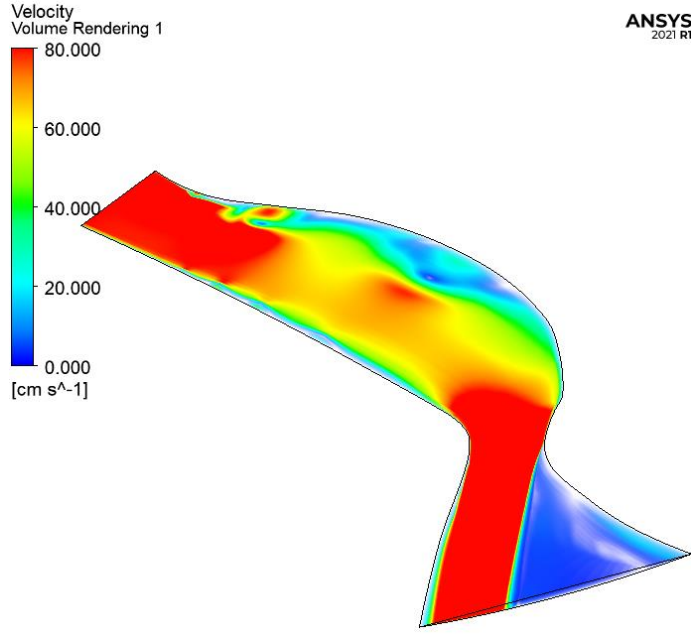
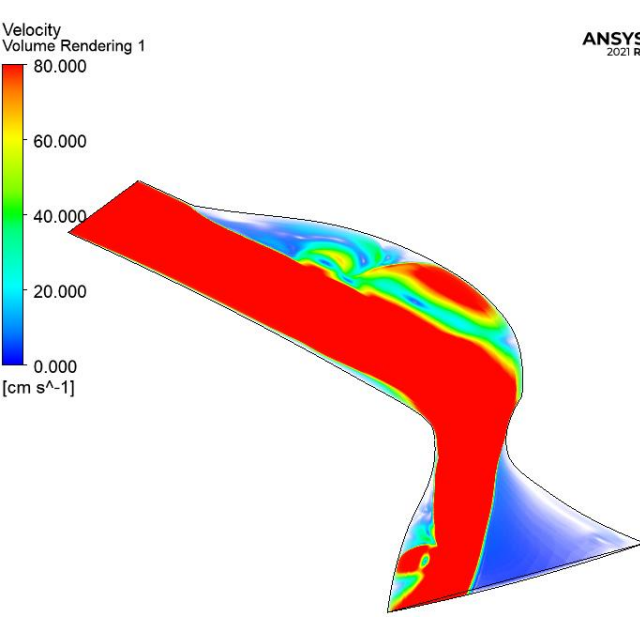
Outlet



Flow 1: 10 yr storm – 80.3 cm/s
Flow 2: Heavy Rain – 58.2 cm/s

Velocity Profile – 10 yr Storm Case 3450 cfs

Item VIII.B.



6ft River Depth (current)

10ft River Depth

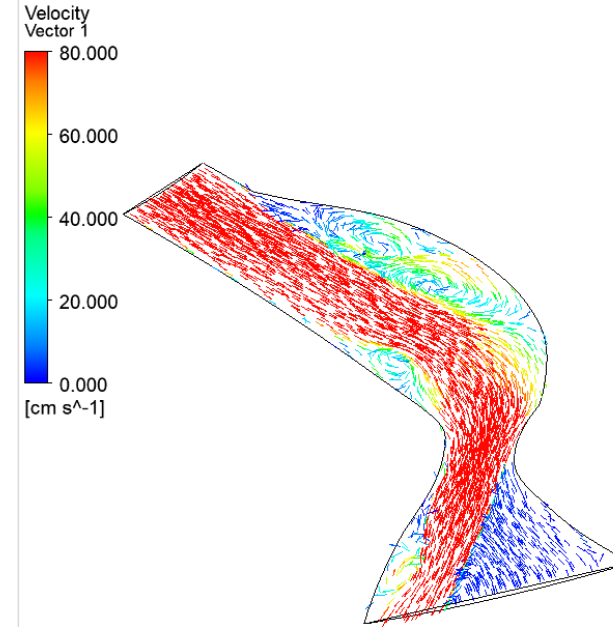
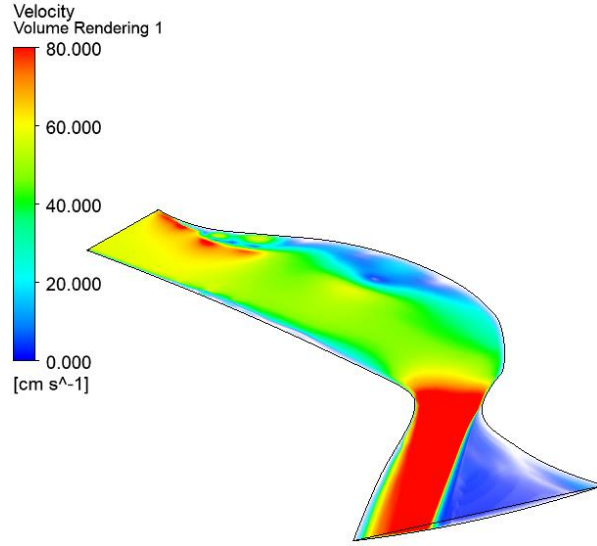
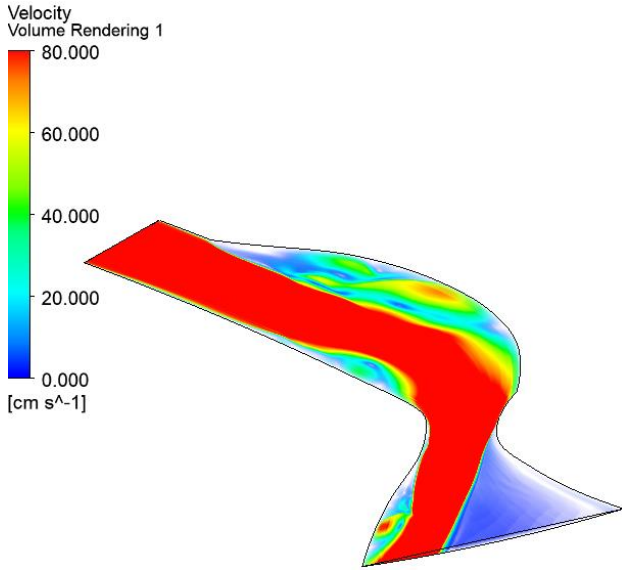
Purple Volume where velocity is below 1 cm/s

No significant change

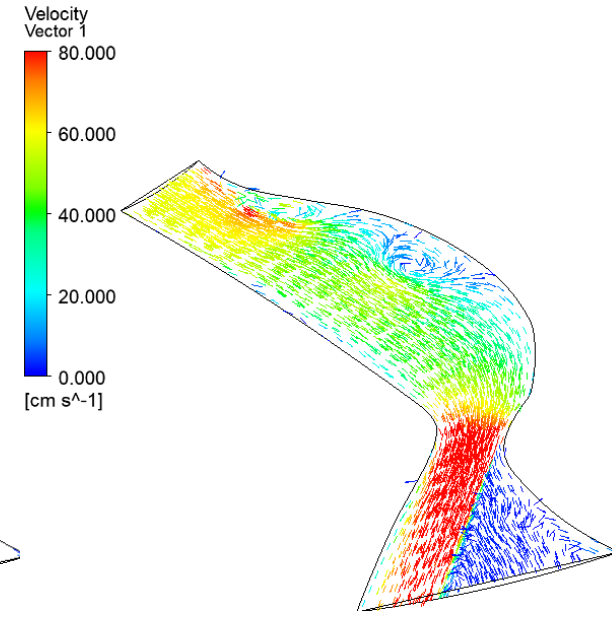
6ft River Depth (Current)

Dredge to 10ft River Depth

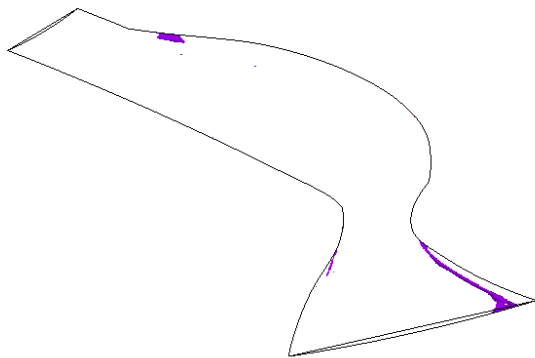
Velocity Profile – Heavy Rain Case 2500 cfs



6ft River Depth
(Current)



10ft River Depth
(Current)



6ft River Depth
(Current)



10ft River Depth
(Current)

Purple Volume where
velocity is below 1 cm/s

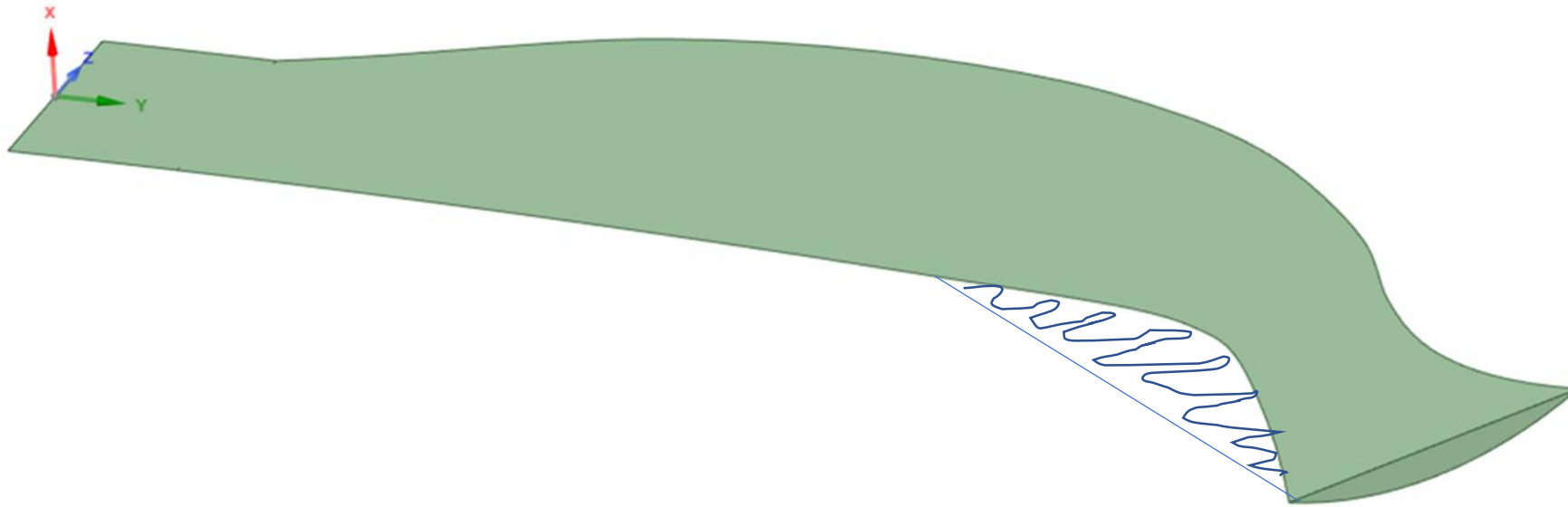
No significant change

Case 3:

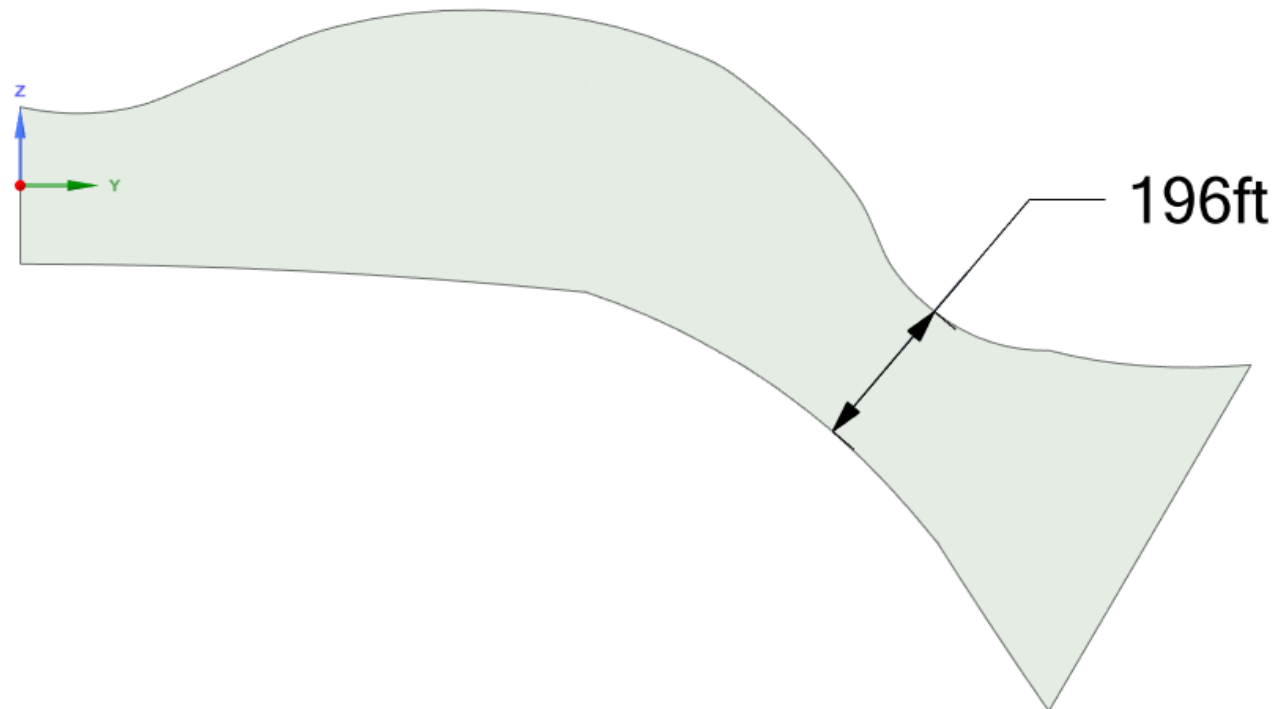
Widen Bend at river to reduce mouth speed / velocity

Flow 1: 10 yr rain event 3450 cfs

Flow 2: Heavy rain (.3 in/hr) 2500 cfs



Modified Turn



Increased narrow opening to mouth of river from 136 ft by 20 yds to **196** ft.

10 ft dredged depth

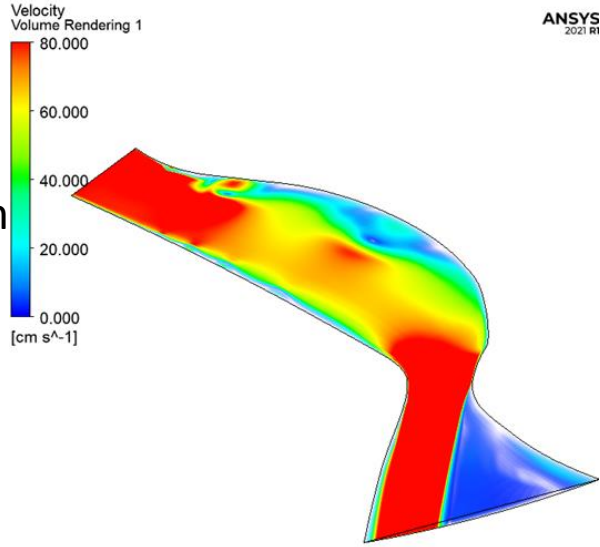
Velocity Contours

Original

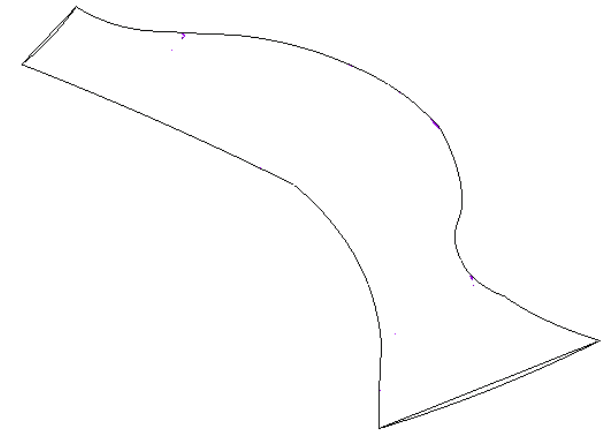
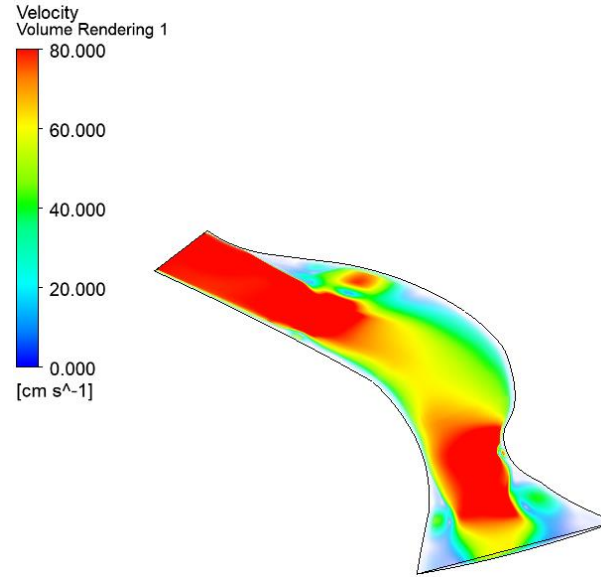
Widen Bend

Purple volume where velocity is below 1 cm/s

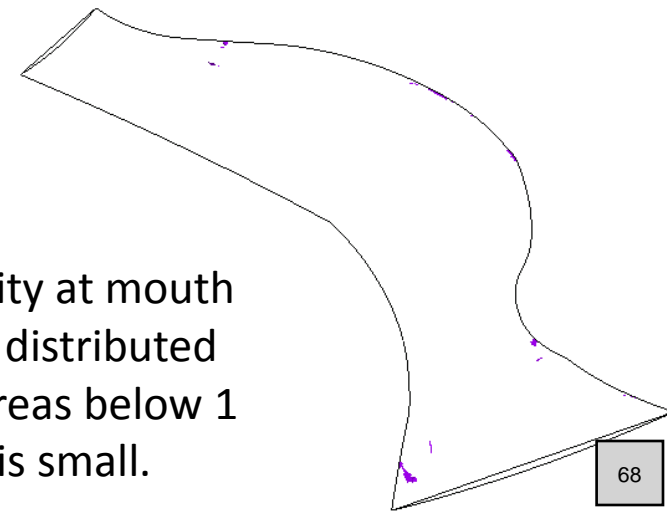
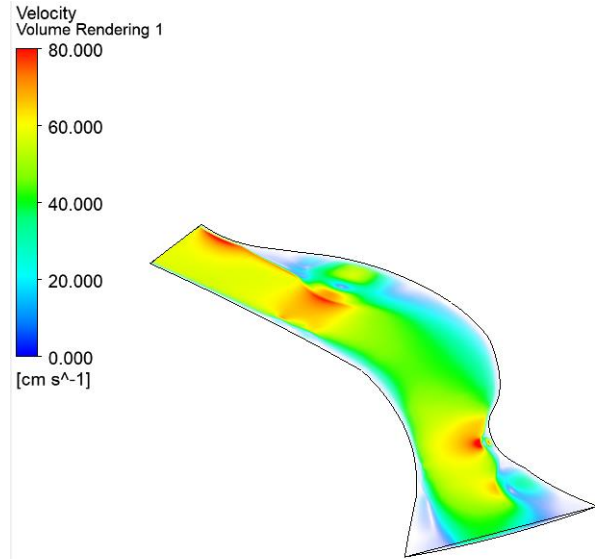
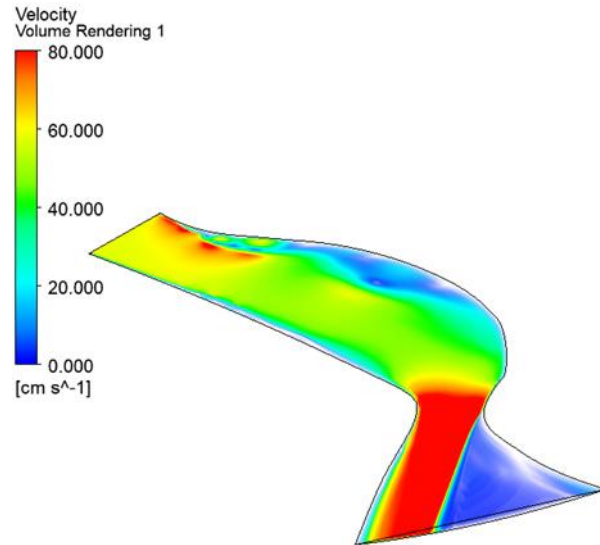
Flow 1: 10yr Storm
3450



ANSYS
2021 R1



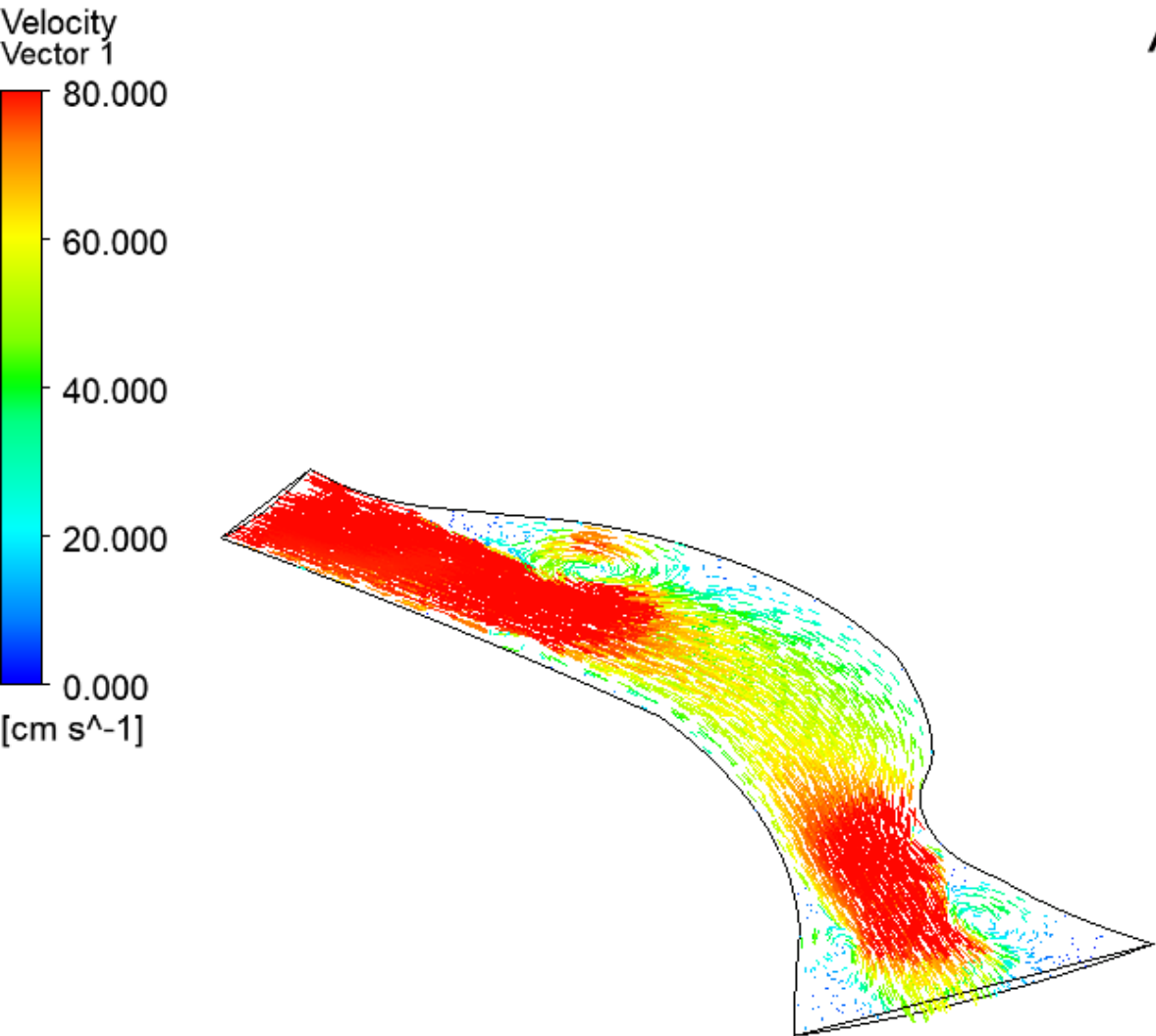
Flow 2: Heavy rain
2500



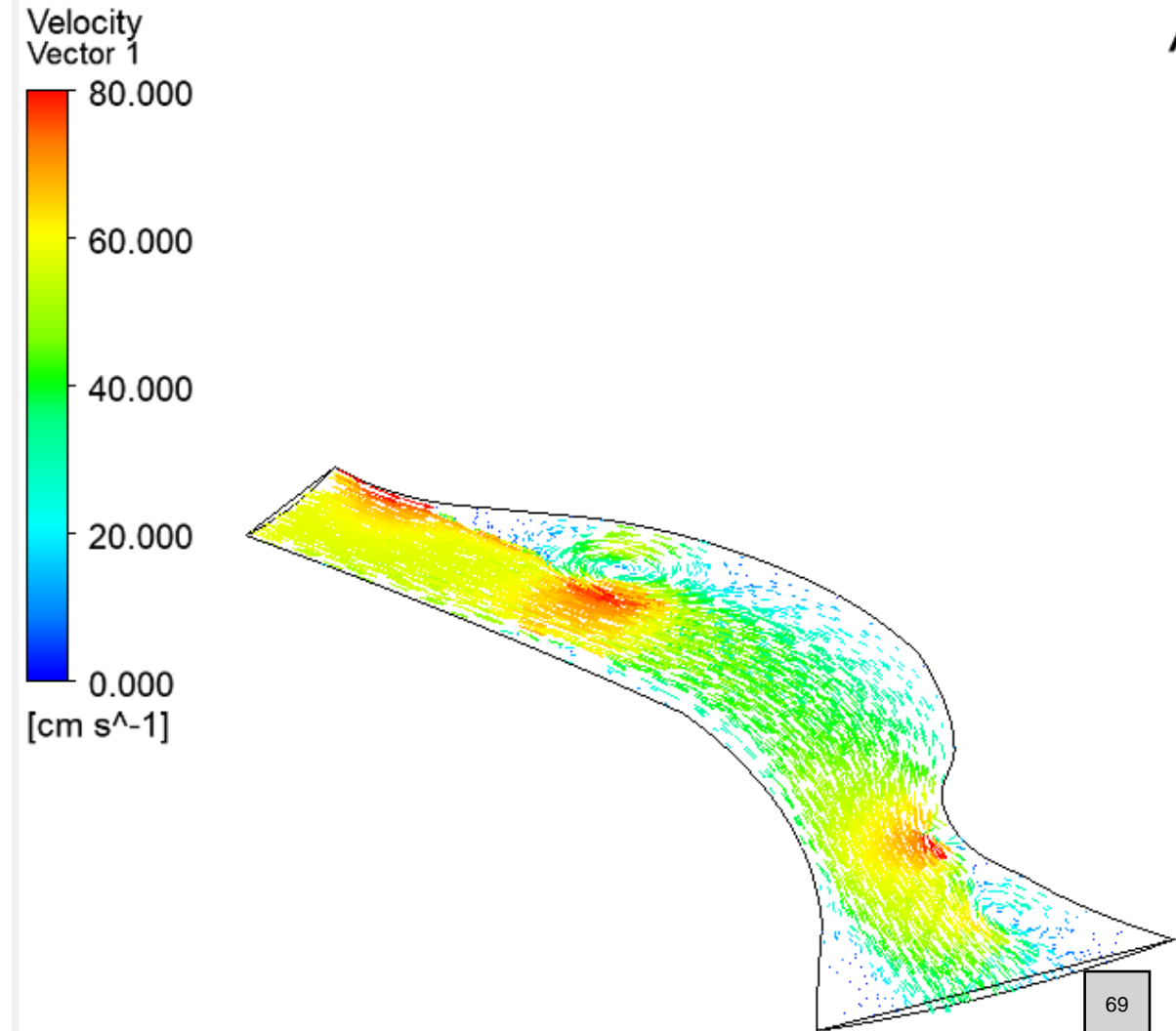
Velocity at mouth
more distributed
but areas below 1
cm/s is small.

Velocity Vectors

Flow 1: 10yr Storm
3450



Flow 2: Heavy rain
2500

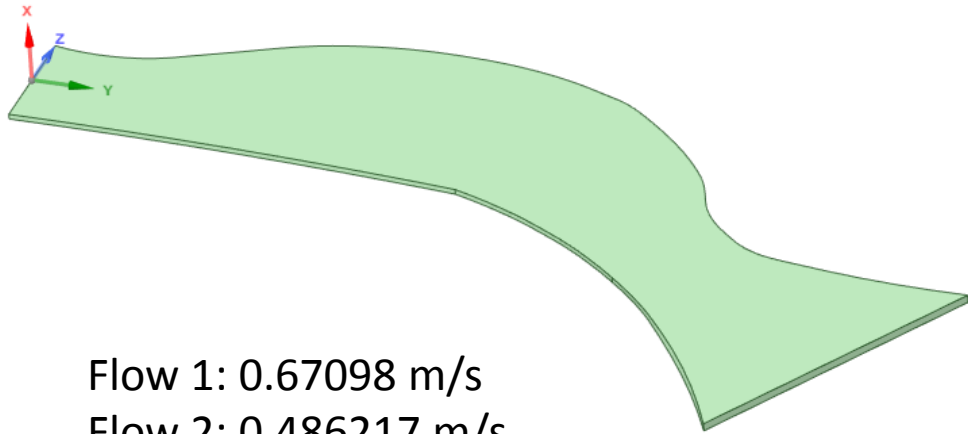


Case 4:

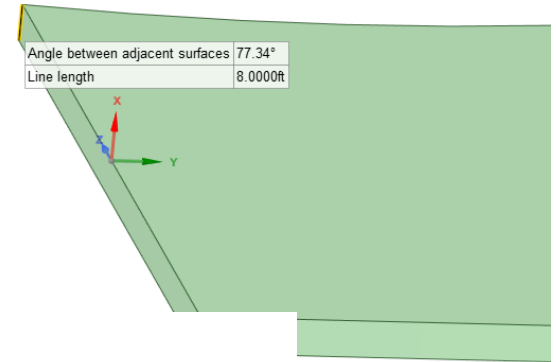
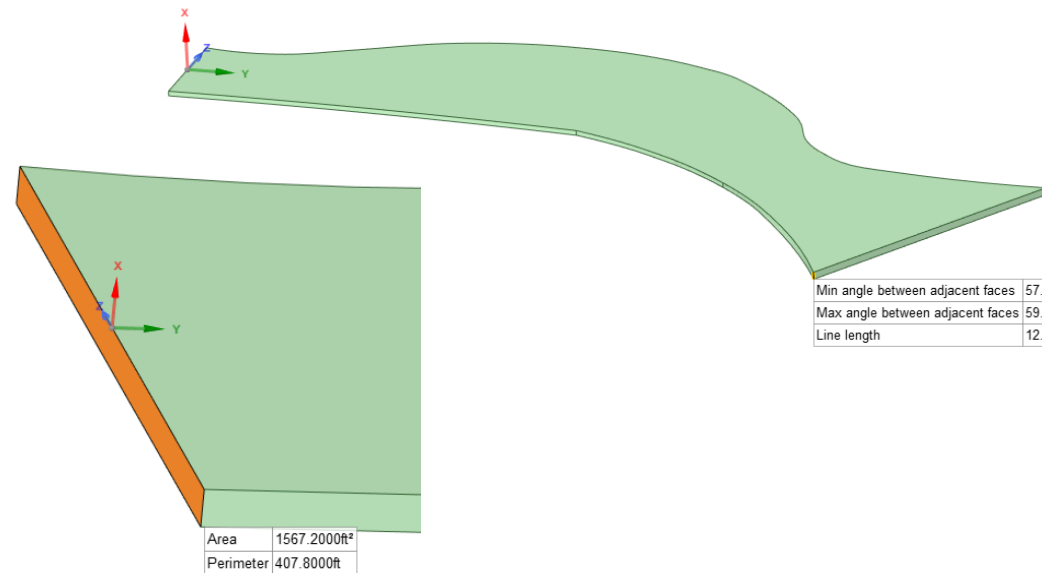
Widened Bend at river to slow down mouth speed
8ft dredge depth, shore to shore, 14 foot slope to
lake after mouth.

Flow 1: 10 yr rain event 3450 cfs

Flow 2: Heavv rain (.3 in/hr) 2500 cfs



Flow 1: 0.67098 m/s
Flow 2: 0.486217 m/s



Min angle between adjacent faces	57.52°
Max angle between adjacent faces	59.27°
Line length	12.0000ft

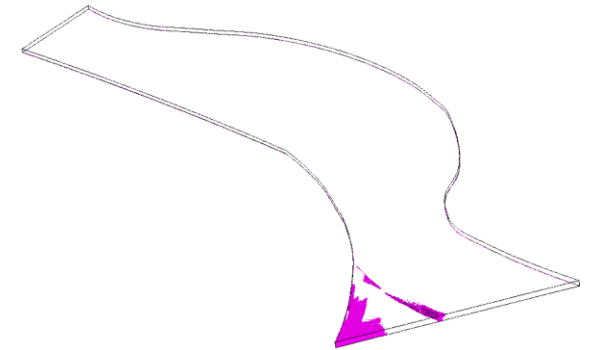
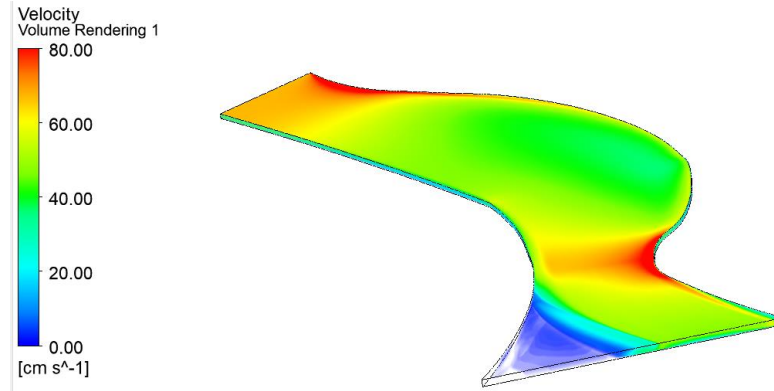
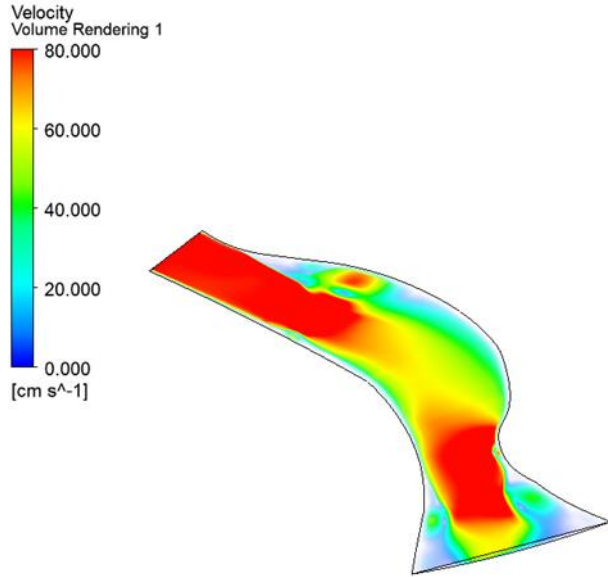
Velocity Contours-Widened Bend

10 ft Dredge Arc Bottom

8 ft Dredge Shore to Shore

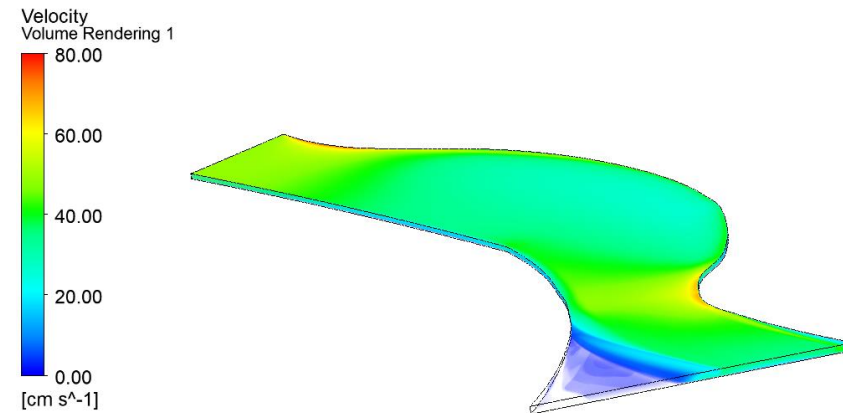
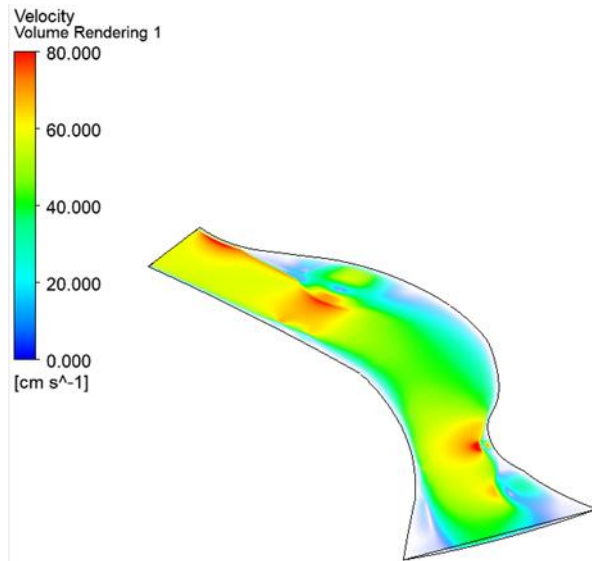
Purple volume where velocity is below 1 cm/s

Flow 1: 10yr Storm
3450



Shore to shore
dredging evens out
velocity profile.

Flow 2: Heavy rain
2500



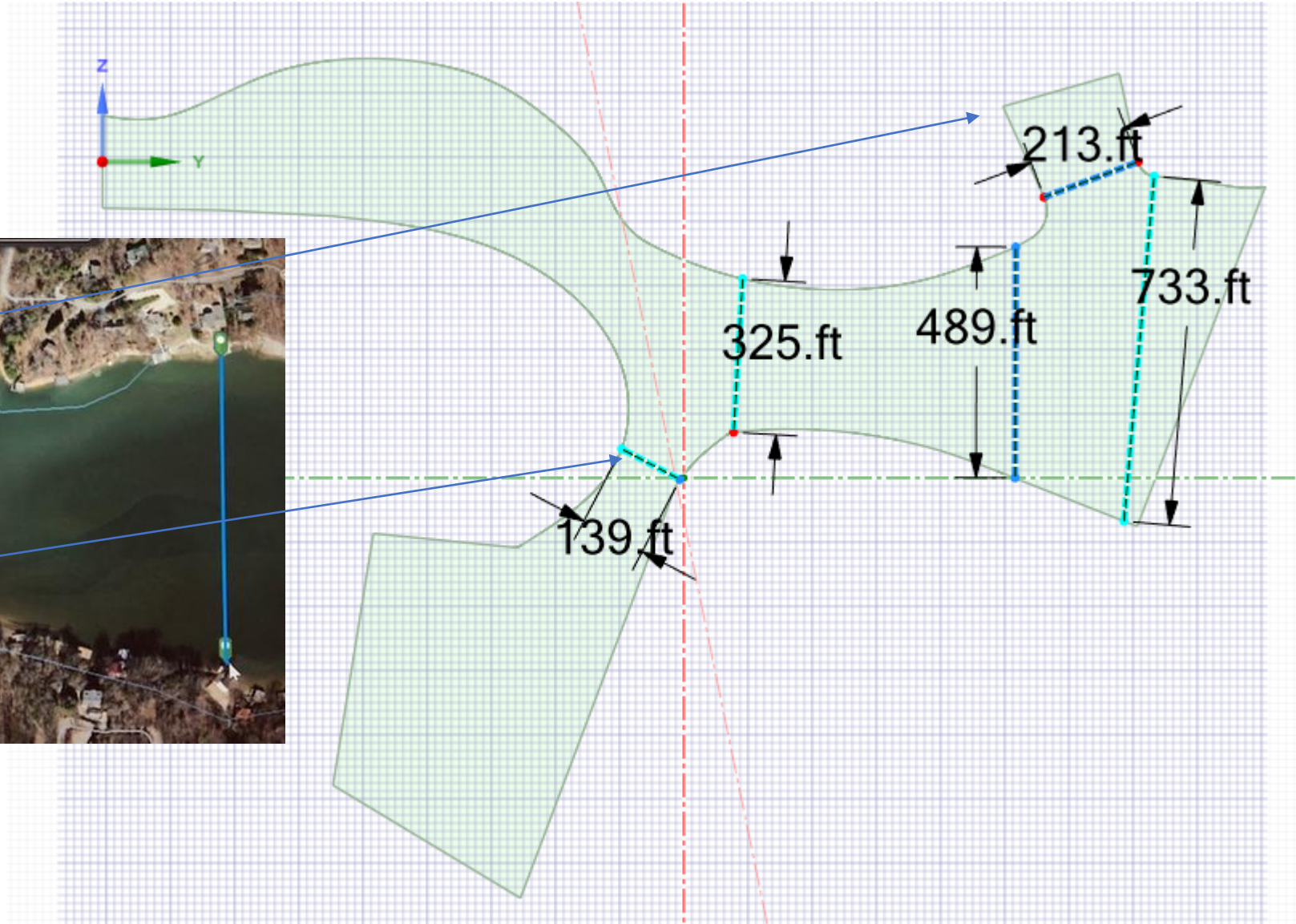
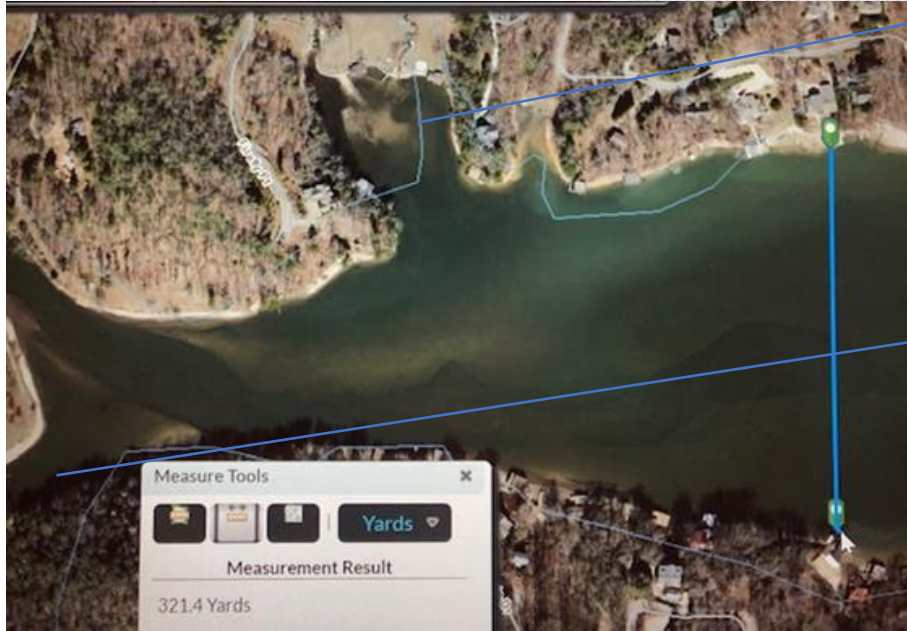
Velocity below 1 cm/s
is small.



Case 5:
Enlarge the model to include the
front end of the lake.

Flow Condition Light Rain (.1 in/hr) 800 cfs

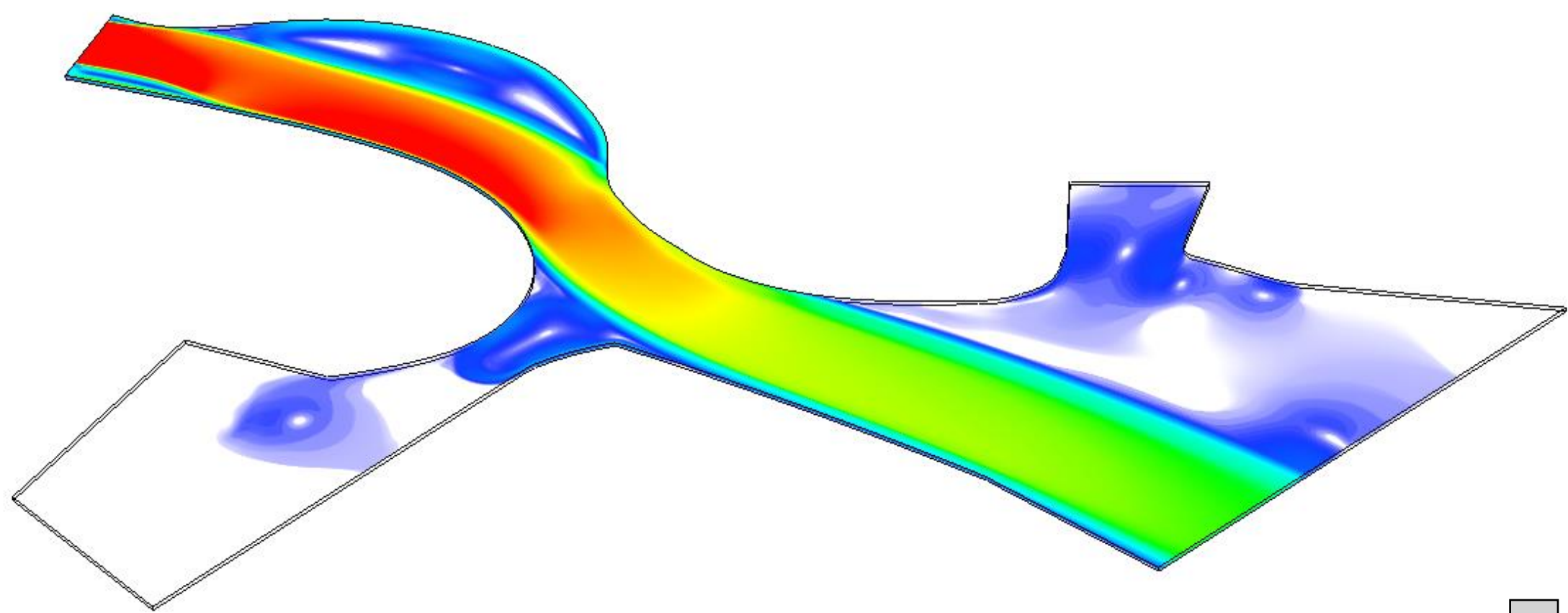
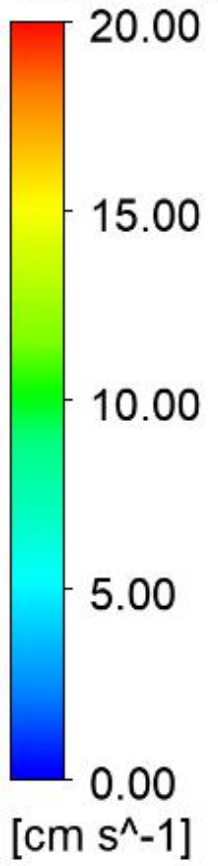
Model Build out:



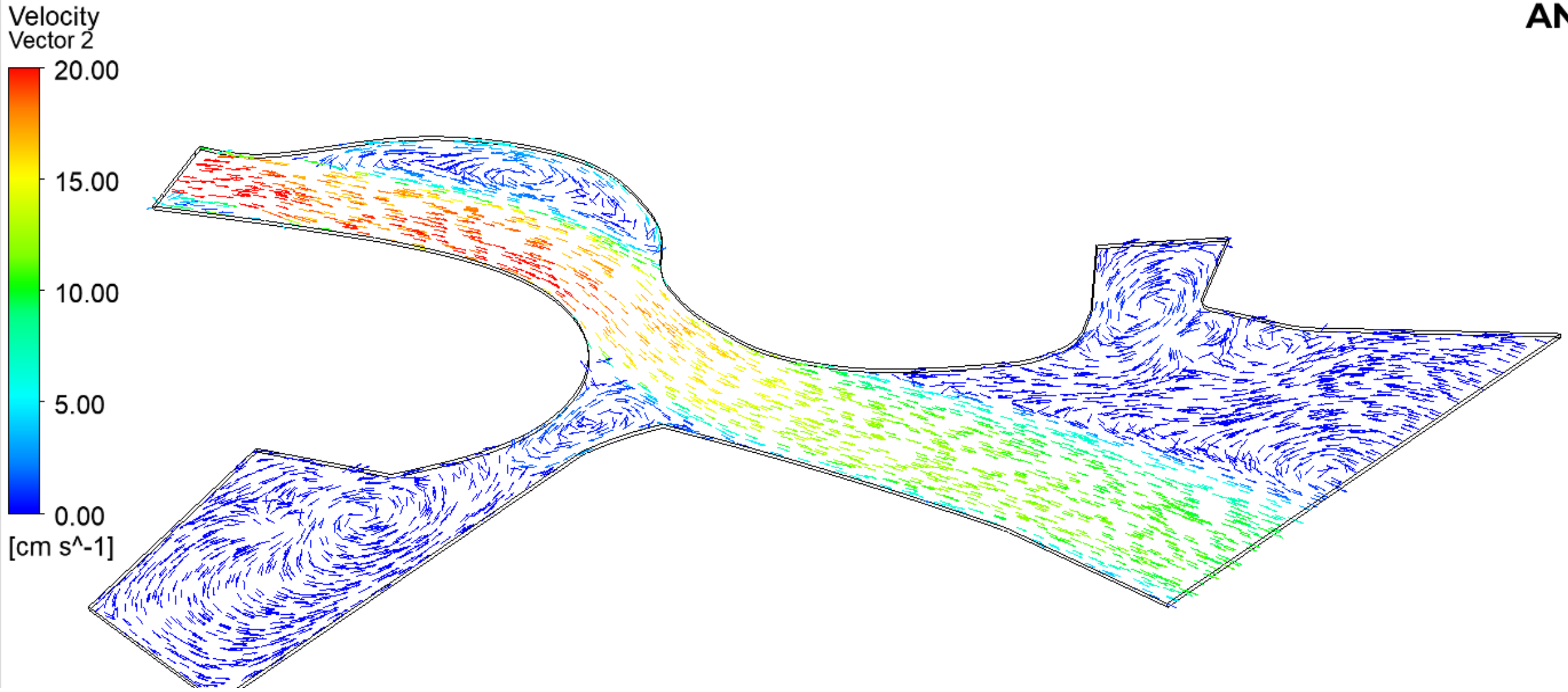
Note: Assumes Uniform 8 ft depth

Inlet 800 cfs light rain condition

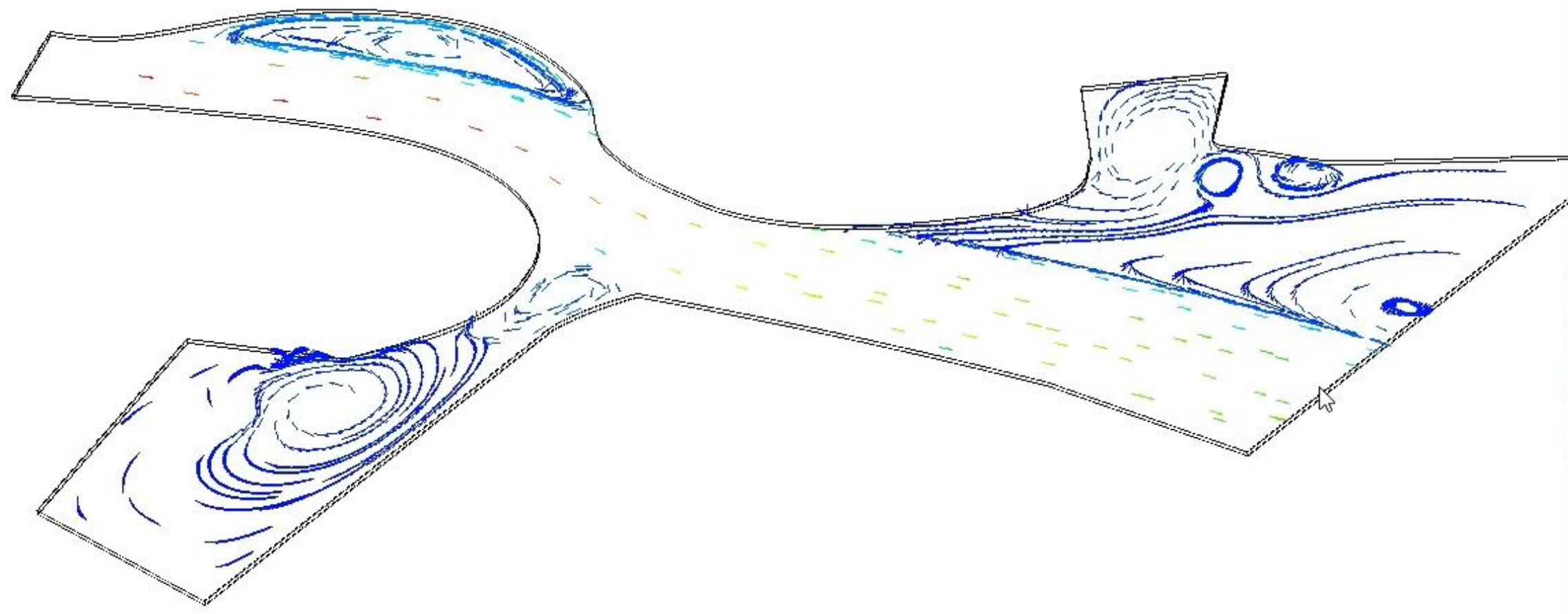
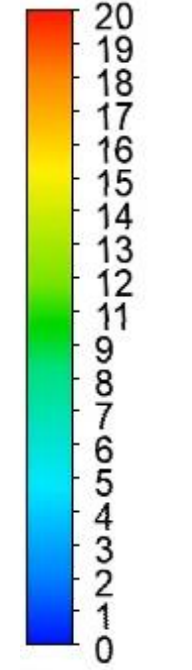
Velocity
Volume Rendering 1



Inlet 800 cfs Condition



Velocity
Streamline 1



Conclusions

- Using the river as a location to contain and maintain the silt and sand deposits doesn't appear to be a workable solution.
- Some localized areas in the river may need some dredging from time to time.
- Widening the river entrance into the lake area will help reduce the velocity of the river entering the lake so that the silt and sand are not carried as far downstream and help contain the sand and silt in a more confined area.
- Removal and continuous dredging should be focused in the lake area to make the best use of dredging funds.

X NEW BUSINESS

- Chimney Rock Ridge Homeowner's Association, INC. Request Regarding Street Improvements
- Tree Removal Request

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION
Meeting Date: September 14, 2021**

SUBJECT: Chimney Rock Ridge Homeowner’s Association, Inc. Request Regarding Street Improvements

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: A
Department: Public Works
Contact: David Arrowood, Public Works Director
Presenter: Steve Milito, CRR HOA Representative

BRIEF SUMMARY: Chimney Rock Ridge Homeowner’s Association (HOA) reached out to the Town regarding the request of street improvements and opposition of road closures. The Chimney Rock Ridge HOA members oppose the closure of the municipal streets and request that the streets be marked and maintained to the same extent as other similar roadways in the Town of Lake Lure. The Chimney Rock Ridge HOA expressed that this project could provide the Proctor Road/Chimney Rock Ridge community with alternative routes for ingress and egress, improve secondary circulation in the Town Center for the general public, improve circulation for emergency access during the busy tourist season, allow the Town to collect more from the Powell Bill Fund, and exercise the use of an existing public right-of-way for and by the public.

RECOMMENDED MOTION AND REQUESTED ACTIONS: To approve the Chimney Rock Ridge Homeowner’s Association, Inc. request regarding street improvements as presented.

FUNDING SOURCE: Split funds – Town of Lake Lure Powell Bill Funds and Chimney Rock Ridge HOA contribution

ATTACHMENTS: Email to the Town Manager regarding the request of Chimney Rock Ridge Homeowner’s Association, Inc. and Gravel Distribution Map

STAFF’S COMMENTS AND RECOMMENDATIONS: Staff defers to Town Council.

August 29, 2021

VIA EMAIL: townmgr@townoflakelure.com

Shannon Baldwin
Lake Lure Town Manager
2948 Memorial Highway
Lake Lure, NC 28746

Re: Proposed improvement of roadways

Dear Mr. Baldwin:

Chimney Rock Ridge Homeowner's Association, Inc., a North Carolina non-profit corporation ("the HOA"), has previously contacted you, as well as the Town Commissioners regarding our use of unpaved roads that feed Proctor Road and our neighborhood. These unpaved streets were apparently dedicated at or near the time of the Town of Lake Lure's charter, and are regarded by the HOA as public streets. HOA members regularly use those roads as alternate routes for ingress and egress to Proctor Road.

The HOA recently reiterated our use of the roads and requested that the Town of Lake Lure improve these roads to allow continued use of the roadways regardless of weather conditions. The Town Council and the Town Manager were receptive to our request and provided an estimate of the scope of work and costs to improve the dirt roads to gravel roads. The HOA greatly appreciates the interest that the Town Council has shown to our concerns. We realize that the Town has substantial budgetary constraints. In that regard, the HOA is prepared to contribute ½ of the estimated costs of \$15,0000 improving those roads.

As residents and taxpayers in the Town of Lake Lure, HOA members believe that this serves the best interests of all the citizens of Lake Lure. It will provide the Proctor Road Chimney Rock Ridge (Proctor Road) community alternative routes for ingress and egress, improve secondary circulation in the Town Center for the general public, improve circulation for emergency access during the tourist season, and exercises the right of public use for an existing public right of way for and by the public. As stake holders, not only in access to our neighborhood, but the general development of our community we think it is in the public interest to improve those roadways.

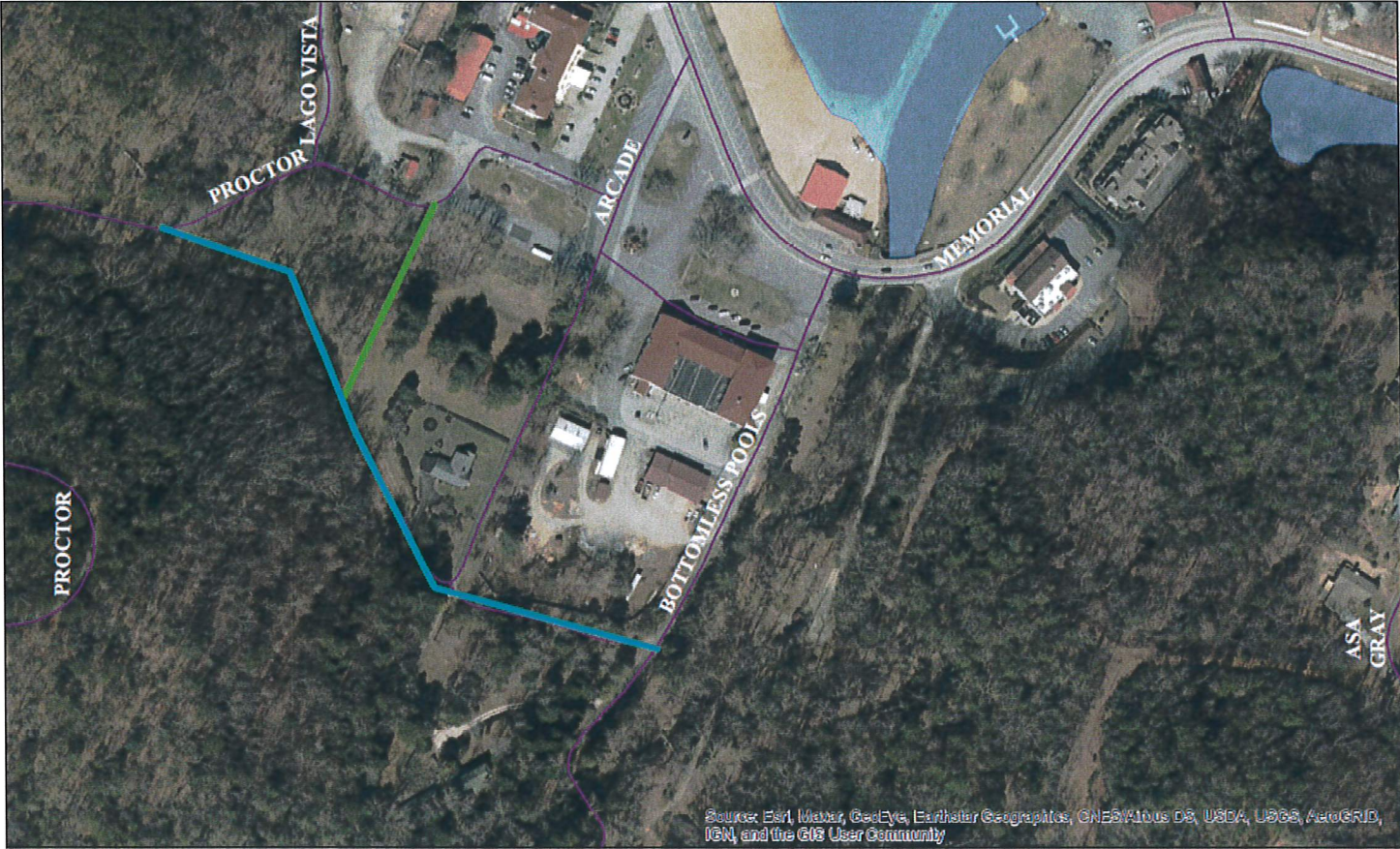
We thank you for your time and consideration.

Very Truly Yours,



Stephen J Milito, M.D.
Chimney Rock Ridge Home Owner's Association

Gravel Distribution Map



- 1,108 Feet
- 338 Feet

0 75 150 300 Feet





ARLEDGE LAW FIRM, PLLC



Mail To: PO Box 885, Rutherfordton, NC 28139

Location: 120 East Court Street, Rutherfordton, NC 28139

Jarald N. Willis Attorney at Law
 T. Kent Baldwin Attorney at Law
 W. Martin Jarrard Attorney at Law

Tel: (828) 287-3338
 Fax: (828) 286-3660 or 286-3440

October 27, 2020

VIA EMAIL: townmgr@townoflakeure.com

Shannon Baldwin
 Lake Lure Town Manager
 2948 Memorial Highway
 Lake Lure, NC 28746

Re: Possible closure of municipal streets

Dear Mr. Baldwin:

My client, the Chimney Rock Ridge Homeowner's Association, Inc., a North Carolina non-profit corporation ("the HOA"), has directed me to notify you about the HOA's concern that the Town of Lake Lure is contemplating the closure of certain unpaved streets that are generally located in the area between the Lake Lure Inn and the Arcade Building.

These unpaved streets were apparently dedicated at or near the time of the Town of Lake Lure's charter, and are regarded by the HOA as public streets.

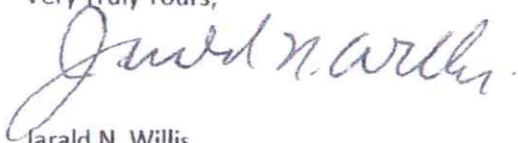
HOA members regularly use 2nd Street, Beach Street, Keeter Lane, Arcade Street, and Bottomless Pools Road as alternate routes for ingress and egress to Proctor Road. These alternative routes are especially utilized during times of peak activity at the beach, large events at the Lake Lure Inn, and community festivals that restrict ingress and egress to Proctor Road. Additionally, traffic patterns may significantly impact thoroughfare from Proctor Road if Chimney Rock State Park permits park traffic to exit via Lago Vista Drive, in which case the aforementioned alternative routes may become even more important for ingress and egress. Therefore, HOA members plan to continue to use these roadways.

As residents and taxpayers in the Town of Lake Lure, HOA members oppose the closure of these municipal streets, and would rather see all such streets marked and maintained to the same extent as other similar roadways in the Town of Lake Lure, so that they remain passable even during inclement weather, and kept free of obstructions such as low hanging branches and fallen trees.

It is contended that the maintenance of these municipal streets would contribute more to the greater public good than their closure for limited commercial interests, and the HOA would appreciate assurances that the general public will be invited to attend and participate in any sessions concerning the possible closure of these streets. Furthermore, the HOA requests that it be given advance notice if any of the mentioned roadways are to be closed in either a temporary or permanent manner for any reason other than routine maintenance.

I am also copying Mayor Pritchett, and the Town Council on this email, and I thank you for your time and consideration.

Very Truly Yours,



Jarald N. Willis
Attorney at Law

cc: cpritchett@townoflakelure.com
jwmoore329@bellsouth.net
comm.bryant@townoflakelure.com

commissioner.diorio@gmail.com
johnkilby164@gmail.com

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION
Meeting Date: September 14, 2021**

SUBJECT: Tree Removal Request – 123 Firefly Cove

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: B
Department: Community Development
Contact: Michael Williams, Community Development Director
Presenter: Michael Williams, Community Development Director

BRIEF SUMMARY: Firefly Cove POA and a community resident requested permission to remove a hazardous tree from the resident’s yard. The tree is within the 995’ lake boundary and requires the approval of Town Council. Community Development staff visited the site on August 12th for the purpose of evaluating the removal request.

RECOMMENDED MOTION AND REQUESTED ACTIONS: Community Development staff recommends that the Town Council approve the removal of the hazardous tree located at 123 Firefly Cove.

ATTACHMENTS: Email conversation between Director Williams and the property owner; photos of the tree and property

STAFF’S COMMENTS AND RECOMMENDATIONS: In addition to the recommendation set forth by Community Development staff, Epperson Tree Service, an approved Tree Service Provider in Lake Lure, recommends the tree removal due to damage from Emerald Ash Borer beetles.

Michael Williams

From: John Moore <jwmoore329@bellsouth.net>
Sent: Wednesday, August 18, 2021 9:36 AM
To: Michael Williams
Subject: FW: Tree

Good morning Mike,

Thank you for stopping by to look at the diseased tree in my yard. The tree is 21 feet from a stream where the stream enters the lake. I am sending this note attached to the email I received from Firefly Cove POA that let me know the tree is diseased with the emerald ash borer and should be removed.

The tree is on level ground in a location where the removal should not cause an issue with erosion.

I understand that permission to remove this tree needs to come from town council. Will you please put it on the agenda for their next meeting.

Thanks again for your help.

John W. Moore
 123 Firefly Cove

From: Firefly Cove [mailto:fireflycovesec@gmail.com]
Sent: Sunday, August 1, 2021 8:51 AM
To: JOHN MOORE
Subject: Re: Tree

Great. The man that was here was Matt.

On Sun, Aug 1, 2021 at 8:03 AM JOHN MOORE <jwmoore329@bellsouth.net> wrote:

Good morning Joy,
 Thanks for the heads up. I'll plan to call Epperson tomorrow.
 Hope you are having a great weekend!
 John

Get [Outlook for Android](#)

From: Firefly Cove <fireflycovesec@gmail.com>
Sent: Sunday, August 1, 2021 7:57:56 AM
To: Moore, John <jwmoore329@bellsouth.net>
Subject: Tree

John,
 On Wednesday, the POA had Epperson Tree out to evaluate our trees and shrubs. During this evaluation he noticed an Ash Tree on your property, the one by the creek that is curved. He said that it was dying because of the Emerald Ash Borer and you may want to do something about it before it falls. If you want to talk to Epperson their contact information is 828 606 4980
 Joy

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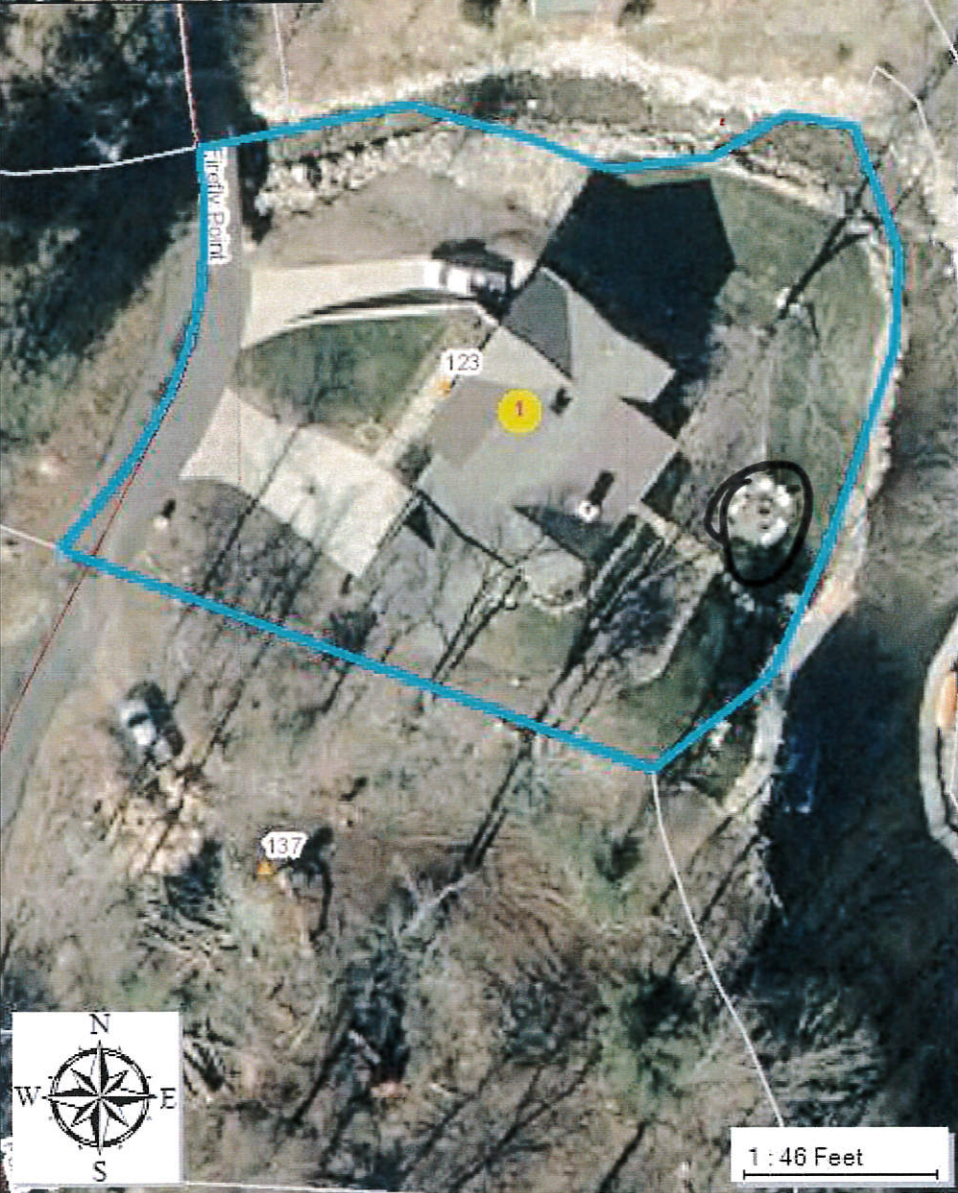
Joy Ciocca
 Firefly Cove POA Secretary

request to remove tree within Lake 995' boundary due to infection with Emerald Ash Borer beetles, at 123 Firefly Cove (PIN #1643123)



8/23/2021: after site inspection and review of advisement from approved tree service provider, Epperson Tree Service, and request from Firefly Cove POA, the CDD staff recommends approval of the property owner's request to have tree removed.

Mike Williams



- Address Points
- Major Highways
- Roads
- Parcels
- County Lines

← infected tree
(requests removal)



1 : 46 Feet

<u>Geo-pin</u> 0632997799	<u>City</u> LAKE LURE	<u>Deed Date</u> 4/6/2015 12:00:00 AM
<u>Township</u> Chimney Rock	<u>Land Class</u> SINGLE FAMILY RES	<u>Acreage</u> 0.56
<u>Deed Book</u> 1102	<u>Deed Page</u> 872	<u>Map Book</u> 28
<u>Map Page</u> 285	<u>Index Type</u> CRP	<u>Map Block Lot</u> 519 1 77
<u>Parcel Number</u> 1643123	<u>Property Address</u> 123 FIREFLY POINT	<u>Neighborhood</u> L41B
<u>Fire District</u>	<u>Special Tax Districts</u> Dam Capital Reserve,F17 TWN LL MUNI FIRE	<u>Owner Name</u> MOORE, JOHN W 864-706-4050
		<u>Owner Mailing Address</u> 123 FIREFLY POINT
<u>Owner Mailing City</u> LAKE LURE	<u>Owner Mailing State</u> NC	<u>Owner Mailing Zip</u> 28746
<u>Land Tax Value</u> 340000	<u>Building Tax Value</u> 416200	<u>Total Assessed Value</u> 756200
<u>Revenue Stamp</u> 560	<u>Structure Size</u> 2138	<u>Under Assmt Flag</u> N
<u>Subdivision</u> FIREFLY COVE LO7 PL28-285	<u>Sale Price</u> 280000	<u>OBJECTID 1</u> 34211

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XI

CLOSED SESSION

- In accordance with G.S. 143-318.11(a) (3) for the purpose of discussing attorney client privilege or legal claims

