



**MINUTES OF THE REGULAR MEETING OF THE LAKE LURE TOWN COUNCIL
HELD TUESDAY, OCTOBER 12, 2021, 5:00 P.M. VIRTUALLY VIA ZOOM**

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

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

ABSENT: Commissioner Patrick Bryant

I. CALL TO ORDER

Mayor Carol C. Pritchett called the meeting to order at 5:00 p.m. and gave the invocation. Council members led the pledge of allegiance.

II. APPROVE THE AGENDA

Commissioner John Moore made a motion to add Item C under consent agenda for the purpose of approving the request from the Chamber of Commerce to authorize this year's annual holiday tree lighting event planned for November 26, 2021, including a waiver of the Peddler's Ordinance for the program. Commissioner John Kilby made a motion to approve the Agenda, as amended. Commissioner David DiOrio seconded and the motion carried 3-0.

III. MAYOR'S COMMUNICATIONS

Mayor Carol C. Pritchett thanked the town's lake operations crew for their successful restoration efforts following a recent severe storm.

IV. TOWN MANAGER COMMUNICATIONS

Town Manager Shannon Baldwin also thanked staff for their efforts in storm clean up. Manager Baldwin asked Park, Recreation, and Trail Coordinator Dana Bradley to explain the lake debris crew cleanup process. Coordinator Bradley explained that there are three crews on

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the lake working to remove lake debris following the storm and she noted that this process is already about 80 percent done.

Manager Baldwin directed Council to review their agenda packets for additional departments' updates and projects.

V. COUNCIL LIAISON REPORTS & COMMENTS

Commissioner John Kilby reported the activities of the ABC Board and noted that the Lake Advisory Board did not meet.

Commissioner DiOrio reported the Utilities Advisory Board did not meet this month, but will meet next month to discuss the cell tower and master plan updates.

Commissioner John Moore reported the activities of the Zoning and Planning Board.

Commissioner Patrick Bryant was not present to report the activities of the Parks and Recreation Board.

VI. PUBLIC COMMENT

Mayor Carol C. Pritchett invited the audience to speak and no one requested to participate in public comment.

VII. CONSENT AGENDA

Mayor Carol C. Pritchett presented the Consent Agenda and asked if any changes should be made before calling for action.

Commissioner David DiOrio made a motion to approve the Consent Agenda, as presented. Commissioner John Moore seconded and all were in favor. Therefore, the Consent Agenda incorporating the following items was unanimously approved and adopted:

- A. Adopt the September 14, 2021 Regular Meeting Minutes, and the September 29, 2021 Regular Work Group Meeting Minutes
- B. Town Code Recodification
- C. Request from the Chamber of Commerce to authorize this year's annual holiday tree lighting event planned for November 26, 2021, including a waiver of the Peddler's Ordinance for the program.

VIII. UNFINISHED BUSINESS:

There was no unfinished business to discuss

IX. NEW BUSINESS:

**A. LAKE LURE TOURS CONCESSION AGREEMENT – OFF-SEASON BEACH
OPENING/CLOSING**

Coordinator Bradley discussed the background and requested information regarding the request to amend the Concession Agreement. Coordinator Bradley explained that the proposed amendment would change the closing and opening the beach to unsupervised public access. Bradley continued describing that the requested amendment includes the beach remaining closed one week after Labor Day Weekend until November 15, 2021; the beach be re-opened November 15, 2021 for complimentary, unsupervised, “no swimming” public access until the lake has been returned to “full pond” on or around April 15, 2021; and the beach then be re-closed to unsupervised public access until re-opened by Lake Lure Tours – on, or one week prior to Memorial Day Weekend. On behalf of Lake Lure Tours and Lake Lure public safety departments, Coordinator Bradley cited safety concerns and freeing the Lake Lure Police Department officers to concentrate on duties other than policing the beach as reasons for the requested amendment to the Concession Agreement

Town Manager Baldwin asked if Coordinator Bradley was able to speak with the president of Lake Lure Tours and Coordinator Bradley stated that she did not speak to the Lake Lure Tours President.

Commissioner Kilby commented that over the weekend he saw people climbing over the fence that is currently erected.

Mayor Pritchett asked if there was any other question or comments from commissioners and requested a motion to approve or deny the Lake Lure Tours Concession Agreement off-season opening and closing proposal.

Commissioner DiOrio recommended the approval of the board action regarding the Lake Lure Tours Concession Agreement off-season opening and closing proposal. Commissioner Kilby seconded and the motion passed 3-0.

IX. NEW BUSINESS:

B. FIRE FLY COVE WATER SUPPLY BASIS OF DESIGN AGREEMENT

Town Manager Baldwin provided background information regarding the Fire Fly Cove Water Supply and asked that Town Engineer Kurt Wright, PE, explain the agreement proposal. Engineer Wright noted that the recommended option regarding the Fire Fly Cove water supply had been identified in July and described that this option essential would utilize additional wells. Engineer Wright informed the Board that it had been recognized that there are three wells that produce water and that one of the wells had never had a pump installed even though it was permitted to be incorporated into the system. Engineer Wright explained that the well is still in condition to operate and recommended that the next step taken be a basis of design. Town Engineer Wright described that this meant that there are issues with pumping and that the Town would evaluate pumping options, tank level, and power supply.

Engineer Wright explained that he will be working with the owner of Sturgill Associates, Randy Sturgill, PE, and Mike Poulos, PE, with Dewberry Engineers. Engineer Wright noted that the three team members, including himself, will meet with Public Works Director David Arrowood and Chuck Ammacker to conduct an evaluation and construct a basis of design. Engineer Wright asked for input from council regarding the basis of design which will be followed by plan distribution to the Asheville Regional office. Engineer Wright continued to explain that following consultation with the Asheville Regional office, the next phase would be to initiate design and permitting.

Commissioner DiOrio explained what the Fire Fly Cove water supply issue has an extensive history and detailed the issues with the formerly proposed solution of implementing a pump station for the purpose of creating a redundant feature. Commissioner DiOrio continued to explain that the efforts of Engineer Wright and Public Works staff has determined that the existing system has the ability to provide a redundant feature and can support itself. Commissioner DiOrio noted that the basis of the design recommendation should ensure redundancy and that there is enough water to provide for any expansion conceivable in Fire Fly Cove. Additionally, Commissioner DiOrio noted that initial concern will be alleviated and the system will be automated resulting in less need for man-power. Lastly, Commissioner DiOrio informed attendees that this solution will save the Town a great deal of money compared to the original solution proposed by former engineers.

Town Manager Baldwin provided additional information regarding the former WithersRavenel design and recommended solution was found to be less efficient than the design and solution identified by Kurt Wright, PE, and Public Works staff.

Mayor Pritchett requested a motion to approve or deny the agreement for the basis of design for the Fire Fly Cove water system, as proposed. Commissioner DiOrio made a motion to approve

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agreement for the basis of design for the Fire Fly Cove water system, as proposed. Commissioner Kilby seconded and the motion carried 3-0.

IX. NEW BUSINESS:

C. TOWN HALL ILLUMINATED SIGN PROPOSAL

Town Manager Baldwin explained that Communications Specialist Laura Krejci initiated the project to replace the existing town hall sign with an illuminated sign and that this has been approved within budget and there is existing budget money allocated for the project. Communications Specialist Krejci provided the background of the proposal including the recommended support of the Zoning and Planning Board and the zoning permit approval granted by the Community Development Director Michael Williams. Specialist Krejci detailed that the sign could display standard announcements, website advertisements, and will provide the Town with the ability to display real-time emergency announcements. Specialist Krejci noted that other local organizations have implemented similar signs through Stewart Signs based out of Asheville and that the Town would like to work with this company for the proposed sign. Specialist Krejci provided Council with the proposal including a visual representation of what the proposed sign would look like.

Commissioner DiOrio noted that it is beneficial for emergency messages, as well as website advertisement. Commissioner DiOrio asked how the sign would be funded. Specialist Krejci noted that Finance Director Sam Karr has allocated money for the proposed sign. Director Karr explained that the proposed sign is budgeted in general fund under capital outlay and that 19,000 dollars was budgeted for this year for a replacement sign.

Mayor Pritchett expressed her support and requested a motion. Commissioner Kilby made a motion to approve the proposed replacement of the existing town hall sign with a digital illuminated sign proposal. Commissioner DiOrio seconded and the motion carried 3-0.

IX. NEW BUSINESS:

D. RESOLUTION NO. 21-10-12 – REGARDING USE OF DESIGN-BUILD DELIVERY METHOD TO COMPLETE THE SUBAQUEOUS SANITARY SEWER REPLACEMENT PROJECT

Commissioner DiOrio explained Resolution No. 21-10-12 that was created with LaBella. Resolution is authorized by North Carolina General Statute. Commissioner DiOrio explained that a design-build delivery method is appropriate for the Town's system due to the staggered schedule and the need for modifications and requires specialized expertise. Commissioner DiOrio explained that the plan is to find a specialist agency to partner with throughout the entirety of the ten-year project through this methodology and that the Town plans to begin the bidding process. Maurice

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Walsh, PE, reiterated that this is the best approach to bringing a specialized contractor in early and this project is made for design-build delivery method and it is compliant with NC general statues and SRF funding. Engineer Walsh explained this resolution would establish a process to pick a design-build team.

Commissioner Moore made a motion to approve Resolution No. 21-10-12 regarding the use of design-build delivery method to complete the subaqueous sanitary sewer replacement project. Commissioner Kilby seconded and the motion carried 3-0.

X. CLOSED SESSION

Commissioner John Moore 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 Kilby seconded and the motion carried 3-0.

During Closed Session, Council discussed a personnel matter.

Commissioner John Kilby made a motion to return to open session. Commissioner David DiOrio seconded and the motion carried 4-0.

XI. ADJOURN THE MEETING

With no further business, Commissioner Kilby made a motion to adjourn the meeting at 5:45 p.m. Commissioner John Moore seconded and the motion carried 3-0.

ATTEST:

Olivia Stewman,
Town Clerk

Mayor Carol C. Pritchett