



## **MINUTES OF THE LAKE LURE TOWN COUNCIL WORK SESSION AND ACTION MEETING**

WEDNESDAY, JANUARY, 2025, 8:30 A.M.

### **LAKE LURE FIRE DEPARTMENT**

**PRESENT:** Mayor Carol C. Pritchett  
Mayor Pro Tem David DiOrio  
Commissioner Patrick Bryant  
Commissioner Scott Doster  
Commissioner Jim Proctor

William Morgan, Jr., Town Attorney  
Olivia Stewman, Town Manager  
Stephen Ford, Finance Director  
Dean Lindsey, Public Services Director  
Michael Williams, Community Development Director  
Laura Krejci, Communications Director

**ABSENT:** N/A

### **I. CALL TO ORDER**

Mayor Carol C. Pritchett called the meeting to order at 8:36 am.

### **II. AGENDA ADOPTION**

Commissioner Jim Proctor made a motion to approve the agenda as it stands. Commissioner Dave DiOrio seconded and all were in favor.

### **III. MAYOR'S COMMUNICATION**

No updates at this time.

#### **IV. TOWN MANAGERS COMMUNICATION**

Olivia discussed the comprehensive plan and the scope. No other updates. Olivia Stewman turned the conversation to Brian Houston with Labella for updates.

Brian Houston

Task 6: Submittal for trailer in September. Belt press on October 21, 2024. Now working to finalize details. Waiting on final numbers and supporting equipment. It will be 6 months before we will need to pump again. Still waiting on one well to be abandoned before closing at Firefly Cove. (Final Certification).

Sewer AIA, field work being done to get equipment up and running. Working to fix easements (verifying land ownership for sub systems).

Water systems have been submitted to DEQ for approval.

Task 18: Tank cover ready to go. Dean Lindsey will need to remove cover and clean. Temp tank to use till back up hopefully in spring.

Task 19: Lead service line (meet deadline for DEQ) Town has only lead pipe located at Town Hall. Around 65 galvanized lines on customer side. Possible they contain lead. May need to replace. (Deadline 2027). Will continue to update.

Task 20: Water AIA- water model input. Next step is to figure what information is incomplete from the model. (Flood fire hydrants) Fire flow test (field work). 23A pump station replacement. Station is completed and tests have been ran. Just waiting on an OK. Completion has been sent to DEQ.

Duke Energy: Transformers ordered and everything is ready to move forward. Update more next week.

West End: Waiting on right of entry. Design has been completed. Dean Lindsey to get another right of entry and still waiting on two appraisal letters. Mr. Holliday of Fae Nectar to submit design with his parking lot before final designs can be completed. Chimney Rock to tie into the sewer? Discussion ensued.

Finally, what do we do next? Discussion ensued regarding plans for the waste water treatment plant and other projects need around the Town. Will continue to discuss and meet with future decisions.

Set up to meet every 3 weeks going forward. No other updates at this time.

#### **V. CONSENT AGENDA**

Commissioner Patrick Bryant made a motion to approve the consent agenda for the December 2024 minutes. Commissioner Scott Doster seconded the motion and all were in favor.

## **VI. UNFINISHED BUSINESS**

There was no unfinished business.

## **VII. New Business**

- A. 121 Anglers Way request to demolish boathouse, Seawall, and stabilize the shoreline: Rick presented for Community Development. This has been an ongoing issues. Was given time in the summer of 2024 to correct the issues, but has failed to do so. Received from homeowner documents from Hydro Help 911 advising structure was stable. Spoke to them and advised they are not engineers. Site continues to deteriorate and feels if left to homeowner it will continue. Jay freeman gave a quote of 26,000 to remedy the issue.

Homeowners spoke stating that the issues can be fixed and wanted more time. Community Development recommendation: To demolish boathouse, seawall, and stabilize shoreline per quote by Jay Freeman and place a lien on the property to be reimbursed.

Town council began there discussion:

Commissioner Scott Doster made a motion to approve the demolish of the boathouse, seawall, and repair shoreline. Also, to contract Jay Freeman for 26,000 and add lien to property. Commissioner Dave DiOrio seconded the motion and all were in favor.

Alyson Garner spoke and advised that they did provide the information requested within 90 days. Was advised by council that the property is condemned and with boathouse will come down.

- B. 121 Anglers way request to seek injunction:

Rick Carpenter presented for Community Development. There are issues on land as well. Originally a Land Disturbance permit and zoning permit were issued but were later revoked when deviated from plans provided. It has been in constant violation. There is conflict with the access road and the driveway was moved without proper permits.

Recommendation: If left to the homeowner, we are confident the issues will not resolve. Asking for an injunction with the Superior Court. Abatement process for unfit dwelling and condemnation process.

Homeowners: Advised that they have submitted requested documents within the 90 days. States have been dealing with storm water runoff. (not been confirmed at this time.) This runoff causes sediment to build up in the unfinished basement which has to be shoveled out before anyone will move forward. States they have been trying to remedy and complete the construction and will continue to do so.

Town Council began discussion:

Commissioner Scott Doster made a motion to approve the recommendations of staff. Commissioner Dave DiOrio seconded the motion and all were in favor.

C. 121 Anglers Way request to appeal citation issued:

Homeowner stated that the storm water from the road is causing silt to fill basement quickly. Doing our best to remedy the situation. Did not realize we did not have the proper permits to work.

Rick presented for Community Development:

Work being done has undermined the property. Could be a criminal offense. Land is destabilized and left, it will fail.

Town Council began discussion:

Commissioner Dave DiOrio made a motion to deny the appeal request. Commissioner Patrick Bryant seconded the motion and all were in favor.

D. Review Damaged Lake Structure List

Mike presented for Community Development that as of right now it looks to be there are 11 commercial and 8 residential dwellings that are significantly damaged. We do have some that are less than 50% and potentially can be repaired. We are still unsure what the plans are for Army Corp to demolish those that are significantly damaged. At this time the report available is mainly for review.

E. Consider Approval of Proposed Updates to Organization Chart

Town Manager Olivia Stewman presented a updated organization chart for employment. We are currently under a hiring pause except for the firefighter position available which was already in the budget. Council had no questions. Commissioner Dave DiOrio made a motion to approve the updated organization chart. Commissioner Patrick Bryant seconded the motion and all were in favor.

F. Review Board opening and Active Applications

Town council discussed the open positions and application. Cathie Hatfield will be moving from the LAB to the BOA. Will continue to review and vote next week.

G. Consider Selection of Hager Strategic Solutions for Lobbyist Services and Authorization for Manager to Negotiate Agreement

Olivia Stewman presented to the council Hager Strategic Solutions for Lobbyist Services. His interview went well and his background makes him a great candidate for this position. Mike Hager provide his extensive background which includes over 17 years with Duke Energy. He is local to the area for over 30 years and looks forward to having the opportunity to service us.

Commissioner Patrick Bryant made a motion to approve Hager Strategic Solutions for Lobbyist Services and Authorize Manager to negotiate agreement. Commissioner Jim Proctor seconded the motion and all were in favor.

H. Review and Consider Approval of Schnabel Work Order 11B

Commissioner Scott Doster made a motion to approve Schnabel Work Order 11B. Commissioner Patrick Bryant seconded the motion and all were in favor.

I. Review and Consider Approval of Schnabel Work Order 7C.

Commissioner Scott Doster made a motion to approve Schnabel Work Order 7C. Commissioner Dave DiOrio seconded the motion and all were in favor.

J. Storm Recovery Updates

- a. Fire/Emergency Management: No Updates
- b. Public Services: No updates
- c. Parks, Recreation, and Lake : No updates
- d. Finance: No updates
- e. Police: No updates
- f. Community Development: No updates
- g. Communications: No updates.

K. Proclamation No. 25-01-22 to Ask for the Opening of Chimney Rock Park at Chimney Rock State Park as Soon as Possible

Council thanked Commissioner Jim Proctor for putting this all together. Olivia Stewman will send the proclamation to other counties to hopefully get there support as well.

Commissioner Jim Proctor made a motion to approve the Proclamation No. 25-01-22. Commissioner Scott Doster seconded the motion and all were in favor.

L. Review and Consider Approval of Engagement Agreement with Derek J. Allen

William went over the engagement agreement and council discussed.

Commissioner Jim Proctor made a motion to approve the Engagement Agreement with Derek J. Allen. Commissioner Patrick Bryant seconded the motion and all were in favor.

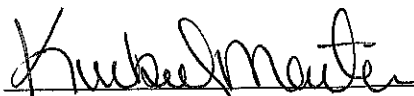
**PUBLIC COMMENTS**

There are no public comments.

**IX. ADJOURNMENT**

With no further business, Commissioner Patrick Bryant made a motion to adjourn. Commissioner Scott Doster seconded the motion and all were in favor.

ATTEST:

  
Kimberly Martin, Town Clerk



  
Mayor Carol C. Pritchett