



Minutes of the Regular Meeting of the  
Asset Management Advisory Board

Tuesday, August 16, 2016

Lake Lure Municipal Center

**Present:** Charlie Ellis, Chair  
Tom McKay  
Andy Bell  
Jonathan Hinkle  
Bob Wald  
Mike Holden  
Linda Turner  
John Moore, Council Liaison  
Ron Nalley, Town Manager

**Absent:** N/A

**Also Present:** Shannon Baldwin, Community Development Director  
Bob Keith, Mayor  
Andi Calvert, Town Clerk

**Call to Order**

Chairman Ellis called the meeting to order at 8:00 a.m.

**REVIEW OF THE AGENDA**

The Board reviewed the agenda.

Mr. Ellis welcomed those present and described the transition of the group from a “Task Force” (a temporary group) to an “Advisory Board” (a more permanent board). He explained that the Town Clerk would record minutes for the August meeting and beginning in September Town Manager Ron Nalley will record minutes for the board.

Mr. Ellis introduced newly appointed Town Manager Ron Nalley and members of the board introduced themselves.

### **APPROVAL OF THE MINUTES**

Ms. Turner made a motion to approve the minutes of the July 19, 2016 regular meeting as presented. Mr. Bell seconded the motion and all voted in favor.

### **UNFINISHED BUSINESS**

**Update on Possible Bridge Replacement at the Dam** – Mr. Ellis stated that he along with Commissioner Moore, Mr. Nalley, Mr. Baldwin, and Mr. Givens recently met with NC Department of Transportation representatives to discuss the potential replacement of the bridge across the dam. Mr. Baldwin explained that based on the scope of work, the Neighborly Drive option seemed to be the least likely. Mr. Baldwin and Mr. Ellis stated that the meeting brought NCDOT's attention to the seriousness of the matter and NCDOT has agreed to hold a public meeting concerning the potential bridge this spring. Based on the structural needs, the bridge is proposed to be replaced in 2021-2022.

**Discussion of Board Resolution and Potential By-Laws** – The board discussed the need for bylaws. Town Clerk Andi Calvert explained that some of the town advisory boards do not have bylaws, but operate based on establishing resolutions adopted by Town Council. Board members were provided a copy of the resolution creating the Asset Management Advisory Board (AMAB).

Board members discussed a conflict of interest policy. Mr. Nalley agreed to provide board members an example of a conflict of interest policy at a future meeting.

**Westside Connector Discussion** - Mr. Ellis stated that at the last meeting there was some discussion concerning extending Carson's Way. Board Members discussed Mr. Baldwin's Westside Connector report. The Board discussed the Old Sand Branch right-of-way and the need to potentially purchase lots, currently delinquent on taxes, to construct a road before they are developed.

Commissioner Moore stated that the Board may need to determine if the road would be allowed to go through the Resort since this may impact the decision to purchase property. Commissioner Moore suggested that someone go to the Rumbling Bald Resort Board of Directors and explain the benefits of the potential connector road.

Board members discussed the effects that a connector road would have on police response time. Bob Wald, member of Chimney Rock Fire Department expressed a need for a faster connection and described the amount of time it takes to get around the lake as a life and death issue. The board also discussed the increased need for the connector as the State Park is developed.

Mr. Ellis asked Mr. Baldwin to contact Norman McCloughan, member of the Rumbling Bald Resort Board of Directors, to begin discussion of the potential connector.

**ABC Store Property**- Board members also discussed the property where the ABC store is currently located and what should potentially be done with that property if the ABC store is moved. Mr. Ellis asked the board to think about potential uses for the property to be discussed at a later meeting.

**ADJOURNMENT**

Upon a motion made by Mr. Wald and seconded by Mr. McKay, the meeting was adjourned at 9:29 a.m.

**ATTEST**

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Charlie Ellis, Chair

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Andi Calvert, Town Clerk