

## **TOWN OF LAKE LURE**

### **MINUTES FOR REGULAR TOWN COUNCIL WORK SESSION AND ACTION MEETING**

Thursday, April 23, 2025, at 8:30a.m.

Lake Lure Fire Department



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#### **Attendees:**

Mayor, Carol C. Pritchett  
Commissioner, Scott Doster  
Commissioner, Jim Proctor  
Commissioner, Patrick Bryant  
Mayor Pro Tern, Dave DiOrio  
William Morgan, Attorney

#### **Town Staff:**

Town Manager, Olivia Stewman  
Finance Director, Steve Ford  
Fire Chief, Dustin Waycaster  
P&R Director, Dana Bradley  
Communications Director, Laura Krejci  
Community Development Director, Michael Williams

#### **Absent:**

Police Chief, Sean Humphries  
Public Works Director, Dean Lindsey

### **I. Call to Order**

Mayor Carol C. Pritchett called the meeting to order at 8:30am

### **II. Agenda Adoption**

Commissioner Jim Proctor made a motion to approve the agenda as presented,  
Commissioner David DiOrio seconded and all were in favor

### **III. Consent Agenda**

#### **A. Approval of March Minutes**

Commission Jim Proctor made a motion to approve the January minutes as presented with correction being made to the March 11, 2025 minutes. Commissioner Dave DiOrio seconded the motion and all were in favor.

## B. Approval of Town Manager's Contract

Commissioner Jim Proctor made a motion to approve the Town Manager's Contract as presented. Commissioner David DiOrio seconded the motion and all were in favor.

## IV. Amendment to the Town Council Meeting Schedule to add Storm Recovery Status Meeting

Olivia Stewman advised that she updated the schedule to reflect the added meetings. The board has reviewed the schedule and did not see any conflicts.

Commissioner Scott Doster made a motion to approve the amended schedule as presented. Commissioner Patrick Bryant seconded the motion and all were in favor.

## V. Resolution No. 25-04-23 Appointing Dustin Waycaster as Deputy Town Manager

Olivia Stewman proposed to appoint Fire chief Dustin Waycaster as a Deputy Town Manager or acting Town Manager if at any point the Town Manager is unavailable for an extended period of time. Dustin Waycaster knows Town business and budget and works well with all staff.

Commissioner Jim Proctor made a motion to adopt Resolution No. 25-04-03 appointing Dustin Waycaster as Acting Town Manager. Commissioner Scott Doster seconded the motion and all were in favor.

## IV. Consider Approval of Fire Department Lease Agreement with Fairfield Mountains Property Owners Association

Olivia Stewman sent a draft lease to council. Hold off till next month. Will postpone till Regular Town Council meeting.

## VII. Consider Approval of LaBella Task 25 for Boys Camp Rd. Bridge Replacement Design

Olivia advised that FEMA is moving forward and we expect obligation. Will ultimately be up to council. Contingent on FEMA Decision.

Commissioner Scott Doster made a motion to approve the LaBella Task 25 for Boys Camp Rd. Bridge Replacement design. Commissioner Dave DiOrio seconded the motion and all were in favor.

## VIII. Request to Repair a Failed Retaining Wall Using Soil Nails that Extend into the Town Right of Way

Rick Carpenter with Community Development had observed caution tape on the property. At that point a Notice of Violation was issued (February 21, 2025). This was issued to either repair or replace. Owners appealed. At that time plans were submitted with zoning. This

project was denied because of Chapter 26 (excavation under a town road). Owners at this time is requesting encroachment. Staff's opinion that the encroachment repairs poses concerns.

Owners Wesley and Lauren Thurmond were present along with Odom Engineering.

Mrs. Thurmond presented pictures of the wall. Odom engineering has inspected the wall and is in agreeance that the wall is failing. (Wall is leaning and bowing). Excavating the wall and replacing it could cause a negative impact on the road itself. Soil Nails would drill holes through wall and then fill them with a pole and a grout. Commonly used in many areas. Feels this will permanently stabilize wall. There would be vertical wailers every 6 to 8 feet and the in-between would remain wood. Currently the wall is stable but is failing faster than expected. Regardless of the solution this will encroach the right of way. Depths of nails will be from 5 to 15 feet beneath the road surface. Doesn't see future utilities or heavy equipment have no effect. The Thurmond's feel this is safest and most efficient at correcting issues.

The encroachment documents look good with some minor changes.

Council discussion ensued.

Commissioner Dave DiOrio made a motion to approve only with approval with new design to allow soil nails in town right of way. Commissioner Scott Doster seconded the motion and all were in favor.

Commissioner Jim Proctor made a motion to give Town Manager Olivia Stewman the authority to sign and proceed with encroachment. Commissioner Dave DiOrio seconded the motion and all were in favor.

## **IX. Lakes Structure Condemnations**

Olivia Stewman advised that there are currently 39 lake structures that have agreed to the demolition of there lake structure. Discussion ensued.

Commissioner Patrick Bryant made a motion to adopt the resolution for condemnation of lake structures. Commissioner Dave DiOrio seconded the motion and all were in favor.

## **X. Review Draft of Proposed FY 25-26 Budget**

Stephen Ford finance director presented a draft budget. 8 million keeps the town running for the year. Some concerns with tax revenue and other revenues that may be missed or delayed due to hurricane Helene. This would include a 3% COLA for staff and we are continuing to work on insurance which will increase currently around 1,000. Will meet early May to work out additional details.

## **XI. Storm Recovery Updates**

Olivia Stewman advised that final signatures have been completed for Boys Camp Rd bridge replacement.

Site inspections continue. The police boathouse and beach inspections have been completed.

Working with Base Flood Elevation. Currently 990.9 being proposed. Town feels 995 reasonable with freeboard. Discussion ensued.

The Moore property was filed yesterday so we can move forward.

2 to 4 weeks for the A&B category projects. Hopefully will have checks in the mail soon.

Car insurance is closed at this time.

Deadline is May 9th, 2025 for reporting damage. No other updates at this time.

## **XII. Town Manager/Project Updates**

Tilman infrastructure (cell tower) advised that the state preservation is giving them a hard time again. Mike Hager to reach out for assistance.

Working on Lago Vista packet.

Mike Hager spoke advising that he has given the information for the Lago Vista road project, just needs final numbers to provide to them. Currently there is a 20 million dollar grant available that will help with dredging. A bill in the house is mainly a study and may not be applicable but will ask clarifying questions.

Advised to gather the budget with numbers and we can present it to state legislature.

90110 FEMA, but not confirmed. But hoping for more. Hoping cost share is available.

## **XIII. Public Comments**

### **A. Pat**

Common knowledge the temporary bridge for Chimney Rock State Park. Wondering since on Town property, did we give permission? \*No, but it was addressed. Lake Lure was never asked.

Traffic is there a plan B? At this time no, we currently just need to be patient as we work with all that is going on. Discussion ensued.

\*Reported damage to Tryon Bay Bridge. Trying to expedite and get inspection.

## **XIV. Adjournment**

Commissioner Patrick Bryant made a motion to adjourn the meeting, Commissioner Jim Proctor seconded and all were in favor. The meeting ended at 10:56 a.m.

ATTEST:

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Kimberly Mar, Town Clerk



Carol C. Pritchett, Mayor

