

**MINUTES OF THE SPECIAL MEETING OF THE LAKE LURE TOWN COUNCIL
HELD THURSDAY, OCTOBER 25, 2007, 9:00 A.M. AT THE LAKE LURE MUNICIPAL
CENTER**

PRESENT: Mayor Jim Proctor
Commissioner Dick McCallum
Commissioner Jeanine Noble
Commissioner Russ Pitts
Commissioner Chuck Watkins

H. M. Place III, Town Manager
Sam Karr, Finance Officer

ABSENT: N/A

CALL TO ORDER

Mayor Proctor called the meeting to order at 9:00 a.m.

INVOCATION

Commissioner McCallum gave the invocation.

APPROVE THE AGENDA

Commissioner Watkins made a motion to approve the agenda as presented. Commissioner Noble seconded the motion and the vote of approval was unanimous.

DISCUSSION REGARDING THE TOWN OF LAKE LURE WATER SYSTEM AND CONSIDER ASSOCIATED REIMBURSEMENT COSTS
--

Town Manager Place gave a brief overview of a request from John Cloud for reimbursement costs associated with the Town of Lake Lure wells for the water system. Representatives from McGill Associates were present to answer questions relating to Mr. Cloud's request. Mr. Cloud briefed council members about his request asking for reimbursement of costs associated for the wells. Mr. Cloud read the following excerpts from the town manger's report dated October 9, 2007.

In July, 2006, I reported that during discussions regarding John Cloud's proposed Kellerman Cove development (now Firefly Cove) with the DRC and McGill, it was

Page 2 - Minutes of the October 25, 2007 Special Town Council Workshop Meeting

determined that, while the proposal submitted by the developer's engineer for their water system would work for them, it would not be consistent with the town's master water plan. Out of that discussion came the proposal that a new tank at a higher elevation on Mr. Cloud's land across Boys camp Rd. would better suit the town's long-range needs. Assuming the town was prepared to fund the difference in cost between Mr. Cloud's requirements and the town's needs, he was willing to provide the higher location for the tank and wells on his other land. McGill estimated the cost of the wells and associated equipment at no more than \$100,000. For this amount, the town would get a new 80,000 gallon storage tank, space for a second tank (if needed) and the well site, all in a location that could serve that entire part of town. After deliberation, you approved a motion to agree to this, although you did not commit any funds at that time.

John Cloud is now asking for reimbursement of our share of his costs. Attached to this report is his memo and an analysis of his request that I asked Mike Waresak of McGill to prepare. The bottom line is that Mr. Cloud has requested a total of \$259,450 while the various memorandum of understanding prepared by David Odom would, according to Mr. Waresak, limit our responsibility to \$155,985 at this time. Since you only considered the estimate of \$100,000, there needs to be further discussion on this entire matter of cost sharing. For what it is worth, the town will end up with a new 127,000 gallon tank (instead of the 80,000 gallon originally proposed) plus room for another, two dedicated wells capable of producing over 100 gallons per minute, increased fire flow along Boys Camp Rd, and the cornerstone of a new pressure zone that would eventually provide municipal water and fire service all the way from Memorial Highway to Rumbling Bald Resort.

After discussion, Commissioner Watkins made a motion to allocate \$266,521 for reimbursement costs to John Cloud to be paid as follows: \$168,360 would be paid now out this fiscal years monies from the reserve fund and the balance of \$98,161 would be paid out of next fiscal years monies. Commissioner Pitts seconded the motion and the vote of approval was 3 to 1.

Town Manager Place said he would look into obtaining grant monies for the water system.

CONSIDER BIDS FOR SILT REMOVAL RELATING TO EROSION PROBLEMS IN LAUREL LANDING COVE

Clint Calhoun briefed council on the bid received from Lake Norman Deck and Dredging Company for silt removal for Laurel Landing Cove. Mr. Calhoun said the only bid received was from Lake Norman Deck and Dredging. Mr. Calhoun and Town Manager Place had met with both Rick Miller of Lake Norman Deck and Dredging and Dennis Key of Southern Soil Builders to look at Laurel Landing Cove and asked them to submit their cost estimates to the town for consideration.

Page 3 - Minutes of the October 25, 2007 Special Town Council Workshop Meeting

After discussion, council members agreed to authorize staff to get a revised bid from Lake Norman Dock and Dredging Company for the silt removal in Laurel Landing Cove. Mr. Calhoun said the town would need to get a permit for this dredging project.

Commissioner Pitts offered his assistance with this dredging project.

ADJOURN MEETING

With no further items of discussion, Commissioner McCallum made a motion to adjourn the meeting. Commissioner Pitts seconded the motion and the vote of approval was unanimous.

ATTEST:



Mary A. Flack, MMC
Town Clerk

Mayor Jim Proctor