



Minutes of the Regular Meeting of the
Asset Management Advisory Board
Tuesday, April 11, 2017
Lake Lure Municipal Center

Present: Charlie Ellis, Chair
Bob Wald
Andy Bell
Tom McKay
Mike Holden

Also Present: John Moore, Board Liaison
Bob Keith, Mayor
Stephen Webber, Commissioner
Ron Nalley, Town Manager

Absent: Linda Turner
Jonathan Hinkle

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 with the addition of a Closed Session to discuss the potential of property acquisition. Bob Wald seconded and the motion carried 5-0.

APPROVAL OF THE MINUTES

Andy Bell made a motion to approve the Minutes of the March 14, 2017 regular meeting as presented. Mike Holden seconded and the motion carried 5-0.

DISCLOSURE OF POTENTIAL CONFLICTS

Chairman Ellis asked if any Board members had any potential conflicts with the items on the Agenda. There were none.

INVENTORY OF ASSETS STATUS

The Board quickly reviewed each of the projects listed on the inventory of assets noting any updates. Based on the purchase of the American Legion Property by a private owner, the Board agreed to remove this property from the inventory.

UNFINISHED BUSINESS

ABC Store Property – Chairman Ellis reviewed and updated the Board on the relocation of the ABC store to the strip center mentioning that at their last meeting, the Asset Management Board and the Town Council had now approved the interior and exterior designs of the new building.

Deep Water Lake Access – Mr. Nalley reported that no additional work by staff had been completed on reviewing suitable sites for deep water access. Once completed, staff will report back to the Board.

NEW BUSINESS

Riverside Development Park Plan – Kevin Cooley, co-owner of the parking area behind the Riverside Pavilion, presented to the Board the Riverside Development Plan concept for their property and stated that they had an interest in selling the property or developing a long term lease with the Town for its use as a linear park. Mr. Cooley explained the history behind the project, and stated that they would be interested in selling it for their purchase price plus what they have in the property. Chairman Ellis thanked Mr. Cooley and advocated for control of the property based on it being consistent with the small area gateway plan and that Mr. Cooley is agreeable to work with Town on the terms of purchasing the property. Mr. Wald spoke in favor of pursuing the property stating that it enhanced the use and enjoyment of the river and served as a gateway opportunity for the Town. Mr. Bell also spoke in favor of the project stating that it increases recreational opportunities by placing more people on the water, expands public access to the lake and it helps in serving to connect the Town of Lake Lure and Chimney Rock Village. While there were still some issues to work out, like the parking agreement with the owners of the Pavilion, the Board felt that it was important to pursue the project and to discuss it again at their next meeting.

Beach Area Parking Plan – Chairman Ellis reported that years ago, the North Carolina Department of Transportation developed a revised parking plan for the beach area in order to lessen the traffic congestion in that area. He asked for staff to try and locate a copy of the plan so that the Board can review it at their next meeting.

Concession Agreement Update – Mr. Nalley reported that in preparation for negotiating a new concession agreement for the beach, marina and tour boat operations, he discovered that several boards and committees were interested in and wanted to be a part of the development of a Request for Proposal process. As a result, a small committee has been formed with two representatives each from the Asset Management Advisory Board, the Parks and Recreation Board, and the Lake Advisory Board. Mr. Nalley requested that the Asset Management Board name two representatives to the Committee. Chairman Ellis requested volunteers and Tom McKay and Andy Bell agreed to serve.

CLOSED SESSION

Andy Bell made a motion to enter into Closed Session in accordance with G.S. 143-318.11(a) (5) to discuss the acquisition of real property and invited Commissioners John Moore and Stephen Webber to attend. Tom McKay seconded and the motion passed 5-0.

The Board discussed the potential purchase of 176 Boys Camp Road (PIN 0632-79-0578). The property is identified in the Rocky Broad River Gateway Plan and is considered important in the future development of that area. The Board recommended to Town Council to pursue the purchase of the property.

Mike Holden made a motion to leave Closed Session. Andy Bell seconded and the motion passed 5-0.

ADJOURNMENT

There being no new or further business, Andy Bell made a motion to adjourn the meeting. Mike Holden seconded and the motion passed 5-0. The meeting was adjourned at 10:10 a.m.

ATTEST

Charlie Ellis, Chair

Andi Calvert, Town Clerk