

Town of Lake Lure – Utilities Board

- Minutes of Regular Monthly Meeting –
May 7, 2019

The Utility Advisory Board held their regular meeting at the Town of Lake Lure Municipal Center on Tuesday, May 7, 2019.

Members Present:

Wayne Hyatt (Chairman)
Richard Glassen
David Diorio
Don Cason
John Chapman (by phone)

Bob Cameron – Liaison

Others Present:

Shannon Baldwin – Town Manager
Linda Ward – Board Clerk
David Arrowood – Public Works Director

Members Absent: N/A

General Meeting Actions

Call to Order – Chairman Wayne Hyatt called the meeting to order at 2:05 pm.

Consider Approval of the April 2nd Regular Meeting Minutes – Richard Glassen made a motion to approve the minutes, David Diorio seconded and the motion carried 5 - 0.

Old Business

a. Low Pressure Sewer System Update – Chairman Wayne Hyatt asked Town Manager Shannon Baldwin to update the board on the low pressure system.

Mr. Baldwin informed the board that he and Mayor Kevin Cooley had met with Jeffrey Brown, Brown Engineering, to discuss topics that he should be prepared to address at the joint meeting with Town Council on May 8th. He also told the board that he let Mr. Brown know that the Town would not be ready to move forward with the Planning/Design stage until all questions were answered. Because these questions will impact the design and the cost, which is currently at 26 million dollars, they will also affect the rate structure.

Mr. Baldwin said that he and the Mayor along with Jeffrey discussed the 26 million dollars and were given assurance that this price includes consideration of subsurface issues relative to rock. There was a short discussion on whether or not core samples have been taken along the route and how reliable the numbers are if they haven't. Mr. Baldwin said that this is something for the board to discuss before moving to design.

Mr. Baldwin also advised Mr. Brown to come with a schedule for the UAB and Council members to look at so they may see how the 26 million will impact the rates. And that they would like to see the rates incrementally, and how the 20 and 30 year loan will affect those rates. Richard Glassen said that he would also like to be sure that they discuss the requirement to hook up as that will impact the rates, based on the number of customers.

Mr. Baldwin reiterated that he will let Jeffrey know that we will need to continue to have workshops until all questions are answered before moving forward with the Design stage. He wants to avoid a situation like the Greenline Project that went to Design, and then was stopped after spending one million dollars.

Mr. Baldwin mentioned that the State had a May 1st deadline to respond to the final ER which they did not meet, so believes that the town will have time to have workshops if needed.

Mr. Baldwin said that standard policy with the State is that a collection system may be a 30 year loan, but the treatment plants would be 20 years. State law allows them to go up to 30 years on a treatment plant but it has never done before. Jessica Leggett from the State said that they are considering bumping up some other facilities to a 30 year loan although 20 years has been an administrative cap that they have had in place. Mr. Baldwin said the Town would be asking them to look at ours to see if it may be considered for a 30 year loan, because it will have such a huge impact on the rates.

Wayne mentioned that David Arrowood had contacted the Rutherford County Health Department about them requiring people in Lake Lure to hook up to the Town system. He said that it did not sound like they wanted to be involved. But, they did say that if our ordinance states that they must hook up, then that would be a different story.

John Chapman told the board that if there are any questions about any of the ordinances that the Town could file a Dec action and let a judge make a decision about it ahead of time. He said that it is not that expensive to file and then we would know for sure.

Mr. Baldwin told the board that the Town has a number of major infrastructure issues at this time to deal with. This would include the Dam, Sewer System Replacement, New State Park Egress, Dredging, and the Bridge at the Dam. He said that they have created a pamphlet that they shared with some of the folks from the Governor's office. He also mentioned that the Governor had put a million dollars in the Governor's budget to help the town with the Dam/Streetscape. We are trying to lobby for that section of the budget to be preserved. Mr. Baldwin mentioned that D.O.T. has plans to replace the bridge and we are hoping to convince them to contribute some of that towards the renovation of the dam, to keep the bridge on the dam, for costs savings. He said the pamphlet sets context with what the Town is dealing with and the need to have someone in house to give good advice and help manage these projects.

Mr. Baldwin told the board that Mayor Kevin Cooley's role with the Town was very important, it was like having an in house engineer. As we move forward, we have about \$12,000 in the budget for engineering /project management. Until the Mayors situation is worked out, Shannon plans to use this to make sure we have access to hire an engineer to review some of the engineering work that is being done for the town, including the dam and the sewer system. He spoke with Kurt Wright who has worked with Spindale and is a very good engineer and also has an interview with Withers Ravenel who we are currently using for the interconnect from Lake Lure and Chimney Rock. Shannon plans to have someone ready so we aren't wasting valuable time.

The board briefly discussed how we are informing those that are wanting to connect now of the change to come. David Arrowood told the board that if they want to connect now and are in a position to do so, we don't have anything in place to tell them that they can't. And that he and Linda Ward, Customer Service Specialist, are telling them that the system will be changing in a few years and they will be required to change at that time, that we do not have specifics yet, but it will be changing. There was then a brief discussion about how the ordinances need to be consistent with what people are being told. That we need to be able to give them accurate information so that they might put their line in the right direction to make the change, or their tank placement in a good location for the change. The board mentioned having a pamphlet made up for that also. Mr. Baldwin mentioned that we do not have that information at this time and that this is something to discuss at the workshop on the 8th. David Arrowood said that if we had an official statement we would be glad to share that. It was mentioned that when folks turn in an application to build, it would be a good idea to review their sewer system and make recommendations. At that time. Mr. Baldwin mentioned that when a person contacts the Rutherford County Health Department for a septic permit that they will dictate where the drain field and septic tank will be required to go and we may not be able to tell them ourselves. Mr. Baldwin mentioned that telling them that there will be some major changes coming and David going out to inspect and make recommendations is very different. And that for now, the most we should do is let them know in writing that there will be some major changes.

The board had a brief discussion about letting Jeffrey Brown know that we are asking these questions not to tell him what to do, but so the board and council understands everything and can be helpful with some of the decisions.

New Business

a. Review of Pump Rep Letter for References – Richard Glassen passed out a letter that he drafted to send to the Pump Rep References that were given to the Town by the companies that gave presentations to the UAB concerning their products. The board reviewed this letter which will be mailed along with the questions that the board members will be calling to get the answers to, and also a list of the board members and their emails so that they will know who will be calling. Mr. Glassen also handed out a list of who would call and ask which questions to which reps. He would like to start calling soon after the letters are mailed. Once those answers are gathered, someone will type up the answers according to questions and then have on hand when making decisions. This will also help when Cape Fear comes in with recommendations on pump types and specifications.

b. Review of Questions for Council/UAB Workshop – Mr. Hyatt said that this subject was basically covered throughout earlier meeting conversations with Mr. Baldwin.

Open Comments/ Discussion – Don Cason asked that we have someone create information about the sewer system and hook ups to put out proactively as soon as possible. This in hopes of cutting down on negative talk and false information that could kill tourism, new build, discourage commercial growth and decrease home values. He said that he would like to be sure that folks see the positive side of having a new system and the increase in home value that it can bring. The board had a brief discussion concerning this and compared the need to the article in the newspaper

whose heading said ‘Lake Lure Dam Found Unsafe’ after the engineering report was given at a workshop. That was not what the engineers said, it was a false statement. Board members said the article was actually informative and did not say anything about it being unsafe, but the heading could have been devastating to Lake Lure.

Public Comments – David Lusk mentioned that when the word gets out about the new sewer system and requirements there are going to be some questions. Mr. Hyatt said letting them know that there will be changes coming is all we can do until we have more specific answers. When we have specifics we can get the word out through Facebook, website and or pamphlets and answer their questions accurately and directly.

Adjournment

There being no further business, David Diorio made a motion to adjourn, Richard Glassen seconded and the motion carried 5 - 0. Meeting was adjourned 3:07 p.m.

ATTEST

Wayne Hyatt, Chairman

Linda Ward, Clerk