



Minutes of the Regular Meeting of the
Asset Management Advisory Board
Tuesday, October 10, 2017
Lake Lure Municipal Center

Present: Charlie Ellis, Chair
Bob Wald
Andy Bell
Linda Turner

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

Absent: Tom McKay
Mike Holden
Jonathan Hinkle

CALL TO ORDER

Chairman Ellis called the meeting to order at 9:00 a.m. and welcomed those present. Chairman Ellis reported that Jonathan Hinkle has resigned from the Board and that he will ask Town Council to appoint someone to fill his unexpired term.

APPROVAL OF THE AGENDA

Andy Bell made a motion to approve the Agenda as presented. Bob Wald seconded and the motion carried 4-0.

APPROVAL OF THE MINUTES

Bob Wald made a motion to approve the August 8, 2017 minutes. Linda Turner seconded and the motion carried 4-0.

DISCLOSURE OF POTENTIAL CONFLICTS

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

STATUS REPORTS

1. Potential Acquisitions
 - a. Riverside Development Park Plan – Mr. Nalley explained that the Board is considering the recommendation made by the Asset Management Advisory Board to pursue the purchase of the Riverside Development Park property, although a final decision has not been made.
 - b. Weed Patch Mountain Tract – Mr. Nalley reported that the Weed Patch Mountain property has been closed on and is now under the ownership of the Town.
2. Properties Identified for Disposition – No properties have been identified for disposition.
3. Property Development Activity
 - a. 2564-2570 Memorial Highway (Strip Center) – Chairman Ellis reported that through upgrades by the architect, the scope of the project has crept and that the Town is working to get the estimated construction costs closer to budget. Bob Wald expressed that the Town should continue to make the best decision that benefits the community and the development of the Town Center. Chairman Ellis stated that this Board has reaffirmed their support of the project and the same goals are still valid for the property. It is his feeling that the scope for the project should be revised to bring the project back in line with the initial study and budget. Chairman Ellis also recommended that the former Town Manager's initial presentation be used during the Town Council's discussion of the matter at their meeting tonight.
 - B. Police Boat House Property and Lakefront Property – Chairman Ellis reported that no further action had been taken on this project since the last meeting.

UNFINISHED BUSINESS

Update on TOLL Property Holdings Inventory List and Map – Mr. Nalley reported that as soon as staff time is available, they will update the TOLL property holdings inventory list and map.

Continue review of all abstracts for TOLL Land Assets – Chairman Ellis asked that the Board delay work on this item until more of the Board members were present.

NEW BUSINESS

Dam Safety Report – Mr. Nalley reported that the Town had received the summary of findings for the Phase 1 Dam Safety Inspection conducted by Dr. Dan Marks. In the report, Dr. Marks expresses concerns about the overall condition of the dam, however points out that there is no imminent danger of failure. Dr. Marks will make a formal presentation on Phase 1 of the report to Town Council at their meeting tonight and hopes to complete the final phase of the report by March.

ADJOURNMENT

There being no new or further business, Bob Wald made a motion to adjourn the meeting. Linda Turner seconded and the motion passed 4-0. The meeting was adjourned at 11:10 a.m.

ATTEST

Charlie Ellis, Chair

Michelle Jolley, Interim Town Clerk