



**MINUTES OF THE REGULAR WORK GROUP MEETING OF THE LAKE LURE
TOWN COUNCIL HELD WEDNESDAY, MARCH 31, 2021, 8:30 A.M. AT THE LAKE
LURE MUNICIPAL CENTER-CONFERENCE ROOM**

PRESENT: Mayor Carol C. Pritchett
Mayor Pro Tem John W. Moore
Commissioner David DiOrio
Commissioner John Kilby
Shannon Baldwin, Town Manager

ABSENT: Commissioner Patrick Bryant

I. CALL TO ORDER

Mayor Carol Pritchett called the meeting to order at 8:35 a.m.

II. APPROVE THE AGENDA

Commissioner David DiOrio made a motion to approve the Agenda, as presented. Commissioner John Kilby seconded and the motion carried 4-0.

III. SEWER POLICY DISCUSSION

Utility Advisory Board (UAB) Chairman Richard Glassen presented a PowerPoint presentation on the Sewer Policy proposed by the UAB. (Presentation attached)

Mr. Glassen mentioned the idea of allowing customers to pay their connection fee over a period of time but noted he would need to look into the legality of it first. Mayor Pritchett pointed out that it has been discussed some in the past and could be considered. The Board discussed the Sewer Policy. Commissioner DiOrio stated that there's still more work needed on the Policy but the UAB believes it is fair and equitable from the property owner's assessment. He stated that further review is needed on the timeframe without incentives. Mr. Walsh pointed out that the old sewer system can be abandoned after Phase I is complete, which will be about two years.

Mr. Baldwin stated that he would like to have this Policy reviewed by the Town Attorney, Town Engineers, and the Environmental Finance Center (EFC) from UNC Charlotte and would like to have their comments in writing. Mr. Wright stated that Assistant Community

Page 2- Minutes of the March 31, 2020 Regular Town Council Work Group Meeting

Development Director Mitchell Anderson can pull together a list of all the properties on Phase I in order to get an estimate on revenue. Mr. Baldwin stated that the Policy will be included on the April Town Council meeting agenda for acceptance and will then be sent to the Town Attorney, Town Engineers, and EFC for their review and comments. The Policy can then be revised based on their review and sent back to Council for adoption.

IV. DISCUSSION OF TOWN PROJECTS, UPDATES, AND COUNCIL CONCERNS

Commissioner Kilby suggested the Town consider another community meeting at the Classical Academy to present information on the Sewer Policy to the public. Mayor Pritchett stated that Communications Specialist Laura Krejci has this on her calendar for the future when everything is in place that the Board wants to communicate to the public. She suggested allowing a time in that meeting for the public to ask questions.

Mr. Baldwin provided an update on fencing at the Public Works facility. The old wooden fence has been up for many years and has collapsed in certain areas. The fence helps to secure the facility and screen and shield the Public Works yard where they house equipment, hard trash items that they have picked up, vehicles, fuel tanks, pipes, chemicals/pesticides, etc. He noted that Council approved to replace the wooden fencing that was rotten and falling down with a dark colored chain link fence with slats, which is currently being installed. However, he pointed out that not all of the appropriate permits were pulled and are needed in order to proceed. He noted that he recently received a request to see the permits from George Wittmer. He stated that he spoke with Mr. Anderson yesterday and found that there is a clause in the current Regulations which prohibits galvanized chain link fencing. He noted that this type of fencing is common in recreational areas. He stated that he has asked Mr. Anderson to come up with some language for the Regulations to make it clear that the Town would find the use of black chain link fencing acceptable. This type of fencing may not have been available years ago when the Regulations were put in place. He also pointed out that the Town could rezone this property to GU to allow the Town more flexibility. Council agreed to have the Zoning and Planning Board review allowing this type of fencing in the Regulations to bring back a recommendation to Council.

Commissioner Kilby briefed the Board on the ABC Store. The ABC Board has been dealing with some personnel issues and has terminated the employment of the Store Manager and Assistant Store Manager. The Board meets this afternoon at 4:00 p.m. and are accepting applications for those two open positions. He pointed out that the ABC Store is no longer curbside service only and is allowing customers to come inside the Store. The ABC Board is keeping a close eye on the Store operations and the two current employees are doing an excellent job. He feels that this will be a smooth transition.

Mr. Baldwin stated that seven applications have been received for the assistant finance director position. Three of the applicants have local government experience. He proposed comprising a committee of a mixture of town staff and Council to review the applications and

Page 3- Minutes of the March 31, 2020 Regular Town Council Work Group Meeting

recommend candidates for interviews. He stated that the person hired to this position would become the Finance Director once Sam Karr retires and felt it important that Council provide input. The committee will consist of Mayor Pritchett, Commissioner Bryant, Human Resource Specialist Amy Wright, and Finance Director Sam Karr. Applicants chosen will be interviewed by Council in a Closed Session at the next meeting on April 13th. Commissioner Moore suggested not making any promises that this person transition into the finance director position until we see how they do as the assistant. Mr. Baldwin mentioned that Town Clerk Michelle Jolley is going to only be working two days a week in the office and a half a day from home for the next six weeks noting that she will be working with Assistant Town Clerk Amy Wright on training.

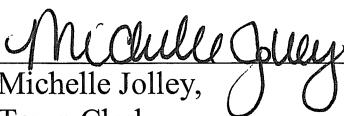
Mr. Baldwin stated that Fire Chief Dustin Waycaster is working on budgets from two of our volunteer fire departments and attempting to secure a time for Council to review their contracts. He mentioned that Chimney Rock Fire Department has proposed a contract of \$10k less than in previous years. Fairfield Mountains Fire Department has agreed to reduce their budget by \$40k. He added that we can go back to Bills Creek Fire Department and give them an opportunity to respond. Commissioner DiOrio stated that this is a positive first step but is an ongoing dialogue. This allows them to reduce their dependency on the Town moving forward.

Mr. Baldwin disclosed that he spoke with Steve Metcalf with The Policy Group yesterday about legislation needed to effectively manage boat houses during construction of the Phase I sewer project. The legislation is still in the works and will be brought back when it's in its final form.

V. ADJOURN THE MEETING

With no further business, Commissioner John Moore made a motion to adjourn the meeting at 9:44 a.m. Commissioner David DiOrio seconded and the motion carried 4-0.

ATTEST:


Michelle Jolley,
Town Clerk


Mayor Carol Pritchett

