



Minutes of the Regular Meeting of the
Asset Management Advisory Board
Tuesday, September 20, 2016
Lake Lure Municipal Center

Present: Charlie Ellis, Chair
Jonathan Hinkle
Bob Wald
Mike Holden
Linda Turner
John Moore, Council Liaison
Ron Nalley, Town Manager

Absent: Tom McKay
Andy Bell

Also Present: Shannon Baldwin, Community Development Director
Bob Keith, Mayor
Stephen Webber, Commissioner

Call to Order

Chairman Ellis called the meeting to order at 8:00 a.m. and welcomed those present.

APPROVAL OF THE AGENDA

The Board reviewed the agenda. Linda Turner made a motion to approve the Agenda as presented. Bob Wald seconded and the motion carried 5-0.

APPROVAL OF THE MINUTES

Linda Turner made a motion to approve the Minutes of the August 16, 2016 regular meeting as presented. Mike Holden seconded and the motion carried 5-0.

UNFINISHED BUSINESS

Westside Connector Discussion - Community Development Director Shannon Baldwin gave a brief history of the Westside Connector project and a summary of the previous discussions with the Rumbling Bald Resort Board concerning this matter. At that time, the connector project was something that was not desired, however based on recent conversations with Board members there seems to be some indication that the advantages of this project should be reevaluated. Linda Turner reminded Board members of the letter from Rumbling Bald Resort discussing their five concerns with the project. Chairman Ellis encouraged everyone to keep an open mind about the project and thought that it would be helpful to identify the advantages and challenges with the connector. Shannon Baldwin reminded the Board about the lack of a public right-of-way and stated that cooperation would be needed with individual property owners as well as the Resort. Chairman Ellis suggested that purchasing lots within the Resort, currently delinquent on taxes, represented an opportunity for the Town to help move this project forward. Commissioner Moore suggested inviting the Rumbling Bald Resort Board members to the Town Councils fall planning session in November to discuss this matter as well as perhaps others. The Board agreed with this approach and asked staff to prepare a “white-paper” explaining the background, advantages and challenges of the project. The Board will review the “white-paper” at their next meeting and then recommend it to the Town Council for use at the planning session.

Potential Uses for the ABC Store Property – Chairman Ellis reported that due to the departure of former Town Manager Chris Braund, that progress on this project had slowed. Chairman Ellis speculated that relocation of the ABC store was still four to six months out and that the Town Council had encouraged new Town Manager Ron Nalley to step-up the priority of this project. He went on to state that the Town Center Plan guides the development of this area and that any development of the property should be consistent with the vision of the Plan. Once the store is moved, he predicts that the Town will be flooded with questions about the property and that this Board needs to help facilitate discussion with the community and Town Council about what to do with it. Commissioner Moore suggested the Board develop a request for proposals to see what kind of response and ideas the Town receives. Chairman Ellis and Mike Holden also suggested developing an idea of what the property is worth and thought that a commercial appraisal of the property was necessary. Mr. Baldwin suggested that Meg Nealon, who worked with LandDesign and helped develop the Comprehensive Plan, has the background and expertise necessary to develop a request for proposals for the project. The Board asked staff to develop a summary package of work completed to date along with renderings of the project to be used for discussion at their next meeting. They also asked staff to work with Meg Nealon to develop a scope of work in preparation of developing a Request for Proposals.

Conflict of Interest Policy – Mr. Nalley presented the Board with a copy of the Town of Lake Lure Code of Ethics and a copy of the City of Hickory Code of Ethics and Conflict of Interest Policy. Both Code of Ethics followed the model code of ethics prepared by the N.C. School of Government. The City of Hickory went a step further by including their Conflict of Interest Policy. Mr. Wald encouraged the Board, based on the Board’s duties and responsibilities, to adopt a code of ethics and conflict of interest policy. Chairman Ellis asked staff to prepare a formal set of by-laws, including a code of ethics and conflict of interest policy for consideration at their next meeting.

Asset Review of the Dam – Chairman Ellis stated that at the recent meeting with the N.C. Department of Transportation (NCDOT) regarding replacement of the bridge across the dam, the Town was asked if a

structural review of the dam had been performed. Mr. Nalley indicated that the Town had not, however one had been budgeted for the current fiscal year. Chairman Ellis asked Mr. Nalley for an update on the work. Mr. Nalley reported that a proposal from Dr. Dan Marks had come back higher than what the Town had originally budgeted for the project. The proposed bid of \$39,500 was much higher than the \$18,000 estimated cost. Commissioner Moore thought that it would be appropriate to ask NCDOT if they would be willing to help with the cost. Mr. Nalley will follow up with this request and keep the Board updated on the progress of the work.

Asset Management Advisory Board Meeting Time – In the past, the Asset Management Advisory Board met prior to the Zoning and Planning Board. Chairman Ellis indicated that this may not be the most suitable time now based on the early hour and amount of work the Board is being asked to consider. Jonathan Hinkle suggested that the meeting should be held earlier in the month and at least thirty minutes later in the morning. The Board asked staff to review the room calendar and staffs schedules to see if their meeting could be accommodated earlier in the month. Based on the individual schedules of the Board members, the Board set their next meeting for Tuesday, October 11, 2016 at 8:30 a.m. Staff will report back on a regular schedule date and time at their next meeting.

ADJOURNMENT

There being no new or further business, Mr. Wald made a motion to adjourn the meeting. Ms. Turner seconded and the motion passed 5-0. The meeting was adjourned at 10:05 a.m.

ATTEST

Charlie Ellis, Chair

Andi Calvert, Town Clerk