

Town of Lake Lure – Utilities Board

- Minutes of Special Meeting – November 16, 2018

The Utility Advisory Board held their regular meeting at the Town of Lake Lure Municipal Center on Tuesday, November 16, 2018.

Members Present:

Richard Glassen
David Diorio
Wayne Hyatt
Don Cason

Members Absent:

John Chapman

Others:

Shannon Baldwin – Town Manager
Kevin Cooley – Mayor
Linda Ward - Clerk

General Meeting Actions

- a. *Call to Order* – Chairman Wayne Hyatt called the meeting to order at 2:00 pm.
- b. *Consider Approval of the November 6, 2018 Regular Meeting Minutes* – Richard Glassen made a motion to approve the November 6, 2018 minutes as presented, David Diorio seconded and the motion carried 4-0.

Old Business

- a. ***Reminder that Clearwater, Inc. from Hickory, NC will have a presentation on their LPS experience and equipment at the next regular meeting December 4, 2018–***
The board was reminded of the presentation by Clearwater, Inc. to be presented at the December 4, 2018 regular meeting of the UAB.
As the operations part of the LPS project will be utterly important, the board would like to speak with other companies and also the ones that Brown Engineering may be looking at for operations including service and repairs for the customers. The board wants to be sure that it will be a company that will be available 24/7 and have supplies on hand such as pumps and control panels when the customer needs them.

New Business

- a. *Review the list of questions from individual board members and Town staff after reviewing the preliminary engineering reports provided to the Town 10/24/18 for the LPS collection system and the new WWTP-*

The list of questions that the board has concerning the report to be submitted to the State have been compiled and prepared for Brown including some policy questions that they would like for them to consider. They want Brown to think about these things before they move into the design stage. The board members do not feel that 10% contingency in the report is enough with a project this big. There was also a question as to whether the rates cover the loan and the maintenance and operations of the WWTP. Mr. Baldwin mentioned that one of his concerns is that he is not sure there has been a clear expression of the complexity of the design. The report to the State is vague, Brown gets locked in and then it gets complicated. The cost goes up and before we know it a million dollar bill comes due similar to the Greenline and we really don't have what we want or need. He mentioned that he is not saying that Brown isn't doing the right thing, or doing a good job, but that he just hates to see us go down the road and realize its way more money than what is planned and it's certainly not 10 million dollars.

One question that the board would like to add to the list is if Cape Fear Inc. was involved with the PDR. Mr. Baldwin said that he would ask Brown for Cape Fears comments/ stamp on this project PDR.

Mr. Glassen mentioned that we need the framework for policy on who has pump stations, who will pay for it, who will maintain the cost for Chimney Rock line and what the incentive will be to keep out the INI. He mentioned that Brown should give specific answers to the technical questions, but give comments to the policy questions so that the board can come up with some policy ideas.

Mr. Diorio mentioned the fact that the Town should not discuss the bill increase until that issue is settled. He is afraid that it could create havoc if that were to get out when they are not sure at this time if it will or how much the bill itself will increase. He felt like the 89% increase should be broken down to connection fees, bi-monthly rates, and any other associated fees and not just listed as an 89% increase, in which the board agreed. Mr. Diorio brought up the fact that Brown has mentioned that there will be approximately 1300 individual pump stations going into the Town's system. He asked if it would be better to have approximately 75 individual pump stations located strategically around the lake that multiple people could tie into. He feels that having 1300 will just create a 'rat's nest' of sorts. Mr. Glassen said that it might be a better solution as the pump stations will have to be a certain distance from wells and some properties may not have that room on their property.

There was a short discussion on using current manholes for the pump stations but while discussing it realized that they cannot stay in the water, and bringing them up on land would put them on someone's property and we would still have 'spaghetti' lines. Which both are a lot of the problems now.

Wayne Hyatt mentioned that the report may be put together under pressure for deadline and may not actually be ready to be submitted. It was brought up that yes we are behind the deadline and that this particular report might just be to show the state that the Town is serious about going forward with the project.

There was a short discussion about how the original loan for the Greenline was 14.5 million, and the Town has paid out one million of that to Brown Engineering fees already, leaving us with 13.5 million. And that we were given assurances that this would be enough for the LPS system and WWTP.

At this point the board discussed again the need for policy answers to be able to narrow down the actual costs as the PDR is too vague and only has the 10% contingency.

Don Cason asked whether the Greenline project would have actually cost more, in which Mayor Kevin Cooley assured the board that it would have. The Greenline was only going to address the treatment part and not anything with the collections side which has become the mandatory part of this project. He also mentioned that the collection portion is about 75% of the LPS project. It would have costs much more.

Mr. Cason said that he would like to hear someone say that the current plan is the best, most efficient and cost effective thing we can do and then build the policy around that.

The board would like Brown to answer the questions they will be given and come back to us with questions that the board/Town needs to answer to help come up with policies.

The board agreed unanimously that the technical questions will go to Brown along with the policy questions, and the board would like Brown to identify which policy questions we need to answer so that they can move forward with the technical questions. The board would like to have this done by the December 4th meeting so that it can go to Council on the 11th.

The board feels the need to generate a statement to go out before this goes to Council and the information goes public. That there are some assumptions in the report that may not be accurate when they get the design stage.

Discuss how these questions are to be compiled and presented to Brown Engineering by 11/20/18-

Town Manager Shannon Baldwin will have the questions that have been compiled prepared and sent to Brown for their consideration.

Discuss instructions to be given to Brown Engineering on format of the response to the questions to be presented at the regular meeting to be held December 4, 2018-

The board agreed with Mr. Baldwin that they would like to have these questions answered at the December 4th meeting so that they can make a recommendation to the Town Council meeting to be held on December 11th. The board would also like to be sure that Brown consider these questions before they go into the design stage.

Review list of potential additional site visits of working LPS collection systems obtained from vendors and discuss if the board and staff would like to conduct further site visits-

The board would like to visit other areas that have LPS systems. Richard Glassen has a list of places that are within a two hour distance from Lake Lure for them to visit, and will bring this list to the meeting on December 4th.

b. Open Comments / Discussion-

There was a quick discussion about the fact that ATT has an interest in expanding the cellular needs in the area as part of a national contract they have recently acquired and that we should pursue further information on this issue.

It was also reported that at the last meeting of the HNG Communications Consortium meeting that there had been major increases in the free Wi-Fi usage in the Lake Lure and Chimney Rock areas this past summer. Usage levels were to the point of some signal reductions were necessary to meet demands. Pangaea engineer Ken Griffin discussed a plan to provide additional equipment in the areas of major usage to provide more Wi-Fi service. The plan he discussed will cost \$26,000 for new equipment. Some discussion followed on potential sources for these funds and the TDA was mentioned as a possible source.

Public Comments

No public comments

Adjournment

There being no further business Chairman Wayne Hyatt adjourned the meeting at 3:40

ATTEST

Wayne Hyatt, Chairman

Linda Ward, UAB Clerk