Minutes of the Regular Meeting of the

Asset Management Advisory Board

Tuesday, March 14, 2017

Lake Lure Municipal Center

Present:	Charlie Ellis, Chair	**Also Present**:	John Moore, Council Liaison
	Bob Wald		Bob Keith, Mayor
	Andy Bell		Stephen Webber, Commissioner
	Jonathan Hinkle		Ron Nalley, Town Manager
	Mike Holden		
	Linda Turner		
Absent:	Tom McKay		

Call to Order

Chairman Ellis called the meeting to order at 8:30 a.m. and welcomed those present.

APPROVAL OF THE AGENDA

The Board reviewed the agenda. Mike Holden made a motion to approve the Agenda as presented. Linda Turner seconded and the motion carried 6-0.

APPROVAL OF THE MINUTES

Jonathan Hinkle made a motion to approve the Minutes of the January 9, 2017 and February 14, 2017 regular meetings as presented. Mike Holden seconded and the motion carried 6-0.

UNFINISHED BUSINESS

Discussion of ABC Store Property – Chairman Ellis and Mr. Nalley updated the Board on the progress of the relocation of the ABC Store to the strip mall. Mr. Nalley presented the most recent draft of the interior and exterior designs. Chairman Ellis reviewed the loan information about the store, and discussed the options surrounding whether the Town should sell or continue to lease the property. Chairman Ellis concluded by stating that the reasoning behind the initial investment in the property was sound and that once the project is completed, whatever works best financially and strategically for the Town at that time is how the Town should proceed. The Board then discussed the need to prepare a brochure with leasing guidelines and pricing list for perspective tenants.

Code of Ethics and Conflict of Interest Policy for the Board - The Board agreed that the Code of Ethics and Conflict of Interest Policies were both important, however the wording in each prohibiting involvement in any contracts with the Town was concerning based on the representation of the professions that make up the Board. The Board agreed that transparency and disclosure of a conflict were the most important of the policy elements and that the Board should make it a practice to disclose such circumstances. The Board then agreed by consensus to table the written policy in favor of moving forward with a conflict disclosure statement at the beginning of each meeting.

NEW BUSINESS

Deep Water Access Discussion – The Board discussed the need for deep water access to the lake and indicated that finding appropriate sites were difficult. The Board then reviewed the areas around the lake known to offer this type of access. Chairman Ellis asked that staff review over the next couple of months, the feasibility of several sites, keeping in mind the following parameters: the ability to provide an access ramp, area for material storage, appropriate zoning, location information and ownership information. Staff will report back to the Board once their work is completed.

New Trail Proposed by the Parks and Recreation Board – Mr. Nalley presented the proposed new trail discussed at the past Parks and Recreation Board meeting. The trail would begin off Memorial Highway across from Harris Road on property owned by the Town and use existing rights-of-way to circle back to the Beach and Pool Creek Park. Due to the amount of property owned by the Town in this area, the Parks and Recreation Board wanted to make sure that the Asset Management Advisory Board was familiar with the project. The Board discussed the possibility of home sites along the trail, the parking needs near the beach area, and perhaps the location of a drop-off site near the beach. The Board then asked that they be able to review the NCDOT Concept Plan for parking and lane widening at the beach area at their next meeting.

Riverside Development Parking Plan – Due to the time, the Board quickly reviewed the Riverside Development Parking Plan and agreed to reagenda this topic for further discussion at their next meeting.

ADJOURNMENT

There being no new or further business, Mike Holden made a motion to adjourn the meeting. Andy Bell seconded and the motion passed 6-0. The meeting was adjourned at 11:00 a.m.

ATTEST

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Charlie Ellis, Chair

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Andi Calvert, Town Clerk