



**MINUTES OF THE SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL
HELD WEDNESDAY, OCTOBER 27, 2021, 8:30 A.M. AT THE LAKE LURE
MUNICIPAL CENTER/CALL-IN VIA CONFERENCE CALL**

PRESENT: Mayor Carol C. Pritchett
Mayor Pro Tem John W. Moore
Commissioner Patrick Bryant
Commissioner David DiOrio
Commissioner John Kilby (Call-in)

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

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol C. 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 Patrick Bryant seconded and the motion carried 4-0.

III. TOWN MANAGER UPDATE

Town Manager Shannon Baldwin provided an update on the town manager transition, as his last day will be November 17, 2021. Mayor Pritchett detailed the progress regarding the search firm, S. Renee Narloch and Associates, that is working to recruit an interim and a long-term town manager. Mayor Pritchett announced that Town Clerk Olivia Stewman will be acting town manager until an interim manager is appointed.

Mayor Pritchett recognized town staff for their hard work and support.

IV. COUNCIL DISCUSSIONS

**A. CELL TOWER – BOYS CAMP ROAD PROPERTY MASTER PLAN UPDATE
DISCUSSION**

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Community Development Director Michael Williams provided an update on the cell tower and the Boys Camp Road master plan. Director Williams emphasized the inadequate cell service in Lake Lure and explained that a cell tower is essential to the town. Commissioner DiOrio provided additional detail regarding both the cell tower and the proposed location of the cell tower on the Boys Camp Road property. Director Williams explained that one of the next steps is obtain a photo simulation of the tower from various views to display to Council and residents. Director Williams provided Council with a drafted resolution for the Boys Camp Road Property Master Plan. Manager Baldwin invited Fire Chief Dustin Waycaster to speak on the importance of the cell tower in regard to emergency management and public safety. Chief Waycaster explained the crucial benefits of installing a cell tower for his department and for the Lake Lure Police Department. Manager Baldwin also called on Police Chief Sean Humphries. Chief Humphries discussed the negative impact that the lack of cell service has had on the police department and expressed that there is a dire need for the tower. Manager Baldwin asked Director Williams how the tower would benefit residents and visitors. Director Williams explained that the lack of cell phone and internet services has become problematic for both residents and those who visit Lake Lure and the tower will be beneficial for all involved. Mayor Pritchett expressed her support for the cell tower.

IV. COUNCIL DISCUSSIONS

B. ROAD IMPROVEMENTS DISCUSSION

Town Manager invited Steve Milito to speak on behalf of the Chimney Rock Ridge Homeowners Association (CRRHOA). Mr. Milito provided a background and statistics regarding the conditions of Proctor road located within the Chimney Rock Ridge community. Mr. Milito provided Council with supporting documents detailing the background and property details. It is noted that the Town improving road conditions in this area has already been unanimously passed by Council on September 14, 2021 with the condition that the CRRHOA and Town are splitting the costs. Mr. Milito explained that an unnamed property owner is attempting to block road upgrades. Mr. Milito stated that road improvements will increase property value, and allow ingress and egress. Manager Baldwin explained that research has been conducted and that court-house documents regarding the roads have been reviewed. Town Attorney William Morgan and CRRHOA Attorney Don McIntire provided further detail regarding the legality of the roads. Attorney Morgan explained the legal background of the plats and explained that a 1984 easement enabled the Town of Lake Lure to provide public roadways and pertain right of ways to the roads in question.

Commissioner John Moore asked if the area that the gravel is being put on is considered town owned property. Manager Baldwin explained that 2nd Street and Avenue C are the roads that have been requested and approved for town initiated improvements. Attorney McIntire explained that there are not any surveying issues. Commissioner Moore made the point that even on the slight

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possibility of a grey area, there is going to be no damage done and suggested that the town proceed with placing the gravel.

Attorney McIntire explained that there is an existing deed that could confirm the town's ownership title of 2nd Street, but the only issue that may need to be addressed is Avenue C. Manager Baldwin explained that 2nd Street gravel distribution may proceed and asked Attorney Morgan's opinion on Avenue C. Manager also noted that there is a connector between 2nd Street and Avenue C in which the town has a right of way. Attorney Morgan suggested postponing gravel installment on Avenue C, but advised proceeding with 2nd Street. Attorney McIntire cited deed book 153 as being the key to Avenue C. Manager Baldwin advised Public Works Director David Arrowood to proceed with placing gravel on 2nd Street extending from Bottomless Pools Road to Proctor Road. Commissioner DiOrio asked Mr. Milito if 2nd Street improvement will relieve immediate concern in regard to a bypass option. Mr. Milito explained that it would relieve this concern for a short amount of time but further expansion via Avenue C would be beneficial for all.

IV. COUNCIL DISCUSSIONS

C. MANHOLE REHABILITATION PROJECT APPROPRIATION DISCUSSION

Town Manager Baldwin confirmed that the appropriations for the manhole rehabilitation project are present. Commissioner DiOrio confirmed that the project is ultimately funded and will take place this drawdown period. Commissioner DiOrio also explained that reimbursement in the near future may provide additional funding options, but the project is funded and scheduled to take place at this time regardless of future reimbursements. Commissioner DiOrio discussed key dates and explained that the lake drawdown period will take place until end of March and that this timeframe is necessary, but if all goes as planned there is a possibility that drawdown could end at an earlier date.

IV. COUNCIL DISCUSSIONS

D. NORTH CAROLINA GENERAL ASSEMBLY APPROPRIATION PUBLIC RELEASE STATEMENT

Town Manager Baldwin called Mr. Steve Metcalf from The Policy Group to discuss the North Carolina General Assembly appropriation public realized statement. Mr. Metcalf stated that the proposed state budget will grant the Town of Lake Lure with \$14 million for the dam and \$8 million for the sewer. Mr. Metcalf discussed the current condition of the NC budget which was currently not passed by the state. Mr. Metcalf continued to explain that there is indication that all levels of the state legislature are in agreement regarding the budget this year. Mr. Metcalf noted that the Town of Lake Lure will actually be appropriated \$16 million for the dam and \$8 million for the sewer project assuming the proposed budget passes. The Council and Town Manager Baldwin expressed their appreciation to our representatives. Commissioner DiOrio explained the

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substandard history of the town infrastructure and emphasized the immense progress that has been made due to the state and federal aid and funding. Commissioner DiOrio explained that the dam and sewer projects are beginning and if they continue to progress in good faith, more money will likely be provided.

V. 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 and G.S. 143-318.11(a) (3) for attorney client privilege or legal claims. Commissioner Patrick Bryant seconded and the motion carried 4-0.

During Closed Session, Council discussed personnel matters and legal matters.

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

VI. ADJOURNMENT

With no further business, Commissioner Patrick Bryant made a motion to adjourn the meeting at 9:12 a.m. Commissioner David DiOrio seconded and the motion carried 4-0.

ATTEST:

Olivia Stewman,
Town Clerk

Mayor Carol Pritchett