

LAKE LURE TOWN COUNCIL MEETING PACKET

Tuesday, November 4, 2025
5:00 p.m.



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

I Call to Order

II

Agenda Adoption

**TOWN OF LAKE LURE
REGULAR TOWN COUNCIL MEETING**

Tuesday, November 4, 2025 at 5:00 p.m.

Town Hall at The Landings



Agenda

- I. Call to Order**
 - A. Pledge of Allegiance and Invocation
- II. Agenda Adoption**
- III. Mayor's Communication**
- IV. Town Manager's Communication**
 - A. Monthly Report (Page 7)
 - B. Storm Recovery Updates (Page 13)
- V. Council Liaison Reports and Comments**
- VI. Consent Agenda**
 - A. Approval of October 2025 Minutes (Page 35)
 - B. Resolution No. 25-11-04 for 2025-2026 Dredging Grant (Page 54)
 - C. Budget Amendment #378 (Page 57)
- VII. Unfinished Business**
- VIII. New Business**
 - A. Consider Bid Award for the Marina and Boardwalk (Page 62)
 - B. Consider Amendment 3 to Labella Task 5 for Administrative Services (Page 162)
- IX. Public Comment**

The public is invited to speak. Please keep comments limited to three minutes or less
Comments may also be submitted in writing to the town clerk,
kmartin@townoflakelure.com at least one hour prior to the meeting.
- X. Closed Session in accordance with G.S. 143-318.11 (a) (5) for the purpose of discussing property acquisition.**
- XI. Adjournment**

III MAYOR'S COMMUNICATIONS

IV

TOWN MANAGER'S COMMUNICATIONS

- A. Monthly Report
- B. Storm Recovery Updates



Town Manager Report October 2025

Below are key highlights from each department for the month of October. Full reports are available upon request.

Public Services Department Report

The Public Services Department continued routine maintenance and operations throughout the month. Regular tasks included meter reading and installations, water leak repairs, utility locates, bulk trash pickup, work order responses, facility upkeep, wastewater sampling, and maintenance at the Dam, and Wastewater Treatment Plant. Additionally, staff played a vital role in supporting various storm recovery efforts.

Top Accomplishments & Project Updates

- **Dam Maintenance**
Staff addressed soil erosion at the north abutment of the dam to improve stability and prevent further deterioration.
- **Community Projects**
Public Works staff assisted with the installation of the new playground, supporting site preparation and construction efforts to ensure the project's successful completion.
- **Road, Drainage, and Signage Maintenance**
Crews conducted ditch cleaning and drainage improvements throughout various areas of Town to enhance stormwater flow and reduce localized flooding.

Community Development Department Report

Director Williams reports that the department continues to provide permitting services and guidance to residents navigating repairs and rebuilding efforts. The following permits were issued in October:

- **18 Zoning Permits**
- **7 Lake Structure Permits**
- **8 Land Disturbance Permits**
- **1 Mobile Food Vendor**

- **1 Shoreline Stabilization**
- **5 Floodplain**

Top Accomplishments & Project Updates

- **Zoning & Planning Board and BOA/LSAB:**
The Zoning and Planning Board continued its review of the Town's sign ordinance to identify areas needing clarification and to ensure consistency with the Town's Comprehensive Plan and recent North Carolina statutory updates. Zoning and Planning also reviewed one special use permit for an initial recommendation to the Board of Adjustment. The Board of Adjustment approved one special use request and reviewed and continued another.
- **Private Property Debris Removal Program:**
The U.S. Army Corps of Engineers has begun mobilization and initiated demolition activities for two private properties approved through the PPDR program. One remaining property within town limits has not yet been approved for demolition under this program.
- **Lake Structure Removal:**
FEMA issued a denial letter for nine of the lake structures included on the demolition list and indicated that additional denials are likely. Director Williams is working with Town Manager Stewman and the Parker Poe law firm to appeal this decision. In the meantime, Town staff is evaluating options for addressing these structures if the U.S. Army Corps of Engineers does not remove them following the appeals process.
- **Cell Tower:**
The foundation and stone work have been completed, and temporary stabilization is in place. The tower is scheduled to arrive by the end of November, with erection expected by December 6 and operations anticipated to begin in early 2026. AT&T and T-Mobile have submitted permit applications, and Verizon is expected to do so as well.

Fire / Emergency Management Department Report

The Fire / Emergency Management Department responded to 19 fire, medical, and rescue calls in October. Firefighters completed 260 hours of training, continuing to demonstrate a strong commitment to professional development and operational readiness.

Top Accomplishments & Project Highlights

- **Fire and Emergency Response**
Calls throughout the month included multiple medical assists, fire alarms, tree removals, and vehicle incidents. Notable responses included a structure fire on the 2800 block of Memorial Highway, an MVC on Quail Ridge Road, and

several downed tree calls along Memorial Highway, Highway 9, and Girl Scout Camp Road.

- **Personnel and Training**

Staff participated in joint Rapid Intervention Team (RIT) training with multiple departments at Bills Creek, led by Instructors Chief Waycaster and Assistance Chief Melton. Additional department training sessions included engine intake operations, hydrant and LDH connections, pump operations, and medical in-service training.

- **Inspections and Maintenance**

Maintenance and repairs were completed on multiple apparatus and facilities, including running and servicing Fire Boat 1, repairing the driveshaft on 2512, and addressing turn signal maintenance on 2511. Wi-Fi and technology connections for the heart monitor at Station 2 were completed, and a water spigot repair was made at Station 1.

- **Support for Community Projects**

Fire Prevention Week activities were held at LLCA and Pinnacle Elementary School, where staff provided safety education to elementary and middle school students. Smoke detectors were also installed for a resident, and staff stood by during Halloween events in Chimney Rock Village and at LLCA. Staff assisted Morgan Corporation with gas monitoring on several occasions and worked with Public Works on Burnt Ridge. The department also hosted an NCOEMS inspection for ALS units at both stations, reviewed triage pack requirements, and continued work on the Firefighter Relief Fund and Retirement Fund.

Police Department Report

Roadways throughout town, which in recent months have been busy with trucks hauling away dirt and debris, are now filled with a mix of tourist traffic and road crews working on repaving projects. Officers have maintained an active presence to ensure traffic flow and public safety during this transition period.

Top Accomplishments & Project Updates

- **Event Standbys and Community Engagement**

Officers worked throughout the recent Arts and Crafts Weekend, which drew large crowds to the downtown area. Officers ensured pedestrian safety along Memorial Highway and assisted with traffic control to maintain a smooth flow throughout the event. Officers were also hired by Lake Lure Classical Academy to provide security and traffic assistance during their upcoming “Hallowed Trails” Halloween event.

- **Awards and Recognition**

Two Lake Lure Police Department officers were recently honored with the Region C Award for outstanding heroism. Officer Kortney Burrell was recognized for her courageous actions during the hurricane and subsequent flooding, when she helped save four individuals from rapidly rising

floodwaters by moving a fallen tree single-handedly to allow the group a path to safety. Officer Willett received the award for his lifesaving intervention involving an individual who attempted to end their life by jumping from a mountain peak; he used his negotiation skills to calm the individual and successfully assisted them down the mountain, where they were connected with professional mental health services. The awards ceremony was held in Shelby, North Carolina, where several officers from across the region were recognized, and the Town is extremely proud of both officers for their heroism and professionalism.

- **Raptor Round Up Program**

The department is excited to begin another season of the Raptor Round Up, an annual community outreach program aimed at assisting families in need during the holiday season. Officers will be collecting donations and contributions from community members to help provide additional support to local families.

Parks, Recreation & Lake Department Report

The Parks, Recreation, and Lake Department remains focused on restoration and recovery of public spaces impacted by Hurricane Helene. The department has been accompanying FEMA to key site inspections of our trail and park systems. In addition, the Department is leading regular water sampling efforts to monitor and protect the environmental health of the lake. Test results are being published on the Town of Lake Lure website for transparency and public awareness.

Top Accomplishments & Project Updates:

- **Volunteer Support**

Logged 1519.5 volunteer hours, representing an estimated value of \$50,888.06 (based on \$33.49/hour.).

- **KaBOOM! Playground**

The department successfully coordinated the installation of the new playground. Volunteers and staff worked together over three days to construct the playground, with 15 volunteers participating on the first two days and approximately 150 on the final day. In total, the project accounted for 1,440 volunteer hours and resulted in the completion of a major new community amenity.

- **Marina**

Staff received and evaluated four bids for the Marina and Boardwalk project. A review committee made up of staff members carefully reviewed each submission and determined that CSDB was the lowest responsible bidder. The committee is recommending the selection of CSDB to the Town Council for approval.

- **Dredging Grant**

Significant progress was made on the dredging grant during the month. Staff worked on finalizing the grant application materials and coordinating with the

appropriate permitting agencies to ensure all required documents and approvals are in place. This effort supports the Town's continued goal of maintaining lake navigability and addressing sediment buildup. The department remains on track for timely submission and compliance with state and federal funding requirements.

- **Trail System Recovery and Maintenance**

Staff continued to work with Conserving Carolina, the Carolina Climbers Coalition, and the Rutherford Outdoor Coalition to assess trail damage and develop plans to reconnect the Buffalo Creek Park and Weed Patch Mountain trails. Temporary and permanent trail signage was prepared, and workdays were organized to complete improvements. A volunteer workday at Dittmer-Watts Nature Trails on October 15 included three volunteers who contributed 18 hours. Another project on the new Turtle Rock Trail took place on October 22 with five volunteers contributing 16.5 hours to add trail tread and remove a fallen tree. The Dittmer-Watts trail boss conducted a full trail inspection and submitted maintenance reports. Major repairs continue to move forward at Buffalo Creek Park and Weed Patch Mountain.

- **Administrative and Law Enforcement Support**

Director Bradley completed firearms training and recertification and participated in law enforcement and lake patrol activities during the month. She assisted with calls for service, issued citations, and attended court dates while maintaining regular patrols on the lake to ensure safety and compliance.

Finance Department Report

Overall, the Finance Department has maintained strong oversight of revenues and expenditures, continued audit preparations, and to actively pursue funding opportunities to support the Town's ongoing operations and financial stability.

Top Accomplishments & Project Updates

- **Financial Status**

The Town's current financial position includes an unreconciled bank balance of approximately \$9,756,635 for all funds, excluding special revenue funds. The Dam Fund maintains a balance of \$8,000,000. As noted in prior reports, State revenue replacement loan proceeds, FEMA reimbursements, and ARPA funds continue to significantly enhance the Town's cash position.

- **Budget and Revenue Tracking**

Revenue and expenditure accounts continue to track in line with budget projections for all departments except non-governmental. Insurance costs are currently projected to exceed budget estimates. Water and Sewer collections continue to perform above projections, averaging approximately 7% higher than anticipated.

- **Audit**

The Finance Department is awaiting the final steps of the FY 2024 audit. The audit firm is currently reviewing the Town's minimal debt and analyzing GASB data.

- **Fire District Funds**

In cooperation with Fire Chief Waycaster, the Finance Department accepted funds from the Fairfield Fire District, the Back to Beautiful Fund, and operational accounts and funds held for the Firefighters Relief Tax Fund.

- **Loans and Grants**

The State notified the Town that all requirements for the Bridge Loan have been met, and disbursements are expected to begin within the coming months. The Finance Department continues to coordinate with FEMA representatives regarding potential revenue replacement funding, which may be provided through a loan or other disbursement method. These funding sources, along with FEMA and ARPA reimbursements, continue to strengthen the Town's financial position.

Communications Department Report

Throughout October, Communications Director Laura Krejci successfully managed public engagement, social media, grant coordination, and event planning, ensuring transparency, active community involvement, and effective dissemination of critical Town information.

Top Highlights & Project Updates

- **Media Engagement**

Coordinated media coverage with several news outlets, including PBS, The Daily Courier, Newsmax, and Princeton University, among others.

- **Website & Social Media Management**

Data for October is still being compiled; however, staff continue to maintain regular updates across platforms and monitor engagement trends.

- **Events and Community Engagement**

- Provided coordination and support for multiple community events, including the Cycle NC Mountain to Coast Ride, KaBOOM! Playground Build, Playground Ribbon Cutting, Lake Lure Arts and Crafts Festival, and the Lake Lure Artists Show and Sale.

- **Grants**

The Town continues to anticipate the award of the FY22 HHDP 30 Percent Design Project. Director Krejci remains in communication with the Dam Safety Office to secure funding for this initiative.

Manager / Administration Department Report

October was a dynamic and productive month, marked by a high volume of staff, council, and board meetings, as well as ongoing efforts to navigate the evolving landscape of post-storm recovery and day-to-day operations.

Top Highlights & Project Updates

- **FEMA Coordination and Recovery Funding**

Town staff continued meeting with FEMA leadership at least once per week to advance ongoing projects and advocate for Lake Lure's recovery assistance. These efforts focus on ensuring timely support and facilitating progress on key storm recovery initiatives. Worked closely with ICF to advance funding through Public Assistance, the Hazard Mitigation Grant Program (HMGP), and the Community Development Block Grant for Disaster Recovery (CDBG-DR). Applications were submitted for NCDEQ DWI State Revolving Fund (SA-HMW) loans, which offer zero interest and include principal forgiveness for drinking water, wastewater, and decentralized wastewater systems affected by Hurricane Helene. Staff are also exploring funding opportunities through the Office of State Budget and Management, the American Flood Coalition, Economic Development Administration, and other emerging programs, with the list of potential resources continuing to grow.

- **Project Obligations and Reimbursements**

Thirteen FEMA Public Assistance projects have been obligated, including eleven small projects and two large projects. The Town has received \$3,108,869.85 for ten of the small projects, with an additional reimbursement of \$8,913.73 pending. Drawdown requests have been submitted for the two large projects, but funds for these have not yet been received.

- **Flowering Bridge**

Mitch Contracting is constructing a seawall to stabilize the bridge abutment removed during demolition. Preparatory work is underway while the design and geotechnical analysis are completed, with full construction anticipated within 60 days. The Town has submitted an official request to FEMA to pursue this project as a 428 Alternate Project and is gathering information on costs it believes are eligible for reimbursement.

- **Storm Recovery Coordination**

Weekly briefings with Town Council continued to maintain progress on key initiatives and ensure alignment across departments.

- **Sewer Replacement Project**

The Town continues to assess funding options for the upcoming phases to ensure the project can move forward efficiently.

- **Dam Tainter Gate Repairs**

The application for tainter gate repairs has been submitted to the Dam Safety Office. The next steps include soliciting informal bids, with Schnabel assisting the Town. Bid documents are scheduled to be sent to contractors by November 3rd, followed by a site visit with interested contractors.

- **Proctor Road**

Paving is tentatively scheduled to begin on November 3rd.

- **West End Sewer Project**

Utilities for 828, the hair salon, and Buddy Lane have been notified of their ability to connect to the sewer system. The Town is now proceeding with the

remaining customers, with the final property anticipated to be ready for connection within the next three to four weeks. NCDEQ has issued the Town's official extension permit for this project, which had been previously fast-tracked and verbally approved.

- **Comprehensive Plan**

A virtual public input session was held on October 28th from 4:00–6:00 PM. Following feedback from the session, Town staff are working with Foothills Regional Commission to make improvements for the November 5th in-person session. Foothills Regional is also coordinating focus group meetings and plans to schedule an additional public input session in conjunction with Veteran's Day to maximize participation.

- **Boys Camp Replacement Bridge**

Initial delays caused by survey notifications and right-of-way research have been resolved, and preliminary design is now progressing. The hydraulic study has been completed, and early permit applications are in progress. LaBella's interim submittals to the Town and NCDOT are planned before the holidays, with final submittals likely in early February due to anticipated review delays. Town staff have spoken with the LaBella project lead and urged completion of the final design prior to the anticipated February date so that the project can proceed to the bidding phase on schedule. The project team is actively working to stay close to the target timeline.

- **Lake Debris and Sedimentation Removal**

The Town continues to work closely with the U.S. Army Corps of Engineers and FEMA on lake restoration efforts following the storm. Work in the Marina area is nearly complete, and additional zones are progressing toward completion. Excess sediment from dredging is being stockpiled at Morse Park for future use in restoration activities. To address erosion along the shoreline near Morse Park, the U.S. Army Corps of Engineers will construct a "Bankfull Bench," which involves reshaping and stabilizing the riverbank using natural materials. This work will help manage high water flows, protect utilities, and restore the shoreline's natural function while maintaining safe navigable depths within the lake.

- **Eagle Scout Project**

Eagle Scout Emerson Ansley provided an update that he has completed two benches and a mobile post for the Little Library project. He is now in the process of constructing the Little Library itself and will continue to share updates as his project progresses.

- **Fire Station 2 Upgrades**

After securing funding from the Back to Beautiful Fund, the Fairfield Volunteer Fire Department Board, and the Office of the State Fire Marshal, Wilkie Construction is beginning upgrades at Station 2 to bring it up to current codes and standards. Once the upgrades are complete, the Town remains optimistic about receiving a SAFER grant to hire four new firefighters; however, the current government shutdown prevents checking the grant status, and the potential impact on funding remains uncertain.

- **Office of State Fire Marshal Inspection**

The Town successfully passed the initial inspection conducted by the Office of the State Fire Marshal within the North Carolina Department of Insurance. A re-inspection is scheduled for 2027.

- **Fuel Pump and Lake Lure Tours Boat Slips**

Odom Engineering is developing the design for the replacement fuel pump and the Lake Lure Tours boat slip area. A conceptual plan is being prepared to ensure Town support for the proposed design, followed by the formal design phase. This work aligns with the Town's goal of making these amenities available by spring 2026.

10 GENERAL FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
311000 Ad Valorem Taxes-2000					
311213 Ad Valorem Taxes-2023	0.00	0.00	4,570,000.00	4,570,000.00	0 %
Account Group Total:	0.00	0.00	4,570,000.00	4,570,000.00	0 %
332000 STATE SHARED REVENUES					
332200 Beer & Wine Tax	0.00	0.00	4,950.00	4,950.00	0 %
332300 Court Costs, Fees and Chrgs	72.00	335.00	550.00	215.00	61 %
332400 Utilities Franchise Tax	0.00	75,615.34	201,195.00	125,579.66	38 %
332600 Powell Bill - Tax on Gas	0.00	0.00	76,600.00	76,600.00	0 %
332605 Grant Revenue Reimbursements	0.00	233,622.47	0.00	-233,622.47	**
332930 State Shared Sales Tax	0.00	537,586.60	1,899,950.00	1,362,363.40	28 %
332933 Solid Waste Disposal Tax	0.00	261.51	780.00	518.49	34 %
332942 Video Programming Tax	0.00	0.00	15,975.00	15,975.00	0 %
Account Group Total:	72.00	847,420.92	2,200,000.00	1,352,579.08	39 %
347000 LAND USE FEES					
347100 Zoning Permits	9,700.00	33,385.00	52,745.00	19,360.00	63 %
347200 Land Disturbance Permit	335.00	495.00	6,600.00	6,105.00	8 %
347300 Sign Permit	0.00	0.00	500.00	500.00	0 %
347500 Vacation Rental Fees	0.00	1,200.00	500.00	-700.00	240 %
347600 Lake Structure Permit/LSA	2,080.00	3,420.00	5,255.00	1,835.00	65 %
347800 Fire Inspection	0.00	0.00	50.00	50.00	0 %
347900 Fines/Penalties - Land Use	0.00	0.00	850.00	850.00	0 %
Account Group Total:	12,115.00	38,500.00	66,500.00	28,000.00	58 %
361000 LAKE					
361201 Lake Lure Tours	0.00	0.00	60,000.00	60,000.00	0 %
361202 Lake Fines	500.00	2,250.00	300.00	-1,950.00	750 %
361203 Lake Comm License Fees	0.00	0.00	15,000.00	15,000.00	0 %
361204 Boat Permits	0.00	0.00	675,000.00	675,000.00	0 %
361205 RBR CONCESSIONS	0.00	0.00	25,000.00	25,000.00	0 %
361207 Cluster Mooring Fees	0.00	0.00	24,000.00	24,000.00	0 %
Account Group Total:	500.00	2,250.00	799,300.00	797,050.00	0 %
363000 BEACH					
363801 Beach-Admission Fee-Adult	0.00	0.00	65,000.00	65,000.00	0 %
363804 Beach-Concessions	0.00	0.00	10,000.00	10,000.00	0 %
Account Group Total:	0.00	0.00	75,000.00	75,000.00	0 %
364000 MARINA					
364902 Marina-Open Slip Rental	0.00	0.00	287,817.00	287,817.00	0 %
364905 Marina-Concessions	0.00	0.00	18,500.00	18,500.00	0 %
364908 Marina-Rentals	0.00	0.00	50,000.00	50,000.00	0 %
Account Group Total:	0.00	0.00	356,317.00	356,317.00	0 %
383000 MISCELLANEOUS REVENUES					
383100 Interest Earned on Investments	0.00	1,420.74	4,000.00	2,579.26	36 %
383321 Fire-Rural Fire Protection	0.00	4,406.17	0.00	-4,406.17	**
383500 Sale of Assets	0.00	0.00	41,000.00	41,000.00	0 %
383900 Misc Revenue	46.20	78,013.09	0.00	-78,013.09	**
383930 Recycling Collections	0.00	13,872.00	0.00	-13,872.00	**

10 GENERAL FUND

Account	Received		Estimated Revenue	Revenue		% Received
	Current Month	Received YTD		To Be Received	Received	
Account Group Total:	46.20	97,712.00	45,000.00	-52,712.00	217 %	
Fund Total:	12,733.20	985,882.92	8,112,117.00	7,126,234.08	12 %	

20 FEMA-STORM Helene Recovery

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
390000 OTHER REVENUES					
390000 OTHER REVENUES	0.00	3,108,906.51	0.00	-3,108,906.51	** %
Account Group Total:	0.00	3,108,906.51	0.00	-3,108,906.51	** %
Fund Total:	0.00	3,108,906.51	0.00	-3,108,906.51	** %

53 WATER AND SEWER FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
371000					
371105 Chimney Rock Water	0.00	0.00	15,000.00	15,000.00	0 %
371300 Charges for Water	0.00	86,906.08	250,000.00	163,093.92	35 %
371400 Charges for Sewer	0.00	283,865.54	942,410.00	658,544.46	30 %
371500 Taps and Connect-Water	0.00	1,155.00	5,000.00	3,845.00	23 %
371600 Taps and Connect-Sewer	0.00	0.00	5,000.00	5,000.00	0 %
371700 Transfer Fee-Water/Sewer	0.00	280.00	1,000.00	720.00	28 %
371800 W/S - Penalty and Interest	0.00	3,825.00	6,000.00	2,175.00	64 %
371900 W/S - Misc	0.00	213.12	0.00	-213.12	** %
Account Group Total:	0.00	376,244.74	1,224,410.00	848,165.26	31 %
383000 MISCELLANEOUS REVENUES					
383100 Interest Earned on Investments	0.00	0.00	1,000.00	1,000.00	0 %
383460 Water Tank Rental	0.00	3,182.70	12,360.00	9,177.30	26 %
Account Group Total:	0.00	3,182.70	13,360.00	10,177.30	24 %
Fund Total:	0.00	379,427.44	1,237,770.00	858,342.56	31 %

56 ELECTRIC FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue	
				To Be Received	% Received
372000					
372300 Charges for Utilities-Electric	0.00	0.00	1.00	1.00	0 %
Account Group Total:	0.00	0.00	1.00	1.00	0 %
Fund Total:	0.00	0.00	1.00	1.00	0 %
Grand Total:	12,733.20	4,474,216.87	9,349,888.00	4,875,671.13	48 %

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
411000 COMMISSION							
411000 COMMISSION							
102 Salaries-Part Time		0.00	4,400.00	13,200.00	13,200.00	8,800.00	33 %
109 FICA		0.00	336.60	1,100.00	1,100.00	763.40	31 %
214 Supplies-Dept		0.00	129.16	3,200.00	3,200.00	3,070.84	4 %
215 Supplies-Materials		0.00	37.47	20,000.00	20,000.00	19,962.53	%
310 Travel and Transportation		0.00	176.40	0.00	0.00	-176.40	%
Account Total:		0.00	5,079.63	37,500.00	37,500.00	32,420.37	14 %
Account Group Total:		0.00	5,079.63	37,500.00	37,500.00	32,420.37	14 %
413000 ADMINISTRATION							
413000 ADMINISTRATION							
100 SALARIES		30,570.94	138,087.83	423,135.00	423,135.00	285,047.17	33 %
102 Salaries-Part Time		0.00	0.00	810.00	810.00	810.00	%
103 Professional Services		3,500.00	20,500.00	92,439.00	92,439.00	71,939.00	22 %
109 FICA		2,297.98	10,380.56	31,243.00	31,243.00	20,862.44	33 %
110 Retirement		6,523.84	29,467.94	82,146.00	82,146.00	52,678.06	36 %
111 Group Insurance		3,558.28	16,013.05	52,467.00	52,467.00	36,453.95	31 %
120 401 (K) Contribution		757.86	3,426.19	8,419.00	8,419.00	4,992.81	41 %
180 Legal Services		4,344.00	14,000.00	69,441.00	69,441.00	55,441.00	20 %
190 Engineering Services		0.00	0.00	35,000.00	35,000.00	35,000.00	%
214 Supplies-Dept		105.16	12,010.13	14,380.00	14,380.00	2,369.87	84 %
215 Supplies-Materials		47.14	2,054.75	4,041.00	4,041.00	1,986.25	51 %
310 Travel and Transportation		25.13	437.32	3,766.00	3,766.00	3,328.68	12 %
320 Postage		0.00	0.00	2,761.00	2,761.00	2,761.00	%
321 Telephone		0.00	0.00	546.00	546.00	546.00	%
322 Printing		0.00	79.26	4,092.00	4,092.00	4,012.74	2 %
324 Dues and Subscriptions		0.00	5,109.89	4,658.00	4,658.00	-451.89	110 %
330 Utilities		0.00	4,541.94	43,763.00	43,763.00	39,221.06	10 %
350 Repairs and Maint-Buildings		0.00	1,021.45	0.00	0.00	-1,021.45	%
370 Advertising		256.96	541.20	1,635.00	1,635.00	1,093.80	33 %
614 Lobbyist		4,000.00	16,000.00	45,000.00	45,000.00	29,000.00	36 %
691 Contractual Services		27,485.54	43,183.77	108,867.00	108,867.00	65,683.23	40 %
Account Total:		83,472.83	316,855.28	1,028,609.00	1,028,609.00	711,753.72	31 %
Account Group Total:		83,472.83	316,855.28	1,028,609.00	1,028,609.00	711,753.72	31 %
420000 CENTRAL SERVICES-Technology &							
420000 CENTRAL SERVICES-Technology & Telecommunications							
109 FICA		23.99	104.60	0.00	0.00	-104.60	%
111 Group Insurance		53.57	231.16	0.00	0.00	-231.16	%
321 Telephone		890.82	12,211.14	28,350.00	28,350.00	16,138.86	43 %
325 Internet Services		0.00	0.00	5,460.00	5,460.00	5,460.00	%
380 IT Support Services		0.00	34,020.94	95,940.00	95,940.00	61,919.06	35 %
527 TECH-Website Update		0.00	0.00	5,250.00	5,250.00	5,250.00	%
Account Total:		968.38	46,567.84	135,000.00	135,000.00	88,432.16	34 %
Account Group Total:		968.38	46,567.84	135,000.00	135,000.00	88,432.16	34 %

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000 POLICE							
431000 POLICE							
100 SALARIES		50,487.79	232,929.32	766,749.00	766,749.00	533,819.68	30 %
101 OVERTIME		0.00	0.00	5,775.00	5,775.00	5,775.00	0 %
102 Salaries-Part Time		1,540.00	5,380.00	29,400.00	29,400.00	24,020.00	18 %
104 Separation Allowance-Law		2,399.14	10,813.09	21,525.00	21,525.00	10,711.91	50 %
109 FICA		3,996.38	18,309.14	51,975.00	51,975.00	33,665.86	35 %
110 Retirement		11,513.16	52,990.24	119,700.00	119,700.00	66,709.76	44 %
111 Group Insurance		7,870.28	35,416.26	108,885.00	108,885.00	73,468.74	33 %
112 Special Benefit Fund-Police		2,372.09	10,588.38	28,544.00	28,544.00	17,955.62	37 %
212 Supplies-Fuel		0.00	6,491.24	28,875.00	28,875.00	22,383.76	22 %
214 Supplies-Dept		75.99	13,787.05	11,550.00	11,550.00	-2,237.05	119 %
217 Supplies-Uniforms		23.54	1,290.54	10,500.00	10,500.00	9,209.46	12 %
220 Alcohol & Drug Ed.		0.00	0.00	1,050.00	1,050.00	1,050.00	0 %
310 Travel and Transportation		0.00	136.68	3,150.00	3,150.00	3,013.32	4 %
324 Dues and Subscriptions		0.00	298.00	6,615.00	6,615.00	6,317.00	5 %
330 Utilities		0.00	10,206.78	0.00	0.00	-10,206.78	0 %
333 Utilities-Boat House and Range		0.00	0.00	525.00	525.00	525.00	0 %
351 Repairs and Maint-Grounds		0.00	1,200.00	0.00	0.00	-1,200.00	0 %
353 Repairs and Maint-Equipment		0.00	4,743.14	4,200.00	4,200.00	-543.14	113 %
354 Repairs and Maint-Vehicles		99.95	3,618.65	26,250.00	26,250.00	22,631.35	14 %
490 Miscellaneous		0.00	0.00	1,050.00	1,050.00	1,050.00	0 %
524 Computers		0.00	11,247.07	10,500.00	10,500.00	-747.07	107 %
691 Contractual Services		0.00	0.00	21,053.00	21,053.00	21,053.00	0 %
Account Total:		80,378.32	419,445.58	1,257,871.00	1,257,871.00	838,425.42	33 %
Account Group Total:		80,378.32	419,445.58	1,257,871.00	1,257,871.00	838,425.42	33 %
434000 FIRE							
434000 FIRE							
100 SALARIES		41,346.90	206,665.38	740,274.00	740,274.00	533,608.62	28 %
101 OVERTIME		110.69	1,300.62	26,250.00	26,250.00	24,949.38	5 %
102 Salaries-Part Time		5,176.52	26,641.36	39,165.00	39,165.00	12,523.64	68 %
109 FICA		3,462.03	17,462.51	40,740.00	40,740.00	23,277.49	43 %
110 Retirement		9,864.88	49,390.73	86,835.00	86,835.00	37,444.27	57 %
111 Group Insurance		7,154.00	32,199.30	88,095.00	88,095.00	55,895.70	37 %
120 401 (K) Contribution		1,866.44	9,501.21	24,575.00	24,575.00	15,073.79	39 %
212 Supplies-Fuel		0.00	6,433.96	21,000.00	21,000.00	14,566.04	31 %
214 Supplies-Dept		960.00	1,584.81	4,120.00	4,120.00	2,535.19	38 %
215 Supplies-Materials		0.00	9,076.50	10,500.00	10,500.00	1,423.50	86 %
217 Supplies-Uniforms		0.00	0.00	6,300.00	6,300.00	6,300.00	0 %
218 Supplies-Equipment		1,370.00	2,318.00	23,325.00	23,325.00	21,007.00	10 %
310 Travel and Transportation		0.00	349.00	6,300.00	6,300.00	5,951.00	6 %
324 Dues and Subscriptions		447.01	481.01	9,975.00	9,975.00	9,493.99	5 %
330 Utilities		185.32	1,065.91	12,600.00	12,600.00	11,534.09	8 %
351 Repairs and Maint-Grounds		0.00	0.00	6,300.00	6,300.00	6,300.00	0 %
353 Repairs and Maint-Equipment		0.00	385.02	16,800.00	16,800.00	16,414.98	2 %
354 Repairs and Maint-Vehicles		800.54	16,161.08	22,050.00	22,050.00	5,888.92	73 %
490 Miscellaneous		0.00	0.00	4,200.00	4,200.00	4,200.00	0 %
514 Protective Clothing		0.00	15,627.15	16,800.00	16,800.00	1,172.85	93 %
553 RADIO REPLACEMENT		0.00	5,864.67	10,500.00	10,500.00	4,635.33	56 %
694 Chimney Rock Volunteer Fire		0.00	0.00	35,000.00	35,000.00	35,000.00	0 %

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
695	Bills Creek Volunteer Fire	0.00	0.00	42,800.00	42,800.00	42,800.00	%
	Account Total:	72,744.33	402,508.22	1,294,504.00	1,294,504.00	891,995.78	31 %
451000	Account Group Total:	72,744.33	402,508.22	1,294,504.00	1,294,504.00	891,995.78	31 %
451000	PUBLIC WORKS-STREETS						
451000	PUBLIC WORKS-STREETS						
100	SALARIES	30,087.56	148,393.96	629,939.00	629,939.00	481,545.04	24 %
101	OVERTIME	0.00	0.00	16,800.00	16,800.00	16,800.00	%
109	FICA	1,551.35	6,943.20	27,300.00	27,300.00	20,356.80	25 %
110	Retirement	4,293.05	19,194.08	63,000.00	63,000.00	43,805.92	30 %
111	Group Insurance	3,542.95	15,946.09	68,250.00	68,250.00	52,303.91	23 %
120	401 (K) Contribution	566.19	3,065.45	23,100.00	23,100.00	20,034.55	13 %
211	Supplies-Automotive	0.00	10,957.06	26,250.00	26,250.00	15,292.94	42 %
214	Supplies-Dept	0.00	0.00	1,260.00	1,260.00	1,260.00	%
215	Supplies-Materials	0.00	11,432.70	36,750.00	36,750.00	25,317.30	31 %
217	Supplies-Uniforms	1,467.73	3,954.22	8,400.00	8,400.00	4,445.78	47 %
310	Travel and Transportation	0.00	704.92	2,100.00	2,100.00	1,395.08	34 %
330	Utilities	0.00	852.05	0.00	0.00	-852.05	%
331	Utilities-Street Lights	0.00	363.74	15,750.00	15,750.00	15,386.26	2 %
334	Utilities-Buildings	0.00	0.00	15,750.00	15,750.00	15,750.00	%
350	Repairs and Maint-Buildings	0.00	1,770.00	31,500.00	31,500.00	29,730.00	6 %
351	Repairs and Maint-Grounds	1,500.00	14,198.81	12,600.00	12,600.00	-1,598.81	113 %
353	Repairs and Maint-Equipment	3,967.66	17,733.74	31,500.00	31,500.00	13,766.26	56 %
354	Repairs and Maint-Vehicles	397.09	17,207.69	21,000.00	21,000.00	3,792.31	82 %
691	Contractual Services	979.70	2,409.70	21,000.00	21,000.00	18,590.30	11 %
	Account Total:	48,353.28	275,127.41	1,052,249.00	1,052,249.00	777,121.59	26 %
472000	Account Group Total:	48,353.28	275,127.41	1,052,249.00	1,052,249.00	777,121.59	26 %
472000	SANITATION						
472000	SANITATION						
691	Contractual Services	0.00	54,300.00	185,000.00	185,000.00	130,700.00	29 %
692	Contractual Services-Recycling	0.00	4,592.00	15,000.00	15,000.00	10,408.00	31 %
696	Tipping Fees	0.00	2,028.48	40,000.00	40,000.00	37,971.52	5 %
	Account Total:	0.00	60,920.48	240,000.00	240,000.00	179,079.52	25 %
473000	Account Group Total:	0.00	60,920.48	240,000.00	240,000.00	179,079.52	25 %
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
351	Repairs and Maint-Grounds	0.00	0.00	6,000.00	6,000.00	6,000.00	%
	Account Total:	0.00	0.00	6,000.00	6,000.00	6,000.00	%
492000	Account Group Total:	0.00	0.00	6,000.00	6,000.00	6,000.00	%
492000	ECONOMIC DEVELOPMENT						
492000	ECONOMIC DEVELOPMENT						
100	SALARIES	5,448.00	24,516.00	80,163.00	80,163.00	55,647.00	31 %
109	FICA	416.08	1,872.36	5,300.00	5,300.00	3,427.64	35 %
110	Retirement	1,162.60	5,231.70	12,810.00	12,810.00	7,578.30	41 %
111	Group Insurance	715.48	3,219.66	10,800.00	10,800.00	7,580.34	30 %
120	401 (K) Contribution	272.40	1,225.80	3,500.00	3,500.00	2,274.20	35 %
585	Community Branding	0.00	3,761.78	13,490.00	13,490.00	9,728.22	28 %

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
Account Total:		8,014.56	39,827.30	126,063.00	126,063.00	86,235.70	32 %
Account Group Total:		8,014.56	39,827.30	126,063.00	126,063.00	86,235.70	32 %
493000 COMMUNITY DEVELOPMENT							
493000 COMMUNITY DEVELOPMENT							
100 SALARIES		15,101.01	67,986.41	218,851.00	218,851.00	150,864.59	31 %
109 FICA		1,127.68	5,079.69	24,150.00	24,150.00	19,070.31	21 %
110 Retirement		3,222.56	14,508.32	56,700.00	56,700.00	42,191.68	26 %
111 Group Insurance		2,166.44	9,748.98	44,415.00	44,415.00	34,666.02	22 %
120 401 (K) Contribution		422.02	1,899.09	15,750.00	15,750.00	13,850.91	12 %
180 Legal Services		0.00	0.00	21,250.00	21,250.00	21,250.00	%
212 Supplies-Fuel		38.46	221.19	1,050.00	1,050.00	828.81	21 %
214 Supplies-Dept		0.00	0.00	6,301.00	6,301.00	6,301.00	%
310 Travel and Transportation		0.00	1,177.07	5,250.00	5,250.00	4,072.93	22 %
324 Dues and Subscriptions		0.00	0.00	2,100.00	2,100.00	2,100.00	%
370 Advertising		0.00	0.00	2,100.00	2,100.00	2,100.00	%
410 RENTS		0.00	4,950.00	21,000.00	21,000.00	16,050.00	24 %
691 Contractual Services		0.00	0.00	19,950.00	19,950.00	19,950.00	%
Account Total:		22,078.17	105,570.75	438,867.00	438,867.00	333,296.25	24 %
Account Group Total:		22,078.17	105,570.75	438,867.00	438,867.00	333,296.25	24 %
613000 PARKS, RECREATION & LAKE							
613000 PARKS, RECREATION & LAKE							
100 SALARIES		15,972.39	72,401.59	119,292.00	119,292.00	46,890.41	61 %
109 FICA		1,263.18	5,726.96	25,200.00	25,200.00	19,473.04	23 %
110 Retirement		3,490.40	15,814.08	37,470.00	37,470.00	21,655.92	42 %
111 Group Insurance		2,861.92	12,878.64	30,000.00	30,000.00	17,121.36	43 %
120 401 (K) Contribution		794.00	3,598.14	9,126.00	9,126.00	5,527.86	39 %
212 Supplies-Fuel		0.00	826.87	5,000.00	5,000.00	4,173.13	17 %
213 Supplies-Boat Fuel & Supplies		0.00	0.00	5,000.00	5,000.00	5,000.00	%
214 Supplies-Dept		0.00	119.00	5,250.00	5,250.00	5,131.00	2 %
215 Supplies-Materials		0.00	522.26	5,000.00	5,000.00	4,477.74	10 %
217 Supplies-Uniforms		0.00	0.00	1,575.00	1,575.00	1,575.00	%
219 Boat and Fishing Permits		0.00	0.00	3,340.00	3,340.00	3,340.00	%
310 Travel and Transportation		124.60	548.94	3,150.00	3,150.00	2,601.06	17 %
330 Utilities		0.00	1,020.50	7,035.00	7,035.00	6,014.50	15 %
335 Flowering Bridge Lighting		0.00	0.00	3,676.00	3,676.00	3,676.00	%
353 Repairs and Maint-Equipment		0.00	7.77	5,000.00	5,000.00	4,992.23	%
691 Contractual Services		0.00	106.00	5,000.00	5,000.00	4,894.00	2 %
Account Total:		24,506.49	113,570.75	270,114.00	270,114.00	156,543.25	42 %
Account Group Total:		24,506.49	113,570.75	270,114.00	270,114.00	156,543.25	42 %
615000 BEACH & MARINA							
615000 BEACH & MARINA							
214 Supplies-Dept		0.00	0.00	1,250.00	1,250.00	1,250.00	%
350 Repairs and Maint-Buildings		0.00	0.00	1,250.00	1,250.00	1,250.00	%
351 Repairs and Maint-Grounds		0.00	0.00	1,250.00	1,250.00	1,250.00	%
353 Repairs and Maint-Equipment		0.00	0.00	1,250.00	1,250.00	1,250.00	%
Account Total:		0.00	0.00	5,000.00	5,000.00	5,000.00	%
Account Group Total:		0.00	0.00	5,000.00	5,000.00	5,000.00	%

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
713000 WATER							
713000 WATER							
353 Repairs and Maint-Equipment		0.00	880.13	0.00	0.00	-880.13	%
Account Total:		0.00	880.13	0.00	0.00	-880.13	%
Account Group Total:		0.00	880.13	0.00	0.00	-880.13	%
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
504 VEHICLES		0.00	46,065.93	0.00	0.00	-46,065.93	%
592 PW-Street Paving		3,000.00	5,740.00	175,000.00	175,000.00	169,260.00	3 %
Account Total:		3,000.00	51,805.93	175,000.00	175,000.00	123,194.07	30 %
Account Group Total:		3,000.00	51,805.93	175,000.00	175,000.00	123,194.07	30 %
910000 DEBT SERVICE							
910000 DEBT SERVICE							
504 VEHICLES		0.00	4,857.96	0.00	0.00	-4,857.96	%
541 POLICE-Vehicles		0.00	3,246.35	0.00	0.00	-3,246.35	%
550 Other Equipment		0.00	0.00	4,000.00	4,000.00	4,000.00	%
561 Brdwalk-Marina Bay		0.00	55,215.76	221,400.00	221,400.00	166,184.24	25 %
720 Bond Interest		0.00	8,750.95	0.00	0.00	-8,750.95	%
Account Total:		0.00	72,071.02	225,400.00	225,400.00	153,328.98	32 %
Account Group Total:		0.00	72,071.02	225,400.00	225,400.00	153,328.98	32 %
920000 Non-Governmental							
920000 Non-Governmental							
130 Unemployment		0.00	0.00	6,850.00	6,850.00	6,850.00	%
450 Insurance		47,836.00	256,588.42	210,000.00	210,000.00	-46,588.42	122 %
751 Bank Fees		0.00	97.30	3,150.00	3,150.00	3,052.70	3 %
Account Total:		47,836.00	256,685.72	220,000.00	220,000.00	-36,685.72	117 %
Account Group Total:		47,836.00	256,685.72	220,000.00	220,000.00	-36,685.72	117 %
980000 TRANSFERS							
980000 TRANSFERS							
967 Transfer to Capital Reserve		0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
Account Total:		0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
Account Group Total:		0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
Fund Total:		391,352.36	2,166,916.04	8,112,177.00	8,112,177.00	5,945,260.96	27 %

20 FEMA-STORM Helene Recovery

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
900000 OTHER							
900000 OTHER							
	196 Emergency Action Plan	212,834.01	2,658,116.17	0.00	0.00	-2,658,116.17	%
	Account Total:	212,834.01	2,658,116.17	0.00	0.00	-2,658,116.17	%
	Account Group Total:	212,834.01	2,658,116.17	0.00	0.00	-2,658,116.17	%
	Fund Total:	212,834.01	2,658,116.17	0.00	0.00	-2,658,116.17	%

22 DAM Capital Projects Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection		636,689.09	0.00	0.00	-636,689.09	%
190	Engineering Services	0.00	157,920.10	0.00	0.00	-157,920.10	%
691	Contractual Services	0.00	794,609.19	0.00	0.00	-794,609.19	%
	Account Total:						
			794,609.19	0.00	0.00	-794,609.19	%
	Account Group Total:						
			794,609.19	0.00	0.00	-794,609.19	%
	Fund Total:						
			794,609.19	0.00	0.00	-794,609.19	%

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000 POLICE							
431000 POLICE							
333 Utilities-Boat House and Range		0.00	46.10	0.00	0.00	-46.10	%
Account Total:		0.00	46.10	0.00	0.00	-46.10	%
Account Group Total:		0.00	46.10	0.00	0.00	-46.10	%
713000 WATER							
713000 WATER							
100 SALARIES		10,120.82	10,120.82	150,000.00	150,000.00	139,879.18	7 %
109 FICA		0.00	0.00	11,200.00	11,200.00	11,200.00	%
110 Retirement		0.00	0.00	24,000.00	24,000.00	24,000.00	%
111 Group Insurance		0.00	0.00	20,000.00	20,000.00	20,000.00	%
120 401 (K) Contribution		153.60	153.60	7,500.00	7,500.00	7,346.40	2 %
212 Supplies-Fuel		0.00	688.85	0.00	0.00	-688.85	%
214 Supplies-Dept		0.00	495.50	15,000.00	15,000.00	14,504.50	3 %
310 Travel and Transportation		50.00	906.80	4,000.00	4,000.00	3,093.20	23 %
324 Dues and Subscriptions		0.00	3,196.84	2,000.00	2,000.00	-1,196.84	160 %
330 Utilities		0.00	5,247.55	15,000.00	15,000.00	9,752.45	35 %
350 Repairs and Maint-Buildings		0.00	242.02	20,000.00	20,000.00	19,757.98	1 %
353 Repairs and Maint-Equipment		2,183.34	5,570.76	25,000.00	25,000.00	19,429.24	22 %
358 Repairs and Maint-Lines		0.00	638.05	9,000.00	9,000.00	8,361.95	7 %
430 Equipment Rental		0.00	8,664.32	500.00	500.00	-8,164.32	*** %
691 Contractual Services		0.00	5,300.00	24,000.00	24,000.00	18,700.00	22 %
Account Total:		12,507.76	41,225.11	327,200.00	327,200.00	285,974.89	13 %
Account Group Total:		12,507.76	41,225.11	327,200.00	327,200.00	285,974.89	13 %
714000 SEWER							
714000 SEWER							
103 Professional Services		0.00	0.00	3,000.00	3,000.00	3,000.00	%
214 Supplies-Dept		0.00	0.00	800.00	800.00	800.00	%
215 Supplies-Materials		0.00	18,410.67	99,825.00	99,825.00	81,414.33	18 %
310 Travel and Transportation		0.00	0.00	6,000.00	6,000.00	6,000.00	%
320 Postage		0.00	1,500.00	4,000.00	4,000.00	2,500.00	38 %
330 Utilities		0.00	2,934.23	10,000.00	10,000.00	7,065.77	29 %
350 Repairs and Maint-Buildings		0.00	3,750.00	15,000.00	15,000.00	11,250.00	25 %
353 Repairs and Maint-Equipment		135.00	135.00	40,000.00	40,000.00	39,865.00	%
355 Repairs and Maint-Collection		0.00	0.00	12,000.00	12,000.00	12,000.00	%
358 Repairs and Maint-Lines		0.00	0.00	7,500.00	7,500.00	7,500.00	%
690 Contractual Services-Sludge		15,200.00	56,315.00	100,000.00	100,000.00	43,685.00	56 %
691 Contractual Services		0.00	12,607.02	50,000.00	50,000.00	37,392.98	25 %
699 Contractual Services-WWTP		0.00	908.00	25,000.00	25,000.00	24,092.00	4 %
Account Total:		15,335.00	96,559.92	373,125.00	373,125.00	276,565.08	26 %
Account Group Total:		15,335.00	96,559.92	373,125.00	373,125.00	276,565.08	26 %
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
547 CAMERAS/CAMERAS		0.00	1,671.00	0.00	0.00	-1,671.00	%
557 FIREFLY COVE SYSTEM		0.00	48,982.70	0.00	0.00	-48,982.70	%
632 EDA		0.00	0.00	10,000.00	10,000.00	10,000.00	%
Account Total:		0.00	50,653.70	10,000.00	10,000.00	-40,653.70	507 %

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
Account Group Total:		0.00	50,653.70	10,000.00	10,000.00	-40,653.70	507 %
820000 BONUSES (PERFORMANCE & LONGEVITY							
820000 BONUSES (PERFORMANCE & LONGEVITY							
100 SALARIES		0.00	0.00	7,500.00	7,500.00	7,500.00	%
Account Total:		0.00	0.00	7,500.00	7,500.00	7,500.00	%
Account Group Total:		0.00	0.00	7,500.00	7,500.00	7,500.00	%
910000 DEBT SERVICE							
910000 DEBT SERVICE							
611 SRL Fund Project		0.00	0.00	55,955.00	55,955.00	55,955.00	%
612 Joint Wrapping Project		0.00	0.00	63,990.00	63,990.00	63,990.00	%
Account Total:		0.00	0.00	119,945.00	119,945.00	119,945.00	%
Account Group Total:		0.00	0.00	119,945.00	119,945.00	119,945.00	%
980000 TRANSFERS							
980000 TRANSFERS							
958 Transfer to Fund Balance		0.00	0.00	400,000.00	400,000.00	400,000.00	%
Account Total:		0.00	0.00	400,000.00	400,000.00	400,000.00	%
Account Group Total:		0.00	0.00	400,000.00	400,000.00	400,000.00	%
Fund Total:		27,842.76	188,484.83	1,237,770.00	1,237,770.00	1,049,285.17	15 %

56 ELECTRIC FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
720000 ELECTRIC OPERATIONS							
720000 ELECTRIC OPERATIONS							
100 SALARIES		0.00	21,515.62	1.00	1.00	-21,514.62	*** %
109 FICA		1,435.67	6,456.21	0.00	0.00	-6,456.21	%
110 Retirement		4,248.02	19,116.09	0.00	0.00	-19,116.09	%
111 Group Insurance		2,146.44	9,658.98	0.00	0.00	-9,658.98	%
120 401 (K) Contribution		249.12	1,121.04	0.00	0.00	-1,121.04	%
Account Total:		8,079.25	57,867.94	1.00	1.00	-57,866.94	*** %
Account Group Total:		8,079.25	57,867.94	1.00	1.00	-57,866.94	*** %
Fund Total:		8,079.25	57,867.94	1.00	1.00	-57,866.94	*** %

58 Capital Sewer Project Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
714000 SEWER							
714000 SEWER							
190 Engineering Services		0.00	52,611.61	0.00	0.00	-52,611.61	%
691 Contractual Services		0.00	493,694.79	0.00	0.00	-493,694.79	%
Account Total:		0.00	546,306.40	0.00	0.00	-546,306.40	%
Account Group Total:		0.00	546,306.40	0.00	0.00	-546,306.40	%
Fund Total:		0.00	546,306.40	0.00	0.00	-546,306.40	%
Grand Total:		640,108.38	0.00	9,349,948.00	9,349,948.00	2,937,647.43	69 %
			6,412,300.57				

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI

CONSENT AGENDA

- A. Approval of October 2025 Minutes**
- B. Resolution No. 25-11-04 for 2025-2026 Dredging Grant**
- C. Budget Amendment 378**

A.
Approval of October
2025 Minutes

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL STORM RECOVERY STATUS

Monday, October 13, 2025 at 10:00 a.m.

Town Hall at the Landings



Agenda

Roll Call:

Mayor, Carol C, Pritchett
Commissioner Scott Doster
Commissioner Dave DiOrio

Town Manager, Olivia Stewman

Jeff Geisler, Rumbling Bald
Chris Metlon, Assistant Fire Chief
Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief
Mike Williams, Community Development
Laura Krejci, Communications Director
Doug Ramsier, ICF

Absent:

Commissioner Patrick Bryant
Commissioner Jim Proctor
Evan Smith, FEMA
Dana Bradley, Parks and Rec

I. Call to Order

Mayor Carol C. Pritchett called meeting to order at 10:04 am.

II. Agenda Adoption

Commissioner Scott Doster made a motion to approve the agenda as presented.
Commissioner Dave DiOrio seconded the motion, and all were in favor.

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised that the Army Corp will be meeting tomorrow for discussion of the continued sedimentation removal. There is also a grant that has a 2.5 million cap. The deadline is November 21, 2025. No other updates to report.

Public Works:

Dean Lindsey advised they continue to work on restoring the West End. The gravity line should be installed by the end of this week. We are currently waiting on manholes so they can be installed. Plumber is working to locate the lines for Buddy Lane and the 2 properties behind the Chimney Rock Inn. Once complete will be a driveway and fence installed at the pump station.

On October 20th we will have a Geotech to begin the retaining wall at the flowering bridge.

Lake levels are slowly increasing but looking to hold at 970. Working to get everything ready to have the Tanier gates. Schnable should be done at the end of this month.

The deep-water ramp that was discussed at putting in Rumbling Bald has been cancelled as the engineers have seen that the property is not suitable for a deep-water access ramp in that location. Working to locate another location.

Smoke testing should begin the 2nd week of November, followed by camera testing as well.

Boys Camp Road Bridge replacement is in the works. Need to have a beam removed from Michelle Morton's property. Will continue to work on that as well.

Parks & Rec:

Dana Bradley was out today but was advised that the playground is being installed this week. The Ribbon cutting will be on Wednesday!

Rumbling Bald:

Jeff Geisler advised that he will be reaching out to Ashbritt regarding the ramp replacement since the town will no longer be putting deep water access there. Rumbling Bald wants to thank the Fire Department for working in the betterment of station 2.

Would like to advise that the personal property debris removal program reached out to them and will update the town if anything comes of it.

Community Development:

Mike Williams, Director, advised on continued work on the boathouses. As we know some have already been denied by FEMA. Mark Cardwell has a scheduled meeting and will follow up sometime on Tuesday afternoon. No other updates currently.

Police Department:

Sean Humphries advised that his department is gearing up for the upcoming weekend as it is the first Arts and Crafts festival since Helene.

Fire Department:

Dustin Waycaster advised him and Chris Melton to attend the Forest Service Meeting. Currently in a moderate drought and feels that it will be a rough fall fire season due to the fuel load on the ground since the storm.

I attended a TDA Board meeting and gave a presentation. The TDA has approved to fund the remaining on Station 2 in the amount of \$185,000.

The Carolina Climbers Coalition, working on new trails. These are great for the community and will work to ensure fire safety.

Communications:

Laura Krejci advised that the playground is underway. We will have a ribbon cutting at 2:30 on Wednesday once completed.

There has been a lot of good press, and we continue to keep the public updated. Be advised that the first Arts and Crafts festival since the storm is set for this weekend. We look forward to seeing the tourists that will be here.

ICF:

Doug Ramiser advised working with Schnable and Labella to get designs in to FEMA. Had some questions for Dean regarding the West End Sewer project which was discussed.

Doug advised that the demo of the bridge on Boys Camp Road to be sure that timesheets reflect time spent on the project. FEMA can reimburse for that work to the Town.

FEMA:

Evan Smith was unable to attend today.

Finance:

No updates currently.

Other:

Dustin Waycaster advised that he, Chris Melton and Laura Krejci have volunteered to be on a long-term committee to help award money to private property owners. The County has 19.5 million dollars that can be dispersed throughout the county.

Waste water treatment and collection systems questions. This is being worked on, but it is very difficult to provide certain information to FEMA. Labella has provided a statement, and we are just waiting for a response from FEMA.

Proctor Road is almost completed. Waiting on the paving and will put Jersey barriers once completed. Timeline is uncertain currently.

IV. Adjournment:

Commissioner Dave DiOrio made a motion to adjourn Storm Recovery Status meeting.
Commissioner Scott Doster seconded the motion, and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

MINUTES OF THE TOWN OF LAKE LURE REGULAR TOWN COUNCIL MEETING

Tuesday, October 14, 2025 @ 5:00 pm

Town Hall at The Landings



Agenda

Roll Call:

Mayor, Carol C, Pritchett
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim Proctor
Commissioner Dave DiOrio

Town Manager, Olivia Stewman
William Morgan, Attorney
Kimberly Martin, Town Clerk

I. Call to Order

Mayor Pritchett called the meeting to order at 5:02 pm.

A. Pledge of allegiance and Invocation

Mayor Pritchett led the meeting in the pledge of allegiance and Commissioner Bryant led the invocation.

II. Agenda Adoption

Commissioner Patrick Bryant made a motion to adopt the agenda as presented. Commissioner Jim Proctor seconded the motion, and all were in favor.

III. Mayor's Communication

Mayor Carol C. Pritchett presented a proclamation to Officer Willett who has demonstrated courage, professionalism and compassion. His decisive actions, leadership, and commitment to preserving life exemplify the highest standards of public service upon himself, the Lake Lure Police Department, and the entire community. Mayor Carol C. Pritchett thanked him generously and a standing ovation preceded.

IV. Town Managers Communication

A. Monthly Report

Town Manager, Olivia Stewman provides a report to council and the community.

The cell tower is in progress, and the tentative date of completion is December 8, 2025. Station 2 will soon see some upgrades with additional funds being received in the amount of \$185,000.

The playground in Morse Park is in progress, and a ribbon cutting is scheduled for Wednesday at 2:30pm.

Dam replacement design is almost completed. It has been delayed.

The design for the seal replacements on the Tainter gates is complete and will be going out for bid.

The Town received a regional dam safety award from the Association of State Dam Safety.

The NCDEQ has approved the revised ER/EID and will continue to move onto the next phase.

One lane of Buffalo Shoals Rd. will be closed tomorrow for concrete to be poured.

The Comprehensive plan is moving forward with 2 public input sessions scheduled for in person on November 5, 2025, from 4:00pm-7:00pm. A virtual session is scheduled for October 28, 2025, from 4:00pm-6:00pm.

A few events are coming up. The first Arts and Crafts festival since Helene is scheduled for this weekend. A haunted trail presented by Lake Lure Classical Academy will be October 31, 2025 and November 1, 2025 and a Veterans Day special on November 11, 2025 in Town Center.

V. Council Liaison Reports and Comments

Commission Scott Doster advised the Zoning and Planning Board met and continue working on the sign ordinance. This review is ongoing.

ABC Board met and things continue to go well with the store. \$65,000 was paid to the Town from the ABC Store. Commends the hard work of the staff and the work of the board.

Commission Dave DiOrio advised that the Board of Adjustments met and with all the construction going on there is a steady review of setbacks and meeting ordinance and this will continue as boathouses are rebuilt, and repairs continue.

The Lake Advisory Board is working to have all things in place once the Lake comes back up for use.

Commissioner Jim Proctor advised that Parks and Recreation met. Had about 88 Volunteer hours. This does not include hours with the flowering bridge. We have about 100 volunteers for the playground build. Trail repairs continue with weed patch and buffalo creek trails close to completion.

The Flowering Bridge received a donation of \$1000.00 from sales of mugs by Lake Lure Pottery and they plan to plant around 25 gardens. A portion of the rainbow bridge was

recovered recently, and a new bear will be seen on the property as they won the auction for a pair from Main Street in Hendersonville. Southern living donated plants and will continue to be following where the Flowering Bridge goes. Discussion regarding the connection between Lake Lure and Chimney Rock continues.

Commissioner Patrick Bryant advised the short-term rental board met and things continue to move forward and steadily making resolve. Working to make changes to the application process and review signage. Also reviewing inspection opportunities.

VI. Consent Agenda

Commissioner Jim Prcotor made a motion to approve the consent agenda as presented. Commissioner Dave DiOrio seconded the motion, and all were in favor.

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

A. Consider Amendment to Land use Fee Schedule to Add Encroachment Agreement Fee

Town Manager, Olivia Stewman, presented to council an amendment to the fee schedule to add a fee for encroachment agreements. This fee would be \$200.00 and still requires board approval, which will be decided prior to paying the fee.

Commissioner Jim Proctor made a motion to approve Amendment to Land Use Fee Schedule to Add Encroachment Agreement Fee. Commissioner Dave DiOrio seconded the motion, and all were in favor.

B. Consider Amendment to 2025 Town Council Meeting Schedule to Change the November Regular Meeting Date to November 4, 2025

Town Manager, Olivia Stewman presented to council to change the next Regular Town Council Meeting to November 4, 2025 as it originally was scheduled for November 11, 2025 which falls on Veterans Day.

Commissioner Jim Proctor made a motion to Approve Amendment to the 2025 Town Council Meeting Schedule to Change the November Regular Meeting Date to November 4, 2025. Commissioner Dave DiOrio seconded the motion and all were in favor.

C. Recommendation for Short Term Rental Board Appointment

Commissioner Patrick Bryant advised to council that a member of the board has missed 4 consecutive meetings and is unable to commit to the remainder of the term. The board has recommended appointing Pat Beude to the board as the new member.

Commissioner Scott Doster made a motion to approve Pat Beude to be appointed to the short-term rental board for the remainder of the term. Commissioner Dave DiOrio seconded the motion and all were in favor.

IX. Storm Recovery Updates

Town Manager, Olivia Stewman, wanted to thank all those who attended the 1-year ceremony held at the Roosevelt Hall at Lake Lure Inn. A special thank you to Laura for all the work put in to make it happen.

We currently have 13 public assistance projects obligated. The 2.5 million obligations for the Flowering Bridge have covered the demolition and will cover the seawall.

The RFP for the marina is out for bid and will provide to council at the November Meeting.

The West End Sewer project will soon wrap up. We should have the new 828 and hair salon connected by early next week.

Proctor road has wrapped up and just waiting on paving and will place barriers for safety.

We have received 9 denials for boathouse removal. We expect to have denials for the remaining as well. We are continuing to appeal and will update once more information is available.

Sedimentation has slowed down currently. We have not received any additional information at this time; however, we know they are re-evaluating the remaining scope of work and cost and will update the public once that information becomes available.

X. Public Comment

Dr. Haynes/ Sarah

I am retired from the army and currently working with Skybell. We provide stickers for handicaps and pets that are placed on windows. This creates identification markers for fire and rescue to locate those who may be in homes during an emergency. (Attachment upon request).

John Squires (227 Garner Dr)

It has been over a year since I was able to attend a meeting. This is mostly an inquiry regarding the coves. Some coves still have debris. Will it be cleaned.

Dave DiOrio advised that as water comes up, we will be addressing the remaining debris in coves. Uncertain of a timeline, however, the town will work to be sure these are addressed.

Chuck Stokes (280 Mark Twain)

Has the timeline changed from the end of October with the slowdown? Or do we know?

Currently there is no exact answer. The project is being assessed and once the information becomes available the town will release that information to the public.

Mike Wood (Lake Lure Village Resort)

Will the lake dropping continue once sedimentation and clean up is complete.

The town plans to continue repairs on major infrastructure, however we do not plan to lower the lake this low. The public will be notified of when the town plans to lower the lake and what those levels will be.

John (275 Willow top Lane)

We have lived here for 20 years and love boating. Will the marina be the same as before and will the gas pump be replaced.

There will be the same amount of boat slips and yes, the gas pump is being replaced as part of a separate project.

No other Public Comments were made. Mayor Carol C. Pritchett thanked everyone for coming out tonight.

XI. Closed Session

Commission Patrick Bryant made a motion to go into closed session. Commissioner Dave DiOrio seconded the motion and all were in favor.

XI. Adjournment

Once back in open session, Commissioner Scott Doster made a motion to adjourn the meeting, Commissioner Dave DiOrio seconded the motion and all were in favor. The meeting ended at 6:03 pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

**TOWN OF LAKE LURE
REGULAR TOWN COUNCIL STORM RECOVERY
STATUS**

Monday, October 20, 2025 at 10:00 a.m.

Town Hall at the Landings



Agenda

Roll Call:

Mayor, Carol C, Pritchett
Commissioner Scott Doster
Commissioner Dave DiOrio
Commissioner Patrick Bryant

Town Manager, Olivia Stewman

Jeff Geisler, Rumbling Bald
Dana Bradley, Parks and Rec
Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief
Sean Humphries, Police Chief
Mike Williams, Community Development
Laura Krejci, Communications Director
Doug Ramsier, ICF

Absent:

Commissioner Jim Proctor
Evan Smith, FEMA

I. Call to Order

Mayor Carol C. Pritchett called meeting to order at 10:09 am.

II. Agenda Adoption

Commissioner Scott Doster made a motion to approve the agenda as presented.
Commissioner Dave DiOrio seconded the motion, and all were in favor.

III. Storm Recovery Updates

Town Manager, Olivia Stewman Army Corp has extended their scope of work until November 20, 2025. This will include river clean up as well.

Will be meeting with FEMA to follow up on the Lake Structure removals and we continue to wait on funding for the Welcome Center as well as Town Hall.

Public Works:

Dean Lindsey advised that marina clean up should be completed today or tomorrow. Moving the dirt and storing in Morse Park. Once Army Corp completes their scope of work, we will transfer the permit to the Town to continue with any work remaining. The remaining boat docks in the marina will be removed and placed behind old Town Hall. Will follow up with Odom engineering regarding the placement of the gas pump. Issues currently with the abutment and Schnabel is currently reviewing and will give recommendation to correct.

West End Sewer project will be operation this week. One issue has arose to the location of line for Buddy Lane. Currently runs through Michelle Morton's property. It will be at least 3 to 4 weeks before we are ready to connect Chimney Rock to the new sewer line.

Parks & Rec:

Dana Bradley advised that the Playground begins today and currently have over 100 volunteers.

RFP has been put out for bid on the Marina. There has been tons of inquiries and feel we will have more than 3 bids to review.

Water Samples continue to look good and the dredging grant will resume in January to allow for mechanical dredging only.

Rumbling Bald:

Jeff Geisler advised he had nothing to report currently but wanted to present to council for consideration a fundraiser to allow a resident of Lake Lure to swim the perimeter of Lake.

Community Development:

Mike Williams, Director, advised that the Geneva Demolition has been approved through FEMA along with the white house on the corner of Memorial Highway and Boys Camp Road. Angler's way may but it's still in discussion. No other updates at this time.

Police Department:

Sean Humphries had no storm related updates at this time.

Fire Department:

Dustin Waycaster advised there was a house fire near the end early Saturday morning, Was able to handle quickly without incident. Chris Melton will be following up to further investigate the incident. Art and Crafts festival went well and look forward to more events in the area.

Communications:

Laura Krejci advised social media feedback is mostly positive. Had a great weekend with the Arts and Craft Festival and even had a wedding on Saturday 10:00am.

ICF:

Doug Ramiser was not available today but continues to provide FEMA with the requested information to move project forward.

FEMA:

Evan Smith was unable to attend today.

Finance:

No updates currently.

Other:

Dustin Waycaster advised that he, Chris Melton and Laura Krejci have volunteered to be on a long-term committee to help award money to private property owners. The County has 19.5 million dollars that can be dispersed throughout the county. Waste water treatment and collection systems questions. This is being worked on, but it is very difficult to provide certain information to FEMA. Labella has provided a statement, and we are just waiting for a response from FEMA. Proctor Road is almost completed. Waiting on the paving and will put Jersey barriers once completed. Timeline is uncertain currently.

IV. Adjournment:

Commissioner Patrick Bryant made a motion to adjourn Storm Recovery Status meeting. Commissioner Dave DiOrio seconded the motion, and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

**TOWN OF LAKE LURE
REGULAR TOWN SPECIAL WORK SESSION AND
ACTION MEETING**

Wednesday, October 22, 2025 at 8:30 a.m.

Town Hall at the Landings



Agenda

Roll Call:

Commissioner Dave DiOrio
Commissioner Scott Doster
Commissioner Patrick Bryant
Mayor, Carol C, Pritchett

William Morgan, Attorney
Olivia Stewman, Town Manager

Dean Lindsey, Public Works Director
Laura Krejci, Communications Director
Sean Humphries, Police Chief
Dustin Waycaster, Fire Chief
Dana Bradley, Park & Rec Director

Absent:

Commissioner Jim Proctor
Mike Williams, Community Development
Mike Hager, Lobbyist

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:44 am.

II. Agenda Adoption:

Commissioner Dave DiOrio made a motion to approve the agenda adding Resolution No 25-10-22, Discussion of the Centennial and an additional closed session for the purpose of G.S.143-318.11 (a) (5) for property acquisition. Commissioner Scott Doster seconded the motion and all were in favor.

III. Town Manager/Project Updates

Town Manager, Olivia Stewman, advised that we should have the reports back on the Tainter gates this week. Should be able to do an informal bid. The seals would take

about 17 weeks to arrive but are currently working to expedite the process. Dean provided additional information on the project and discussion ensued.

The West End Sewer Project continues. 828, Hair Salon, and portions of Buddy Lane have sewer restored. About 4 weeks remaining before anyone else is ready to connect.

Cell Tower is in progress and bids are out for the marina replacement. Will be reviewing those later this week. Working on the design for the walkway and fueling station.

The Comprehensive Plan continues with in-person and virtual input sessions beginning October 28, 2025.

Sedimentation removal is continuing and the meeting with FEMA was postponed. Will update more once meeting takes place.

IV. Storm Recovery

Town Manager, Olivia Stewman advised we have a tentative date for paving Proctor Rd.

Meeting with FEMA leadership has been scheduled for November 13, 2025.

30% design has been completed and awarded. Will send contract once received.

Public wanting better access to public restrooms. Town staff will move current porta potty's to different location.

Channing's Joy would like to donate a communication board. Its intention is for communication for young children and those with disabilities to make it easier for those to communicate. This would be placed and the newly installed playground. Council is in agreeance to just check with Community Development on permitting and be sure that the colors blend and is placed at the playground.

Discussion ensued with the personal sewer lines in lakebed. Will update policy and present to council.

V. Resolution No. 25-10-22 resolution by the Town Council of the Town of Lake Lure authorizing the mayor to sign Designation of applicant's agent forms for the North Carolina Division of Emergency Management Hazard Mitigation Grant Program

Town Manager, Olivia Stewman advised this will allow authorized agents to sign for Hazard mitigation grants once received.

Commissioner Patrick Bryant made a motion to approve Resolution No. 25-10-22 as presented. Commissioner Dave DiOrio seconded the motion and all were in favor.

VI. Discussion of Centennial

It was presented that the Town's Centennial is approaching and would like to begin planning and preparing. Mayor Carol C. Pritcher recommended a Community Forum to get the public's input. Feel there should be a steering committee directing and keeping track of the events that will take place through the year. Ideas were presented and discussion ensued. Will continue to discussion and make plans.

VII. Public Comments

There were no public comments.

VIII. Closed Session in accordance with G.S. 143-318-11 (a) (3)_ for the purpose of Attorney Client Privilege and G.S. 143-318.11 (a) (5) for the purpose to property Acquisitions.

Commissioner Scott Doster made a motion to enter in closed session. Commissioner Patrick Bryant seconded the motion and all were in favor.

Council entered closed session.

IX. Adjournment:

Commissioner Patrick Bryant made a motion to adjourn. Commissioner Scott Doster seconded the motion and all were in favor. Meeting ended at 10:14am.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE REGULAR TOWN COUNCIL STORM RECOVERY STATUS

Monday, October 27, 2025 at 10:00 a.m.

Town Hall at the Landings



Agenda

Roll Call:

Commissioner Dave DiOrio
Commissioner Scott Doster
Commissioner Patrick Bryant
Mayor, Carol C, Pritchett

Olivia Stewman, Town Manager

Dean Lindsey, Public Works Director
Laura Krejci, Communications Director
Sean Humphries, Police Chief
Dustin Waycaster, Fire Chief
Dana Bradley, Park & Rec Director
Mike Williams, Community Development Director

Absent:

Commissioner Patrick Bryant

I. Call to Order

Mayor Carol C. Pritchett called meeting to order at 10:04 am.

II. Agenda Adoption

Commissioner Scott Doster made a motion to approve the agenda as presented.
Commissioner Dave DiOrio seconded the motion, and all were in favor.

III. Storm Recovery Updates

Town Manager, Olivia Stewman, detailed approved structure demolitions.
Demolitions are currently paused due to weather.
Lake structures not approved for demolition will be appealed through FEMA.
Mike Williams and council discussed the best next steps to communicate this issue to homeowners impacted by the FEMA denial.
Dean & Mike discussed a plan for removal if the town has to do it in lieu of FEMA and private property owners.

Public Works:

Dean Lindsey, Public Works Director.

The west end sewer project is moving forward, but no work today due to weather.

The Army Corps is not in the lake due to the weather.

Crews are working in the riverbed, moving rock for stabilization, and removing dock material.

Dea & council discussed the Army Corps hydrology report and plan for the riverbed and Morse Park area. There is concern regarding the implementation of this plan.

Parks & Rec:

Dana Bradley, Parks & Recreation Director.

Portable toilets have been installed near the Lake Lure beach.

Crews are on the water today conducting water sampling. Testing may indicate higher results due to inclement weather.

Bidding is closed for the new marina and staff are reviewing accepted bids.

Rumbling Bald:

No updates available currently.

Community Development:

Mike Williams did not have any updates to report.

Police Department:

Lake Lure Classical Academy raptor round-up is happening again, and the Police Department will be seeking support.

Fire Department:

Dustin Waycaster, Fire Chief.

OEMs approval for trucks & equipment has been approved for station 2.

Purchasing is ongoing.

They are on the lookout for possible weather-related issues due to the storm.

Grant money has not been received yet.

There will be a meeting on Wednesday morning with Fairfield for the \$100,000.

1 fire engine is still down due to part availability.

Communications:

Discussed the cell tower installation and progress with Community Development.

Discussed the west end sewer connection timeline, lake level fluctuation, and possible rowing team event with Public Works. Proctor road paving may begin on November 3rd. Charlotte Road paving has no timeline.
Newsmax is filming in town today for the 1 year storm anniversary.
The virtual comprehensive plan session is tomorrow.
LLCA is hosting a haunted trail & fall festival on 10/31 & 11/1.
Commissioner Doster provided a brief update regarding the Chimney Rock sewer plant proposal.

ICF:

Doug Ramiser advised there are requirements pending with FEMA regarding boathouse demolitions.
FEMA public expenses may be an option.
Marina docks – Will return to pre-disaster condition.
Town will need to follow their procurement policy during the bidding process for the marina.
The town will need to handle debris following Army Corps departure.
Reimbursement after the fact is possible.
The town will need to follow specific documentation procedures to ensure reimbursement.

FEMA:

No updates to report.

Finance:

No updates currently.

Other:

No other discussion.

IV. Adjournment:

Commissioner Dave DiOrio made a motion to adjourn Storm Recovery Status meeting. Commissioner Scott Doster seconded the motion, and all were in favor.

Attest:

Richard Carpenter, Deputy Town Clerk

Carol C. Pritchett, Mayor

**B.
Resolution No.
25-11-04 for
2025-2026 Dredging
Grant**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: November 4, 2025**

SUBJECT: Resolution No. 25-11-04 for the 2025-2026 Lake Lure Shallow Navigation Dredging Project

AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number: B
Department: Parks, Recreation, and Lake
Contact: Dana Bradley, Parks, Recreation, and Lake Director
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

A signed Resolution is required to be submitted with the dredging grant the Parks, Recreation, and Lake Department has completed.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 25-11-04 for the 2025-2026 Lake Lure Shallow Navigation Dredging Project.

ATTACHMENTS:

Resolution No. No. 25-11-04 for the 2025-2026 Lake Lure Shallow Navigation Dredging Project

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.



RESOLUTION NO. 25-11-04

RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL FOR THE 2025-2026 GENERAL NAVIGATION DREDGING GRANT

WHEREAS, the Town of Lake Lure desires to sponsor, the Town of Lake Lure General Navigation Dredging Project. This project is projected to remove approximately 40,000 cubic yards of sediment via dredging from the Broad River and Lake Lure, improving general navigation and boater safety in an area of the lake that experiences significant impact from upstream sedimentation, impeding access to the Town marina and public launch ramp.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Lake Lure:

- 1) The Town requests the State of North Carolina to provide financial assistance to the Town of Lake Lure for the Town of Lake Lure General Navigation Dredging Project in the amount of \$ 750,000 or 75 percent of project construction cost, whichever is the lesser amount;
- 2) The Town assumes full obligation for payment of the balance of project costs;
- 3) The Town will obtain all necessary State and Federal permits;
- 4) The Town will comply with all applicable laws governing the award of contracts and the expenditure of public funds by local governments.
- 5) The Town will supervise construction of the project to assure compliance with permit conditions and to assure safe and proper construction according to approved plans and specifications;
- 6) The Town will obtain appropriate easements, rights-of-way or suitable dredge material disposal areas that may be necessary for the construction and operation of the project without cost or obligation to the State;
- 7) The Town will ensure that the project is open for use by the public on an equal basis with limited restrictions (if on public property);
- 8) The Town will hold the State harmless from any damages that may result from the construction, operation and maintenance of the project;
- 9) The Town accepts responsibility for the operation and maintenance of the completed project.

READ, APPROVED, AND ADOPTED this 4th day of November, 2025.

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

C.
Budget Amendment
#378

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: November 4, 2025**

SUBJECT: Budget Amendment #378

AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number: C
Department: Finance
Contact: Stephen Ford, Finance Director
Presenter: Stephen Ford, Finance Director

BRIEF SUMMARY:

A budget amendment is being requested for consideration and approval regarding additional funding needed for the insurance line item in the 2025-2026 annual budget.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve Budget Amendment #378.

FUNDING SOURCE(S):

Transfer from general fund balance.

ATTACHMENTS:

Budget Amendment Draft (Number 378)

STAFF'S COMMENTS AND RECOMMENDATIONS:

Insurance premiums have been billed to the Town beyond the projected amounts originally recommended in the 2025-2026 FY annual budget-General Fund. The main cause of this increase is the additional equipment and property acquired for Station 2 of the Lake Lure Fire District as well as other replacement equipment throughout the Town. Staff request approval of request for budget amendment.

**TOWN OF LAKE LURE
BUDGET AMENDMENT**

Be it ordained by the Board of Commissioners of the Town of Lake Lure that the following amendment be made to the budget ordinance for the fiscal year ending June 30, 2026:

Department: General

Purpose: To fund for Town's General Fund accounts related to insurance payments and expenditures. The increase in funding needs is due to increased premiums due to additional equipment and property acquired by the Town.

Section 1. To amend the General Fund, the expenditure is to be changed as follows:

Line Item	Account Number	Amount Decrease	Amount Increase	Amended Budget
450	920000		\$40,000	\$250,000

*

To provide the additional expenditure for the above, the following revenues will be increased:

Account Name: General Fund Balance-Fund reserve
Account Number: 10-398600
Amount: **\$40,000**

Section 2. I certify that the accounting records provide for this budget amendment, and that the revenue source(s) are available:

Finance Officer

Date

Section 3. Copies of this amendment shall be delivered to the Budget/Finance Officer and Town Auditor for their direction.

Adopted this _____ day of _____, 2025.

VII UNFINISHED BUSINESS

VIII. NEW BUSINESS

A. Consider Bid Award for the Marina and Boardwalk

B. Consider Amendment 3 to Labella Task 5 for Administrative Services

A.

**Consider Bid Award
for the Marina and
Boardwalk**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: November 4, 2025**

SUBJECT: Consider Bid Award for Marina and Boardwalk

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: A
Department: Parks, Recreation, and Lake
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Town received four bids for the construction of the Marina and Boardwalk. A Town staff committee comprised of the Town Manager, Finance Director, Parks, Recreation, and Lake Director, Fire Chief, Assistant Fire Chief, and the Town Clerk met to review and evaluate each proposal. After careful consideration, the committee recommends that Council award the contract to Construction Specialties & Design Builders, Inc. (CSDB). CSDB submitted the lowest responsible and responsive bid and has been deemed qualified based on price, quality, past performance, and ability to complete the project within the specified timeline. The next step is to have the contract finalized and ready for Council's consideration at the November work session.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To award the Marina and Boardwalk bid to CSDB.

ATTACHMENTS:

Official Recommendation Letter; Bid Cost Comparison Sheet; CSDB Bid; Foothills Dock & Shoreline Bid; Master Docks Bid; Miles-McClellan Construction Company Bid

STAFF'S COMMENTS AND RECOMMENDATIONS:

See official recommendation letter.

TO: Mayor and Town Council
FROM: Olivia Stewman, Town Manager
DATE: November 4, 2025
RE: Recommendation for Award of Bid for the Marina and Boardwalk Project

Dear Mayor Pritchett and members of Town Council,

Following the receipt of four bids for the Marina and Boardwalk Project, a Town staff committee comprised of the Town Manager, Finance Director, Parks, Recreation, and Lake Director, Fire Chief, Assistant Fire Chief, and the Town Clerk met to review and evaluate each proposal.

After careful consideration, the committee recommends that Council award the contract to Construction Specialties & Design Builders, Inc. (CSDB). CSDB submitted the lowest responsible and responsive bid and has been deemed qualified based on price, quality, past performance, and ability to complete the project within the specified timeline.

CSDB previously constructed the 2012 Marina, which was in place prior to the marina destroyed by Hurricane Helene. That project was completed on budget and on schedule, demonstrating CSDB's strong performance and reliability. The company partners with Floatation Systems, Inc., a reputable dock manufacturing firm, and employs its own skilled trade staff, allowing them to maintain quality while offering a competitive price.

In addition, staff consulted with the Community Development Director, who has worked with CSDB on permitting matters on one or two occasions and reported no issues with their responsiveness or compliance.

Based on these factors, staff respectfully recommends that Council approve awarding the Marina and Boardwalk Project contract to Construction Specialties & Design Builders, Inc.

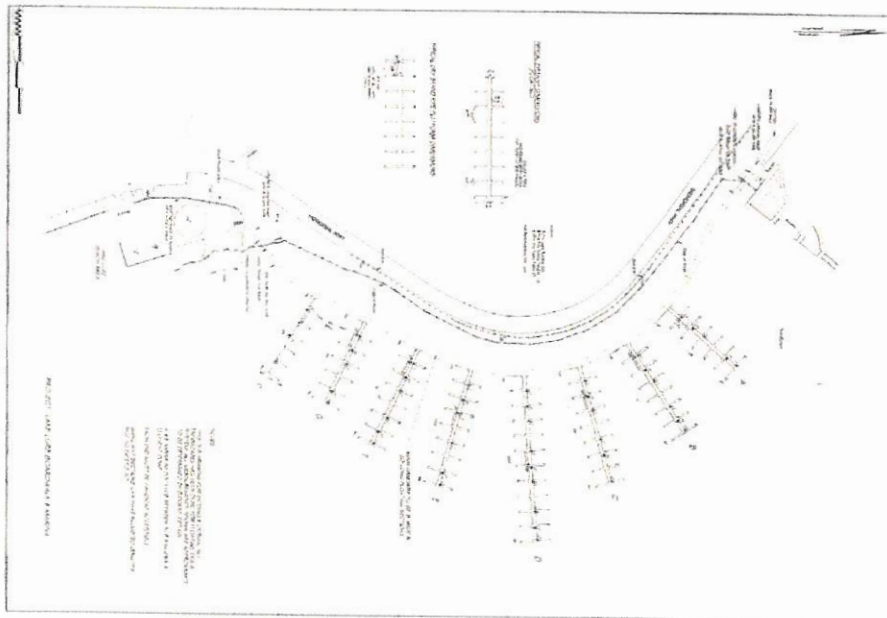
Sincerely,

A handwritten signature in dark ink, appearing to read "Olivia Stewman".

Olivia Stewman
Town Manager
Town of Lake Lure



Proposal for
The Town of Lake Lure
Attn: Dana Bradley, Parks Recreation & Lake Director
658 Memorial Highway, Lake Lure, NC 28746



Boardwalk & Marina Project

Proposal Date: October 23, 2025



October 23, 2025

The Town of Lake Lure
Attn: Dana Bradley, Parks Recreation and Lake Director
658 Memorial Highway
Lake Lure, NC 28746

We hereby offer a proposal to furnish all necessary labor and materials to replace seven (7) two-sided docks, one (1) one-sided dock, and boardwalk in accordance with the attached specifications. This proposal is based on plans included in the Request for Proposal from the Town of Lake Lure dated September 19, 2025.

Total Estimated Sum: \$ 1,803,965.00

(one million, eight hundred three thousand, nine hundred, sixty-five dollars, and no hundredth)

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written, agreed upon, signed orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Our workers are fully covered by Workmen's Compensation and General Liability Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized Signature: Terry A. Baker
Terry A. Baker, President

Post Office Box 578
Horse Shoe, NC 28742
Office 828 890 3507



Fax 828 890 3520
www.CSDB.builders
Stephanie@CSDB.builders

Construction Specialties & Design Builders, Inc.
NC Unlimited General Contractor 67328

October 23, 2025

The Town of Lake Lure
Attn: Dana Bradley, Parks Recreation and Lake Director
658 Memorial Highway
Lake Lure, NC 28746

RE: LAKE LURE BOARDWALK & MARINA PROJECT SPECIFICATIONS

CSDB, Inc. is estimating the cost to construct and supply the materials according to the plans and specifications per the Town of Lake Lure:

- Floating Aluminum Docks supplied by Flotation Systems, Inc. and installed per code as shown on 2025 plans (for reference only) and per all specifications set forth in the Town of Lake Lure Request for Proposal dated September 19, 2025 with the following items:
 - Interlocking Aluminum Decking with Non-Skid Powdercoat Finish
 - ± 885' of 8' Wide Floating Aluminum Gangway
 - Three Horizontal Bars of Aluminum Handrail on Both Sides of Gangway. Top Rail Height to be 42" and Posts No Farther than 10' On Center.
 - Includes Gangway with ±30' Hinged Aluminum Ramp Section (both ends) for Transition to Existing Concrete Walk/Ramp ADA Compliant Access
 - Each End of Gangway to meet up with Existing Paver Walkway
 - 5' Center (Common) Walks and 3' Walkways Between Slips
 - Seven (7) New Two-Sided Slip Eyelash Floating Docks
 - One (1) New One-Sided Slip (Day Parking)
 - Four (4) 8" Nylon Cleats per Finger
 - 4' x 20' Landing Area at all Fire Department Connections
 - 30' Telescoping Spud Poles (21' when set - if water rises, an additional internal 10' pole will rise with dock as needed)
 - Pre-drilled Boardwalk Frame to Accommodate 4" Pipe to Carry Utilities
 - Light Box, Fire Safety Tower, Fire Department Connection and Safety Ring per Request for Proposal Specifications
 - Solar Lights on Gangway per Request for Proposal Specifications
- Building permit with Rutherford County and engineered drawings sealed by a NC Licensed Engineer
- All Debris Removal, Trash, Landfill Fees Included
- Pressure Washing New Docks at End of Installation Included
- All Supervision and Insurance Included



Post Office Box 578
Horse Shoe, NC 28742
Office 828 890 3507

Fax 828 890 3520
www.CSDB.builders
Stephanie@CSDB.builders

Construction Specialties & Design Builders, Inc.
NC Unlimited General Contractor 67328

- Project to be Completed by July 17, 2026
- Items not included in Total Estimated Sum:
 - No Duke Energy charges included.
 - No dredging included. Town to complete before dock installation.
 - No landscaping or sidewalk pavers included.
 - No existing dock removal included. Town of Lake Lure to remove existing docks.



October 23, 2025

The Town of Lake Lure
Attn: Dana Bradley, Parks Recreation and Lake Director
658 Memorial Highway
Lake Lure, NC 28746

RE: 2025 Boardwalk and Marina Project

We hereby offer an estimate of the cost to furnish all labor and materials necessary to complete the project in accordance with the attached specifications provided by The Town of Lake Lure:

Flotation Systems, Inc Dock Materials, Freight, and NC State Tax	\$ 1,304,465.00
Fire Suppression Piping for All Docks & One Standpipe Connection	\$ 165,000.00
Electrical Labor & Materials	\$ 45,000.00
Light Towers, Fire Towers, Life Rings, and Gangway Lights	\$ 55,000.00
All Labor, Supervision, Duke Energy Connection, Lull Rental, Debris Removal, Cleanup, Storage, Insurance, Accounting Fees, Permits, Etc.	<u>\$ 234,500.00</u>
Total Proposed Cost for 2025 Boardwalk & Marina Project	\$ 1,803,965.00



October 23, 2025

The Town of Lake Lure
Attn: Dana Bradley, Parks Recreation and Lake Director
658 Memorial Highway
Lake Lure, NC 28746

RE: CSDB, Inc. Qualifications and Experience

Terry A. Baker, President of CSDB, Inc.

- Qualifier for CSDB, Inc. Unlimited North Carolina General Contractor License
- North Carolina Licensed General Contractor since 1983
- South Carolina Licensed General Contractor since 2012
- A.A.S. in Civil Engineering in 1983
- North Carolina Licensed Professional Land Surveyor since 1988
- Tennessee Licensed Professional Land Surveyor since 2005
- CSDB, Inc. incorporated in 2005
- Unlimited Classification for NC General Contractor License since 2009
- Flotation Systems, Inc. Dealer since 2011

I have supervised and completed hundreds of homes and commercial projects over the last 42 years in Western North Carolina. I have worked on and supervised hundreds of civil projects as well, including, water and sewer layout, subdivision designs and layout, parking lots and grades, elevation certificates, and flood certification throughout our area.

In addition, I have built several fixed docks for individuals, and we were the contractors on the first floating Marina Dock Project for the Town of Lake Lure in 2012. On the first aluminum floating dock project at Lake Lure, we also built the block retaining wall at the boat tour office. We built the pile main gangway for this project and set the gas dock and gas pump. I created the design and drawings for the docks being replaced now to match the conceptual drawings originally furnished by the Town of Lake Lure in 2019 for the bid process.



With my engineering background and experience in both contracting and land surveying, our companies can maintain all layouts, grades, design specifications, and locations. This will be beneficial for one firm to handle all layouts and reduce the probability of error and grade issues based on miscommunication that might arise from using multiple firms.

Thank you for the opportunity to submit a proposal for this project for the Town of Lake Lure.

Sincerely,

A handwritten signature in black ink that reads "Terry A. Baker".

Terry A. Baker, President
Construction Specialties & Design Builders, Inc.
NC Unlimited Licensed General Contractor 67328



Construction Specialties & Design Builders, Inc.

Statement of Qualifications
October 2025

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Company Contact Information

Construction Specialties and Design Builders, Inc.

Tax ID: 51-0537957

NC Unlimited Licensed Builder 67328

Mailing Address: PO Box 578, Horse Shoe, NC 28742

Physical Address: 6475 Brevard Road, Etowah, NC 28729

Office: 828.890.3507

Main Contact: Vice President, Stephanie Baker Gash

Cell Phone Contact: 828.388.1640

stephanie@CSDB.builders

Website: www.CSDB.builders

Member: Builders Association of the Blue Ridge Mountains

Company Overview

Our company began with only one contractor our President, Terry A. Baker in 1983 when he was licensed in North Carolina and began as a sole proprietor. Construction Specialties & Design Builders, Inc. was incorporated in 2005. We have grown into a company with two NC licensed Contractors and obtained an unlimited license with North Carolina. It has provided us with an opportunity to provide exceptional service to our customers in any price range and project size.

We pride ourselves in our strong work ethic, our willingness to work with our clients, and our vigilance in completing continuing education opportunities and learning about the new technology in our ever-growing field.

Over the past 40 years, CSDB, Inc. has built a reputation of outstanding quality combined with personal attention to our clients. We are extremely proud of our reputation, and we are determined to continue this tradition into our future. We look forward to working with our clients and being able to put our experience and commitment into high quality homes.

Capabilities and Services

Construction Specialties & Design Builders, Inc. provides professional general contracting services throughout western North Carolina. Our professional team is experienced in all phases of general construction from:

- **Creating working relationships with architects and subcontractors** is necessary in all aspects of the project for the project to reach a successful completion. This professional and productive relationship is most importantly based on great communication skills between all parties. Communicating with subcontractors will result in fewer time delays or problems with the project. CSDB, Inc. has spent many years working with numerous professionals in our field and understands the need to communicate well.
- **Interpreting house plans** is another area where a general contractor must be proficient for the project to be successful. Relaying information to suppliers and subcontractors correctly is important for keeping projects costs lower and aids in preventing costly mistakes. With our contractor also being a licensed land surveyor in two states and carrying a civil engineering degree he has had more exposure to interpreting plans and understanding goals than most general contractors.
- **Working closely with clients to make final decisions** is important to the client and to the general contractor. We strive to make the project a dream home and a rewarding experience for the client. We have an office staff that takes the time to truly listen to what a client wants for their home. CSDB, Inc. continues to learn of new ways and products that can be used in homes and strives to stay current with the numerous options that clients have with their homes.
- **Compiling proposals from subcontractors** requires knowledge of local subcontractors, an ability to make a request for a proposal from subcontractors, reading the proposals to be certain that the proposals are complete, assessing the professionalism and ability of the

subcontractors to complete the project, and ensuring that they have proper insurance coverage and completed state licensure requirements.

- **Time management** is essential by keeping all subcontractors scheduled at the correct timing in a project so not to have any time delays. Time management is imperative for keeping a project on budget and on time. CSDB, Inc. has completed hundreds of projects spanning nearly 30 years and understands the importance of scheduling to prevent time delays and the goal of both the client and the general contractor to complete the project within the allotted time restrictions.
- **Budgeting a project efficiently** will be important before we begin the project, ensuring that both the client and the general contractor are proposing a realistic proposed budget. During the project it is important that the budget is maintained, listing all expenditures for the project, for all parties to be aware throughout the project of the progress. At CSDB, Inc., we have an office staff that maintains a budget weekly for each project and understands the importance of a working budget.

Select Project History – More Upon Request

Etowah Horse Shoe Fire Dept Station 3 and Station 4, Henderson County

Client: Etowah Horse Shoe Volunteer Fire and Rescue Department

Personnel: Terry A. Baker, Stephanie Gash, Jamey Gash

Scope of Work: Designed Plans and Constructed Two Stations with Cost Plus Contract – Stations began March 2009 and completed February 2010

Size of Project: Station 3 - \$258,000 Station 4 - \$225,000

Washburn Marina, Rutherford County

Client: Town of Lake Lure

Personnel: Terry A. Baker, Stephanie Gash, Jamey Gash, and Dillon Baker

Scope of Work: Marina and Commercial Dock Project 2012

Size of Project: \$ 520,000

Main Street Baptist Church, Henderson County

Client: Main Street Baptist Church

Personnel: Terry A. Baker, Stephanie Gash, Jamey Gash, Dillon Baker

Scope of Work: Commercial Addition of Fellowship Hall, Kitchen, and Classrooms 2012

Size of Project: \$420,000

Colon Home, Henderson County

Client: Colon

Personnel: Terry A. Baker, Stephanie Gash, Jamey Gash, Dillon Baker

Scope of Work: Custom Home June 2013-March 2014

Size of Project: \$750,000

Warren Home, Buncombe County

Client: Warren

Personnel: Terry A. Baker, Stephanie Gash, Jamey Gash, Dillon Baker

Scope of Work: Custom Home 2014

Size of Project: \$500,000

Boettcher Home & Workshop, Henderson County

Client: Boettcher

Personnel: Terry A. Baker, Stephanie Gash, Jamey Gash

Scope of Work: New Shop built in 2013 – Full Home Remodel in 2014

Size of Project: \$725,000 Home Remodel and \$140,000 New Shop

Malnate Home, Henderson County

Client: Malnate

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Full Scale Remodel with Added Second Story 2015

Size of Project: \$420,000

Colson Home, Transylvania County

Client: Colson

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2016

Size of Project: \$480,000

Taschek Home, Buncombe County

Client: Taschek

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home with Unique Rental Level Above in Downtown Asheville 2016

Size of Project: \$ 450,000

Warnes Home, Henderson County

Client: Warnes

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2016

Size of Project: \$ 680,000

Huskey Home, Buncombe County

Client: Huskey

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2016

Size of Project: \$ 850,000

Cudworth Home, Henderson County

Client: Cudworth

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2017

Size of Project: \$ 550,000

Silvania Home, Buncombe County

Client: Silvania

Personnel: Terry A. Baker, Stephanie Gash

Scope of Work: Custom Home 2017

Size of Project: \$ 780,000

Virbickis Home, Henderson County

Client: Virbickis

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2017

Size of Project: \$ 650,000

Ponzio Home, Henderson County

Client: Ponzio

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2018

Size of Project: \$ 650,000

Steinbeck Home, Henderson County

Client: Steinbeck

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2018

Size of Project: \$ 750,000

Loney Home, Henderson County

Client: Loney

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2018

Size of Project: \$ 720,000

Cummings Cove Golf Course New Pro Shop, Henderson County

Cummings Cove Clubhouse Remodel, Henderson County

Client: Cummings Cove

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: New Pro Shop and Full Scale Clubhouse Remodel 2019

Size of Project: \$250,000 Each Project

Miller/Gasperson Home, Henderson County

Client: Miller/Gasperson

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2019

Size of Project: \$ 765,000

Reeder Home, Henderson County

Client: Reeder

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2019

Size of Project: \$ 650,000

Walmsley Home, Henderson County

Client: Walmsley

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2019

Size of Project: \$ 550,000

State Farm Office, Henderson County

Client: Wilson

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Commercial Office in Fletcher 2020

Size of Project: \$ 300,000

Leach Home, Henderson County

Client: Leach/Hern

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2020

Size of Project: \$ 765,000

Ellis Home, Henderson County

Client: Ellis

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2022

Size of Project: \$ 700,000

Callaway Home and Shop, Henderson County

Client: Callaway

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home and Large Workshop 2022

Size of Project: \$ 800,000 home and \$ 350,000 shop

Wilson Home, Henderson County

Client: Wilson

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2023

Size of Project: \$ 750,000

Golf View Townhomes, Henderson County

Client: Golf View, Cummings Cove

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: 10 Units in 4 Buildings 2022-2024

Size of Project: \$ 5,000,000

Barber Home, Henderson County

Client: Barber

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2022

Size of Project: \$ 700,000

Moore Home, Henderson County

Client: Moore

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home 2023

Size of Project: \$ 825,000

Ridgley Home Remodel and New Construction Shop, Henderson County

Client: Ridgley

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker

Scope of Work: Custom Home and Detached Shop 2023

Size of Project: \$ 880,000

Behounek Home, Henderson County

Client: Behounek

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker, Jamey Gash

Scope of Work: Custom Home 2021-2024

Size of Project: \$ 8,200,000

Carter Home, Henderson County

Client: Carter

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker, Jamey Gash

Scope of Work: Custom Home 2024-2025

Size of Project: \$ 1,450,000

Blackwell/Rossetti Home, Henderson County

Client: Blackwell/Rossetti

Personnel: Terry A. Baker, Stephanie Gash, Dillon Baker, Jamey Gash

Scope of Work: Custom Home 2024-2025

Size of Project: \$ 1,300,000

Personnel and Experience

Terry A. Baker

Founder & President

Terry obtained his NC General Contractor's License and began building in 1983. He later graduated with his Associate Degree in Civil Engineering in 1985 and obtained a NC Professional Land Surveying License in 1988 and founded Associated Land Surveyors the same year. In 2005, he applied for and passed the exam and became a licensed surveyor in Tennessee. Later, obtained his SC Builder's License. He is a valuable resource of experience and knowledge as he has been building and surveying in Western North Carolina for over 40 years. He has had experience with multiple counties zoning boards, inspections departments, city councils, commissioners, steep slope ordinances, ridge laws, and high elevation overlay districts.

Stephanie Baker Gash

stephanie@csdb.builders

Stephanie, Terry's daughter, spent her summers working for the family businesses by helping around the office, drafting maps for the surveying company, and following Terry around to learn as much as she could. She loved working with family and the construction/real estate industries and joined CSDB, Inc. full time after earning her degree from UNC-Chapel Hill in 2008. In 2009, she received her NC Real Estate License. With more field experience, she continued learning and finished her Master of Construction Management degree from Western Carolina University in 2022 and was licensed in NC as a General Contractor in 2023.

Jamey Gash

jamey@csdb.builders

Jamey, Stephanie's husband, has been with CSDB, Inc. part-time since 2009. His background started in grading with our grading contractor and was a licensed General Contractor in NC in 2006. He now works with CSDB full-time since 2023 managing projects and subcontractors.

Dillon Baker

dillon@csdb.builders

Dillon spent his childhood working with Terry in the family business and is extremely knowledgeable about building construction. He has been working

with the family since 2011. He is a full-time firefighter but dedicates his days off to helping CSDB, Inc. build homes. He is an integral part of CSDB, Inc. helping to ensure the jobsites are managed daily.

Nicole O'Shields

nicole@csdb.builders

Nicole started with CSDB, Inc. in 2020 and has quickly become a client's right hand in selections and managing details of their homes. She is meticulous at managing information and helping client's realize their potential in making small and large decisions along the process of building their dream home. She is a client coach and keeps us all moving forward in our projects.

Jessie Callaway

Joined our team in 2024, manages appointments, client communications, and all input for scheduling and details for our management software, CoConstruct.

Field Crews:

Mark Davis and John Gilbert

Eric Borgerson and Jimmy Gash

Client References

Fred & Katherine West

Phone: 828.768.5935 Fred

Bill & Toni Hoffer

Phone: 864.419.2665 Toni

Tom & Robin Virbickis

Phone: 443.642.0996 Robin

Dan & Deb Moore

Phone: 907-230-8039

Bob & Jean Pettigrew

Phone: 631-456-3275

Business References

Cason Builders Supply

828.692.5716

203 W King Street, East Flat Rock, NC 28726

GBS Builders Supply

828.697-2471

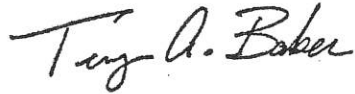
507 Duncan Hill Road, Hendersonville, NC 28792

United Community Bank, Gwenn Lanning/Fair Waggoneer

828-698-5684

2520 Chimney Rock Road, Hendersonville, NC 28792

I, Terry A. Baker, as the representative of Construction Specialties & Design Builders, Inc., have reviewed the above information and certify it to be accurate to the best of my knowledge.



Terry A. Baker, President
Associated Land Surveyors & Planners, PC
Construction Specialties & Design Builders, Inc.

I, Stephanie B. Gash, as the representative of Construction Specialties & Design Builders, Inc., have reviewed the above information and certify it to be accurate to the best of my knowledge.



Stephanie B. Gash, Vice President
Construction Specialties & Design Builders, Inc.

Terry A. Baker and Stephanie B. Gash are the only designated representatives for Construction Specialties & Design Builders, Inc. as it pertains to contracts, agreements, or binding documents of any kind.



ASSOLAN-01

NBISHOFF

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cayah Insurance Group, Inc. PO Box 607 Highlands, NC 28741		CONTACT NAME: PHONE (A/C, No, Ext): (828) 526-3713 FAX (A/C, No): (828) 526-3689 E-MAIL ADDRESS:		
INSURED Associated Land Surveyors & Planners PC & Construction Specialties Design Builders PO Box 578 Horse Shoe, NC 28742		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Owners Insurance Company		32700
		INSURER B: Auto Owners Ins Co		18988
		INSURER C: Builders Mutual Ins Co		10844
		INSURER D:		
		INSURER E:		
INSURER F:				

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

SR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
1	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:			35087137	7/7/2025	7/7/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Hired/Non-Owned \$ 1,000,000
	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			4808713700	12/9/2024	12/9/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
3	☒ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			4808713702	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ \$
4	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N ☒ N/A If yes, describe under DESCRIPTION OF OPERATIONS below			WCP106283424	7/7/2025	7/7/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Town of Lake Lure
658 Memorial Highway
Lake Lure, NC 28746

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

86 of 168

2026

67328

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Construction Specialties & Design Builders, Inc.

Etowah, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building

until

December 31, 2026

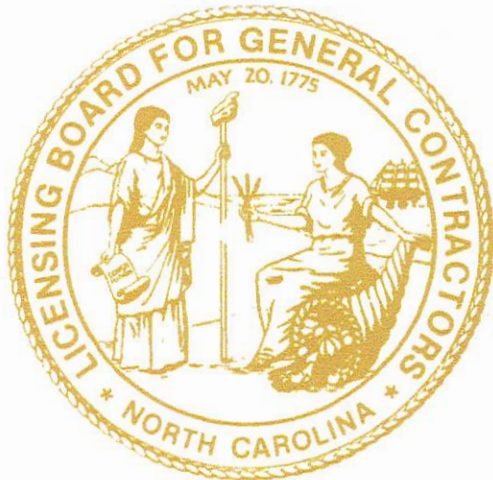
when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2026

This certificate may not be altered.



Chairman

Secretary-Treasurer



**Custom Docks
& Repair**

foothillsdock.com or 828-612-9978

Please accept the enclosed:

Town Of Lake Lure, North Carolina

Request for Proposal
Lake Lure Boardwalk and Marina Project



Foothills Dock & Shoreline LLC

7923 Houston Ave | Hickory, NC 28602

828-612-9978 | tommy@foothillsdock.com | www.foothillsdock.com

RECIPIENT:

Town Of Lake Lure

658 memorial Highway
lake Lure, NC 28746

Quote #316

Sent on

Total

\$2,214,116.99

Product/Service	Description	Qty.	Unit Price	Total
Wahoo Aluminum Dock	Header Wall Dock (1) 8' x 916' ALHD Header Dock (31) Pile Slides External (1026+/-) LF of Vinyl P Bumper Black (58) Angle connections (1832) LF 2 Line Rail, with Toe Rail on both sides of the header wall Includes 180 Solar LED lights installed.	1	\$626,610.00	\$626,610.00*
Wahoo Aluminum Dock	A Dock (1) 5' x 138' ALHD Main Walkway (1) 4' x 20' Cat5 AIF (12) 3' x 20' Cat5 Finger Piers (48 +/-) 8" Nylon Black Mooring Cleats (756+/-) LF of Vinyl P Bumper Black (24) Mainframe Corner Bumpers (2) 4' x 4' Corner Walks (6) Pile Slides	1	\$129,749.00	\$129,749.00*
Wahoo Aluminum Dock	B Dock (1) 5' x 161' ALHD Main Walkway (1) 4' x 20' Cat5 BIF (14) 3' x 20' Cat5 Finger Piers (56 +/-) 8" Nylon Black Mooring Cleats (882+/-) LF of Vinyl P Bumper Black (28) Mainframe Corner Bumpers (2) 4' x 4' Corner Walks (8) Pile Slides	1	\$152,133.00	\$152,133.00*
Wahoo Aluminum Dock	C Dock (1) 5' x 184' ALHD Main Walkway (1) 4' x 20' Cat5 CIF (16) 3' x 20' Cat5 Finger Piers (64 +/-) 8" Nylon Black Mooring Cleats (1008 +/-) LF of Vinyl P Bumper Black (32) Mainframe Corner Bumpers (2) 4' x 4' Corner Walks (8) Pile Slides	1	\$172,136.00	\$172,136.00*
Wahoo Aluminum Dock	D Dock (1) 5' x 253' ALHD Main Walkway (1) 4' x 20' Cat5 DIF (22) 3' x 20' Cat5 Finger Piers (88 +/-) 8" Nylon Black Mooring Cleats (1386+/-) LF of Vinyl P Bumper Black (44) Mainframe Corner Bumpers (2) 4' x 4' Corner Walks (12) Pile Slides	1	\$229,453.00	\$229,453.00*



Foothills Dock & Shoreline LLC

7923 Houston Ave | Hickory, NC 28602
828-612-9978 | tommy@foothillsdock.com | www.foothillsdock.com

Product/Service	Description	Qty.	Unit Price	Total
Wahoo Aluminum Dock	E Dock (1) 5' x 184' ALHD Main Walkway (1) 4' x 20' Cat5 EIF (16) 3' x 20' Cat5 Finger Piers (64 +/-) 8" Nylon Black Mooring Cleats (1008+/-) LF of Vinyl P Bumper Black (32) Mainframe Corner Bumpers (2) 4' x 4' Corner Walks (8) Pile Slides	1	\$171,117.00	\$171,117.00*
Wahoo Aluminum Dock	F Dock (1) 5' x 161' ALHD Main Walkway (1) 4' x 20' Cat5 FIF (14) 3' x 20' Cat5 Finger Piers (56 +/-) 8" Nylon Black Mooring Cleats (882+/-) LF of Vinyl P Bumper Black (28) Mainframe Corner Bumpers (2) 4' x 4' Corner Walks (8) Pile Slides	1	\$151,113.00	\$151,113.00*
Wahoo Aluminum Dock	G Dock (1) 5' x 138' ALHD Main Walkway (1) 4' x 20' Cat5 GIF (12) 3' x 20' Cat5 Finger Piers (48 +/-) 8" Nylon Black Mooring Cleats (756+/-) LF of Vinyl P Bumper Black (24) Mainframe Corner Bumpers (2) 4' x 4' Corner Walks (8) Pile Slides	1	\$132,963.00	\$132,963.00*
Wahoo Aluminum Dock	H Dock (1) 5' x 138' ALHD Main Walkway (1) 4' x 20' Cat5 HIF (6) 3' x 20' Cat5 Finger Piers (24 +/-) 8" Nylon Black Mooring Cleats (516+/-) LF of Vinyl P Bumper Black (12) Mainframe Corner Bumpers (2) 4' x 4' Corner Walks (3) Pile Slides	1	\$95,719.99	\$95,719.99*
Wahoo Aluminum Dock	Gangways (2) 76" OD x 30' Gangways, Non ADA	1	\$40,722.00	\$40,722.00*
Miscellaneous	(16) Fire House Alarm and Emergency Signaling Device (19198.00) (30)20A Hatteras Light Power Pedestal(22,580.00) Wiring to meet manufactures specs and NC Code(105060.00) All wires to be ran within the dock system, not visible. Includes new electrical service box.	1	\$146,838.00	\$146,838.00
Miscellaneous	Fire Suppression per RFP Comply with 2018 NC Fire Code NFPA 14 The pipe with be located inside the dock system under the decking.	1	\$136,763.00	\$136,763.00



Foothills Dock & Shoreline LLC

7923 Houston Ave | Hickory, NC 28602

828-612-9978 | tommy@foothillsdock.com | www.foothillsdock.com

Product/Service	Description	Qty.	Unit Price	Total
Permits	Rutherford County permits (9800.00) NC Engineered stamped drawing on floating docks. (\$14,500.00) Survey of project dock area for design (4500.00)	1	\$28,800.00	\$28,800.00*

* Non-taxable

Total **\$2,214,116.99**

Payment Schedule

50.00% Payment 1	\$1,107,058.50
10.00% Upon Last delivery from Wahoo	\$221,411.70
5.00% installation of Curved walkway	\$110,705.85
5.00% upon Completion of Fire suppressions	\$110,705.85
5.00% upon Completion of rough in wiring	\$110,705.85
5.00% Sections A,B & C	\$110,705.85
5.00% Sections D & E	\$110,705.85
5.00% sections F, G & H	\$110,705.85
10.00% Final payment due upon completion	\$221,411.69

This quote is valid for the next 30 days, after which values may be subject to change.

Includes Pressure washing of all docks.

All pile slides and corner walks include 30' 3" sch 40 pipe driven into lake bed, final height to be determined.

All prices include shipping to Lake Lure

In the absents of section B-4-ii of the RFP provide by Town of Lake Lure, "Engineered design to be provided by Owner, Town of Lake Lure". Price and design is based of the provide drawing clearly marked "No Engineering has been done for floating dock". It is the responsibility of the purchaser to confirm the specs and drawings. Foothills Dock & Shoreline will obtain a survey of full pond to include a topo. Since one could not be obtained prior to 10/23/25 the dock configuration is based on the provided drawing by the Town of Lake Lure. Any change orders based off of this survey will be the responsibility of the buyer.

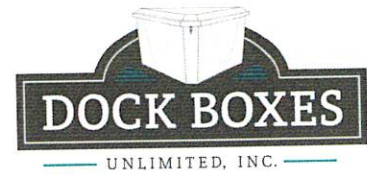
An adequate lay down area and workspace onsite must be provided & priority access to boat ramp. There may be times when one or both ramps will have to shut down to the public.

Wahoo will begin production of dock sections in Jan. 2026 and begin deliveries by Feb. 2026. Although some work can begin on dry land we can not begin the installation process until the projected dock locations are 3' deep of water. If for some reason this does not occur before May 1, 2026 or at anytime the water drops below that level we will not held held responsible for a Due date of 7/17/2026 and would not agree to any late fees.

All specs of the above quote to be confirmed by the Town of Lake Lure!

Please see include documents.

Hatteras Light Power Pedestal - Specifications



Hatteras Light Power Pedestal



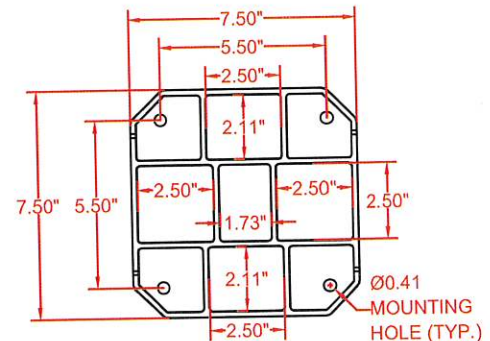
Dimensions

Height: 31.00" (787.40 mm)
Width: 7.50" (190.50 mm)
Depth: 7.50" (190.50 mm)

Approximate
Weight: 14 lbs. (6.4 kg)

UL FILE # E133781

Hatteras Light Base Diagram



General Specifications for Hatteras Light Pedestals

All Power Pedestals Must Meet the Following:

Part I. General:

1.1 General Requirements:

- Shall be tested and certified to be in compliance with ANSI/UL 231 entitled "power outlets."
- If a laboratory other than U.L. is used that laboratory must certify, in writing, that the power outlet has been tested and meets all of the requirements of ANSI/UL 231, **including 746C polymeric materials, and that the unit will pass the 94VO-5V flame test.**
- Shall be certified to meet all sections of NFPA 303 DTD "2011 Marinas and Boatyards."
- Shall meet 406.8 (B)(2)(a) of the national electric code NFPA 70, i.e. "A receptacle installed in a wet location shall be installed in a weatherproof enclosure, the integrity of which is not affected when the attachment plug cap is inserted."

Part II. Products:

2.1 Acceptable Manufacturers - Power Pedestal / Distribution Equipment:

- Dock Boxes Unlimited, Inc.
www.dockboxes.com
Toll Free: 1-800-559-4269

2.2 Power Pedestal - General Specification

- Main Housing:
 - The housing shall be constructed of 1/4" thick injection molded heavy resin material and shall be coated with a UV-resistant water based acrylic polymer. It shall be UL listed as a type 3R weatherproof enclosure.
 - The pedestal shall be provided with a heavy resin base mounting plate. The base mounting plate shall allow all mounting connections be made within the main housing of the pedestal.

B. Lighting Assembly / Housing:

- a. The lighting top housing shall be constructed of 1/8" thick injection molded heavy resin material and shall be coated with a UV-resistant water based acrylic polymer. It shall be UL listed as a type 3R weatherproof enclosure.
- b. STANDARD - Each pedestal shall be equipped with a non-metered light. The lighting assembly shall include one LED light, that is controlled by an electromechanical photocell and protected by a 20 amp, single pole breaker.
- c. OPTION - Each pedestal shall be equipped with a non-metered CFL light, that is controlled by an electromechanical photocell and protected by a 20 amp, single pole breaker.

C. Wiring:

- a. The power pedestal shall be completely pre-wired at the factory to the load side of the compression lug assembly.
- b. All load copper wiring shall be of high stranding and tin plated to resist corrosion.
- c. The maximum size of the line wiring shall be # 2/0 AWG direct feed or #1 loop feed.

D. Loop Feed Bus Bar System:

- a. STANDARD - 140 Amp Bus Bar - The bus system shall be a 1/4" - silicon-bronze stud with a silicon-bronze Belleville type washer. The 1/4" - silicon-bronze hex-nut shall be torqued to 75 inch-pounds with a maximum amperage of 140 amps.
- b. OPTION - Single and double barrel mechanical bus bars - rated for copper or aluminum - are also available in sizes ranging from #8 to #2/0 AWG.

E. Grounding:

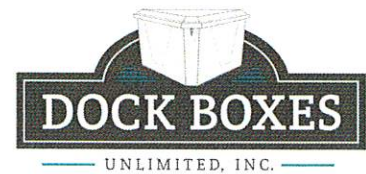
- a. All exposed metallic parts must have an integral ground that is a part of the equipment grounding system.

F. Receptacles:

- a. OPTION- Receptacles may remounted behind hinged, self closing polyvinyl gasketed cover
- b. All receptacles under 60 amps shall be of the corrosion resistant type conforming to NEMA L-5 and/or NEMA L-6 requirements and are rated for marine use.
- c. 20 Amp, 110 Volt, straight blade receptacles shall be GFI protected.
- d. 20 Amp, 125 Volt, twist-lock receptacles shall be 2 pole, 3 wire (NEMA L5-20).
- e. 30 Amp, 125 Volt, twist-lock receptacles shall be 2 pole, 3 wire (NEMA L5-30).
- f. 50 Amp, 125 Volt, twist-lock receptacles shall be 2 pole, 3 wire (NEMA SS-1).
- g. 50 Amp, 125/250 Volt, twist-lock receptacles shall be 3 pole, 4 wire (NEMA SS-2).

G. Circuit Breakers:

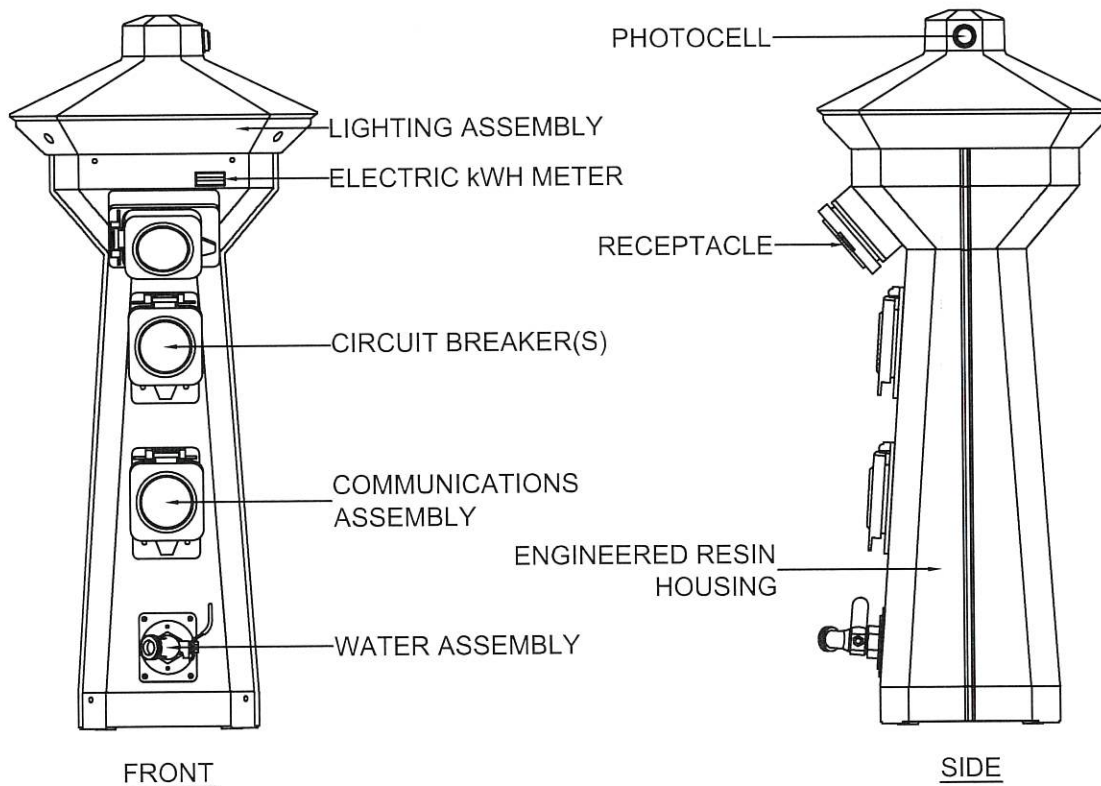
- a. All breakers for receptacles shall be of the thermal magnetic type, 10,000 A.I.C., and shall be UL listed.
- b. Circuit breakers shall be located under lockable, weatherproof door cover.
- c. Circuit breakers for the 20 Amp, 110 Volt, straight blade receptacles and the 20 Amp, 125 Volt, twist-lock receptacles shall be single pole, 20 Amp.



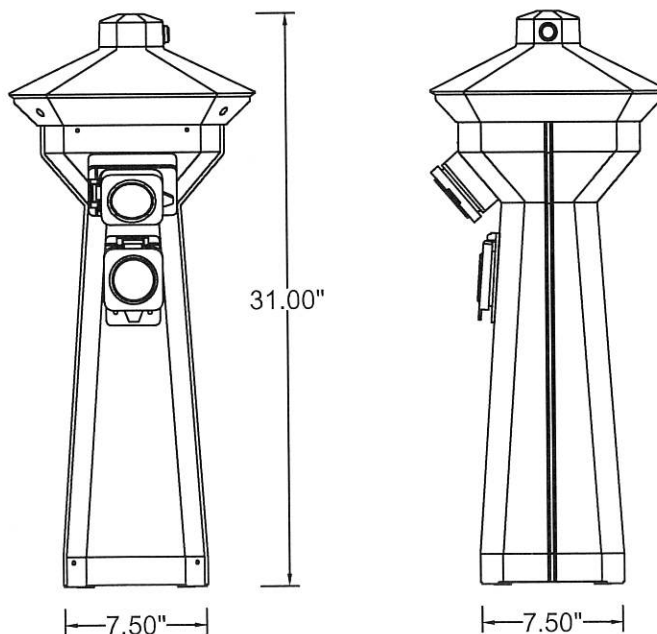
- d. Circuit Breakers for the 30 Amp, 125 Volt, twist-lock receptacles shall be single pole, 30 Amp.
 - e. Circuit Breakers for the 50 Amp, 125 Volt, twist-lock receptacles shall be single pole, 50 Amp.
 - f. Circuit breakers for the 50 Amp, 125/250 Volt, twist-lock receptacles shall be two pole, 50 Amp.
- H. Metering (Optional):
- a. 120 Amp Meter - The pedestals shall be equipped with fully electronic meters that display the kilowatts used at each slip on a non-resettable digital counter that is protected from the weather. The accuracy of the meters must be certified by the manufacturer to have a 120 ampere rating and no more than a 2% error when tested in accordance with ANSI.-C12.1.(California requires 1%).
- I. Communications (Optional):
- a. Each pedestal may be equipped with outlets for each slip. Each outlet shall contain a combination of RJ45 (internet) receptacles, RJ11 (telephone) receptacles, or male coax (cable TV) connectors under an injection-molded heavy resin, weather protective cover.
 - b. Each communication assembly shall include an internal isolation box for the separation of high and low voltage equipment.
- J. Water:
- a. Each pedestal shall be equipped with one or two 3/4" ball valves with each having a single 3/4" female NPT fitting.
- K. Power Pedestals for A.D.A. Slips (Designated as Handicap Accessible):
- a. Power pedestals installed on designated handicap accessible slips shall comply with the guidelines of the Americans With Disabilities Act of 1990.

(END OF SECTION - SEE SPECS BELOW)

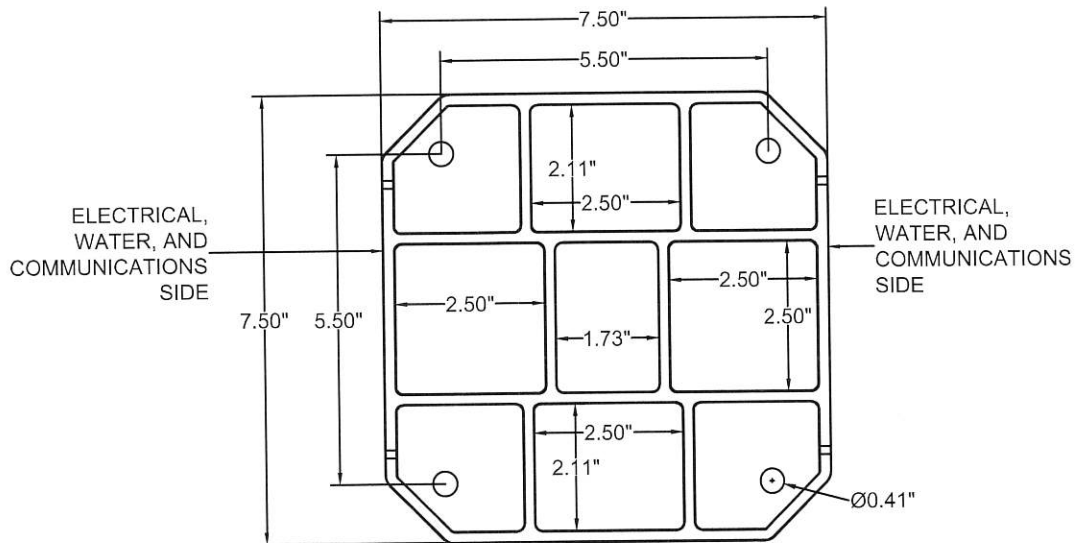
Product Features (cont.)



Dimensions



Base Dimensions



Wiring Diagram - Stud Lug Bus Bar

Wire Colors Per NEC

Line 1	L1	Black
Neutral	N	White
Line 2	L2	Red
Line 3	L3	Blue
Ground	G	Green

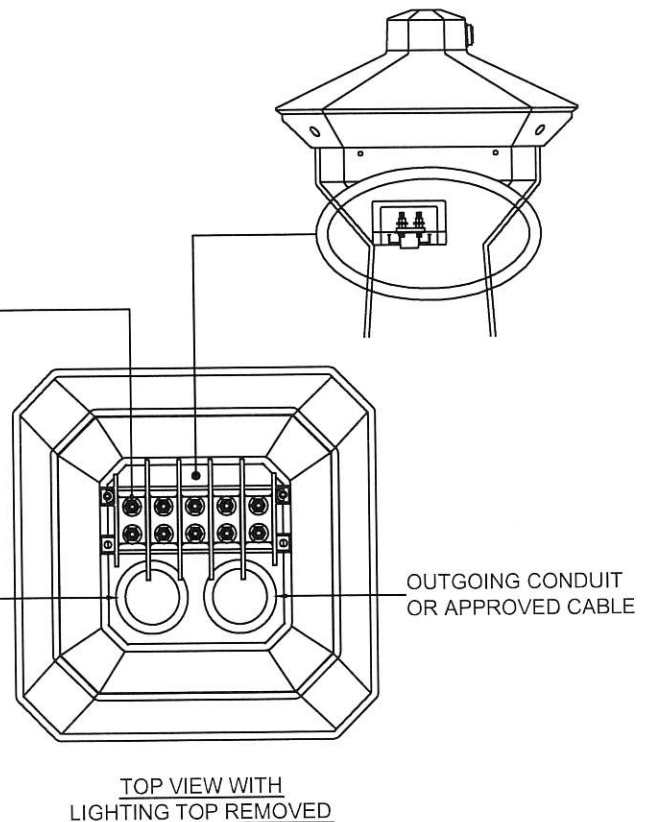


Compression Terminals (Not Included)

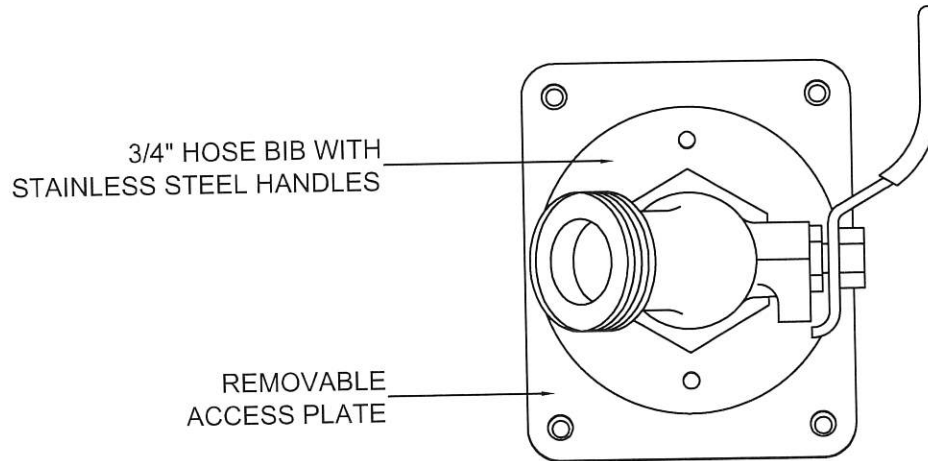
Contractor needs to terminals to line wires and place on provided stud lug connector. Max width of compression lug to be X

BUS BAR WITH STUD LUG
COMPRESSION TERMINAL
TORQUE BRONZE NUT
TO 100 IN. LBS.

INCOMING CONDUIT
OR APPROVED CABLE



Water Assembly

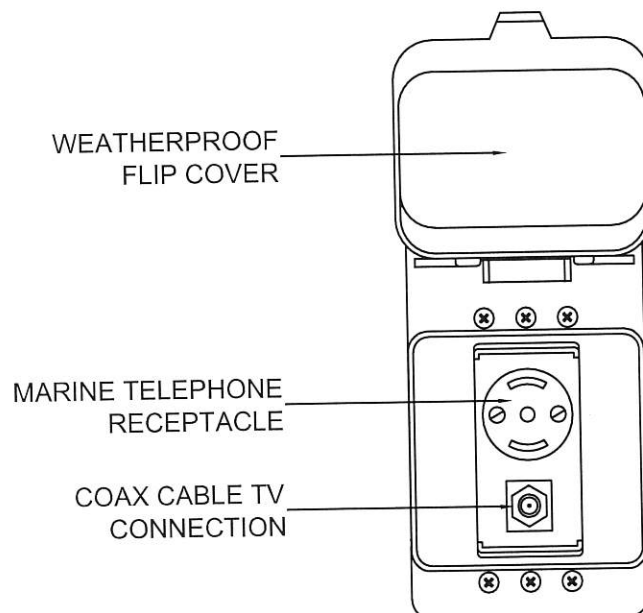


Communications

COMMUNICATION ASSEMBLIES
INCLUDE ISOLATION BOXES
FOR INTERNAL CONNECTIONS

CONNECTIONS AVAILABLE:

- MARINE TWIST-LOCK
TELEPHONE
- RJ-12 CAT3 TELEPHONE
JACK (HOUSEHOLD
PHONE)
- RJ-45 CAT5 HIGH-SPEED
INTERNET JACK
- COAX CABLE TV FCF
FEMALE CONNECTION
- OTHER CONNECTIONS
AVAILABLE UPON
REQUEST



Firehouse Alarm and Emergency Signaling Device - Specifications



Firehouse



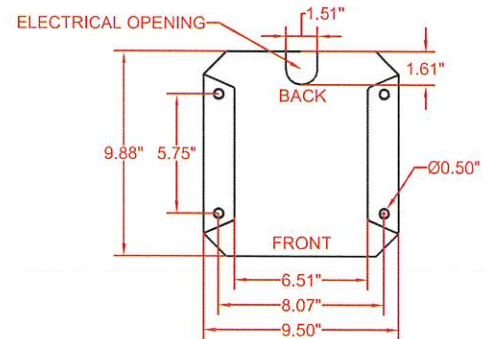
Dimensions

Height: 44.00" (1117.60 mm)
Width: 9.500" (241.30 mm)
Depth: 9.875" (250.83 mm)

Approximate
Weight: 20-26 lbs. (9.1-11.8 kg)

UL FILE # S24715

Firehouse Base Diagram



General Specifications for Firehouse Alarm & Emergency Signaling Device

All Power Pedestals Must Meet the Following:

Part I. General:

1.1 General Requirements:

- A. Shall be tested and certified to be in compliance with with UL2017 entitled "alarm and emergency signaling equipment."
- B. If a laboratory other than U.L. is used that laboratory must certify, in writing, that the alarm and emergency signaling equipment has been tested and meets all of the requirements of ANSI/UL 2017.
- C. Shall be certified to meet all sections of NFPA 303 DTD "2011 Marinas and Boatyards."
- D. Shall have the capability to house either a 10 lb. or 20 lb. A, B, and C fire extinguisher.
- E. Shall have downward, indirect illumination indicating the device is functioning properly.

Part II. Products:

2.1 Acceptable Manufacturers - Type SM (Self Monitoring) Emergency Signaling Device:

- A. Dock Boxes Unlimited, Inc.
Irving, TX 75038
Toll Free: 1-800-559-4269

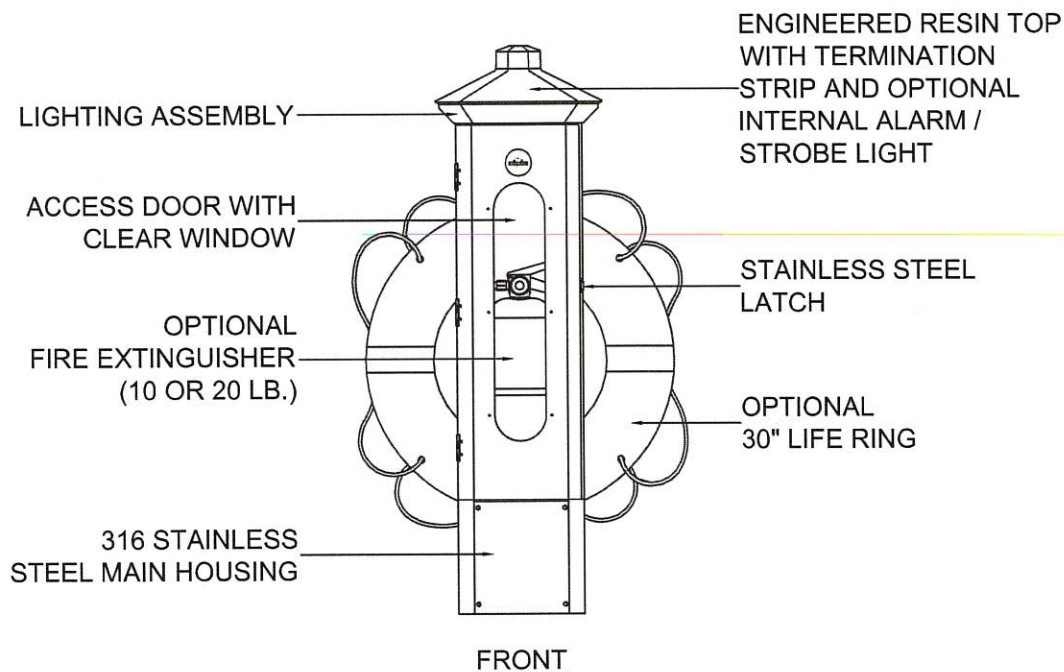
2.2 Type SM (Self Monitoring) Emergency Signaling Device - General Specification

- A. Main Housing:
 - a. The housing shall be constructed of 20 gauge, 316L low carbon stainless steel and shall be coated with UV-resistant polyester resin over a powder coating. It shall be UL listed as a type 3R weatherproof enclosure.
 - b. The housing shall have the capability to house a 10 lb. or 20 lb. A, B, and C fire extinguisher.

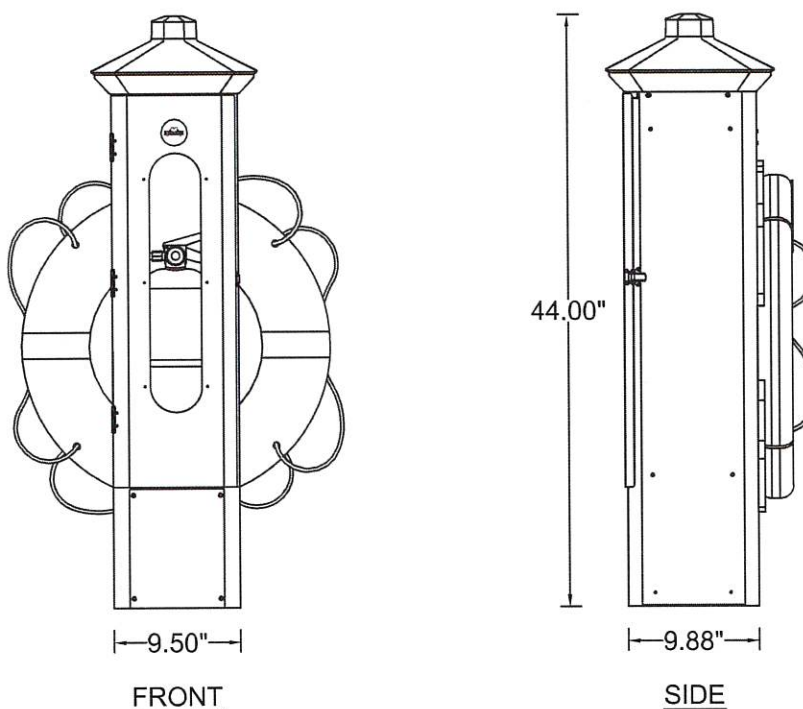
- B. Access Door:
 - a. The access door shall be hinged with a stainless steel latch.
 - b. The door shall have a clear access window made of engineered resin.
 - c. Access to the fire extinguisher shall not require breakage of any part of the unit.
- C. Lighting Assembly / Housing:
 - a. The lighting top housing shall be constructed of 1/8" thick injection molded heavy resin material and shall be coated with a water based acrylic polymer. It shall be UL listed as a type 3R weatherproof enclosure.
 - b. STANDARD - Each pedestal shall be equipped with a non-metered light. The lighting assembly shall include one LED compact fluorescent light, that is protected by a 0.5 amp, in-line fuse.
 - c. OPTION - Each pedestal shall be equipped with a non-metered LED light, that is protected by a 0.5 amp, in-line fuse. 14-watt light
- D. Wiring:
 - a. The alarm and emergency signaling device shall be completely pre-wired at the factory to the load side of the terminal strip.
 - b. All load copper wiring shall be of high stranding and tin plated to resist corrosion.
 - c. The maximum size of the line wiring shall be #6 AWG.
- E. Alarm System - Visual High-Intensity Strobe:
 - a. The audible alarm system shall have an output of 68 dBA, and a strobe light shall simultaneously activate to indicate the removal of the life ring and / or fire extinguisher.
- F. Grounding:
 - a. All exposed metallic parts must have an integral ground that is a part of the equipment grounding system.
- G. Fire Extinguisher (Optional):
 - a. Each cabinet shall be equipped with a 10 lb. or 20 lb. ABC fire extinguisher.
- H. Life Ring (Optional):
 - a. Each cabinet shall be equipped with a 30" life ring and provisions to sound an alarm system when the life ring is removed.

(END OF SECTION)

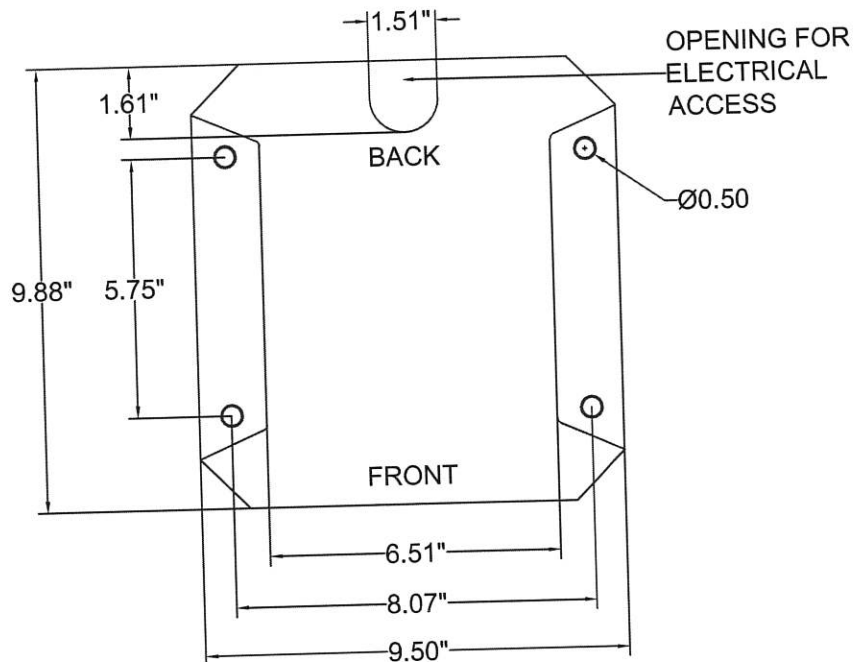
Product Features



Dimensions



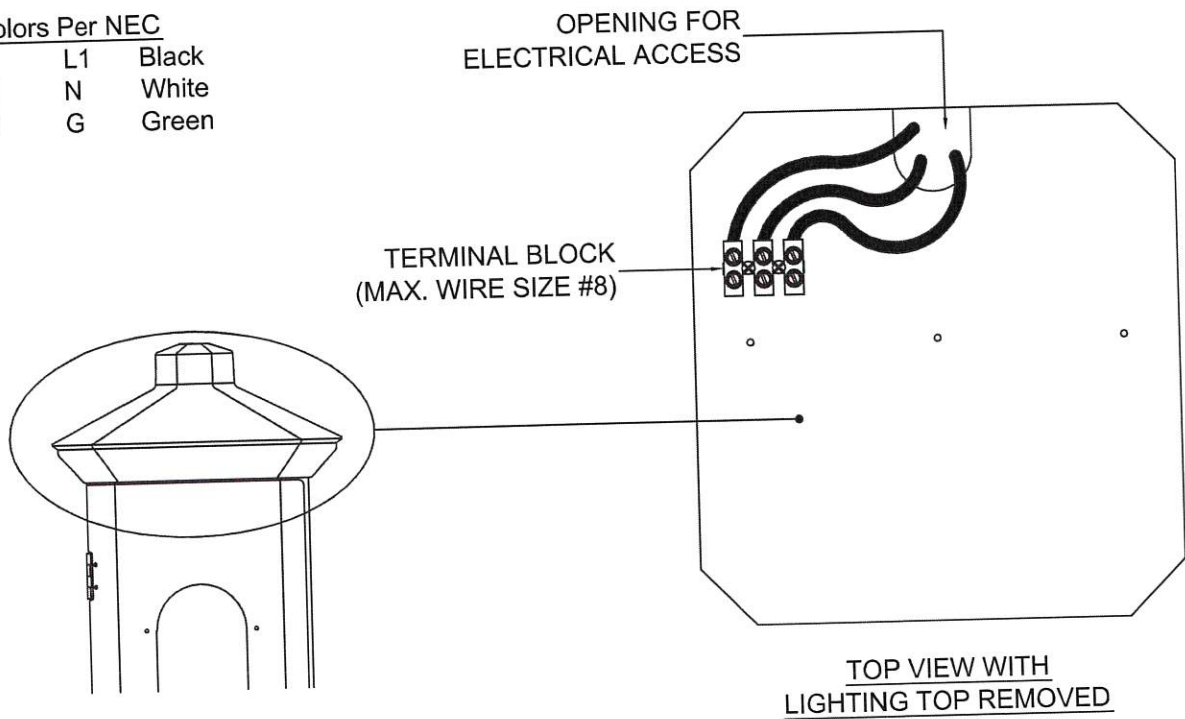
Base Dimensions



Wiring Diagram - Terminal Block

Wire Colors Per NEC

Line 1	L1	Black
Neutral	N	White
Ground	G	Green



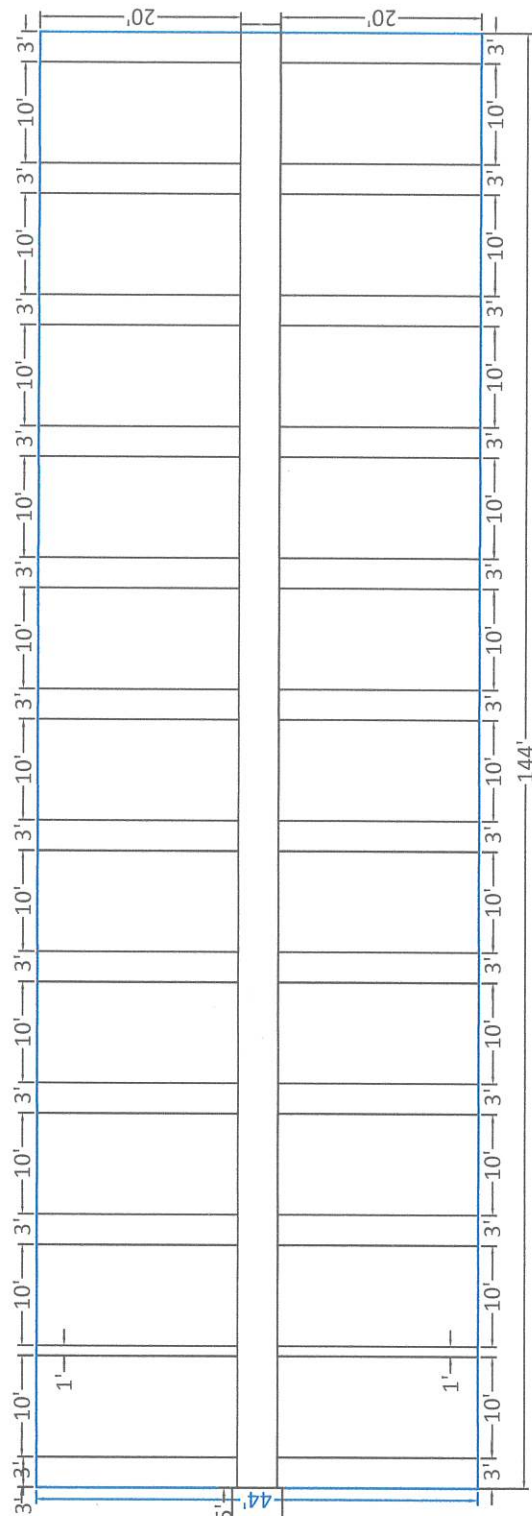


Custom Docks & Repair

foothillsdock.com or 828-612-9978

The attached is proof of Prior work. This job was
completed
In early summer 2025. Located on Lake James, site visit
and references upon request.

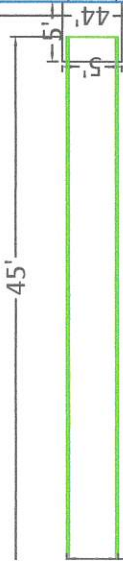
Foothills Dock & Shoreline LLC has be in business since
2019. Wahoo is the largest dock builder in the US and 5
out of the 6 years Foothills Dock & Shoreline has won
dealer of the year awards.



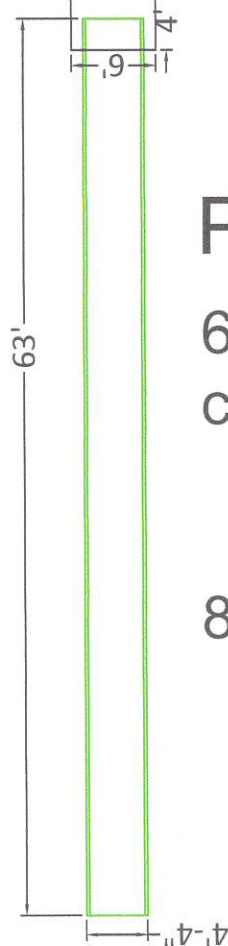
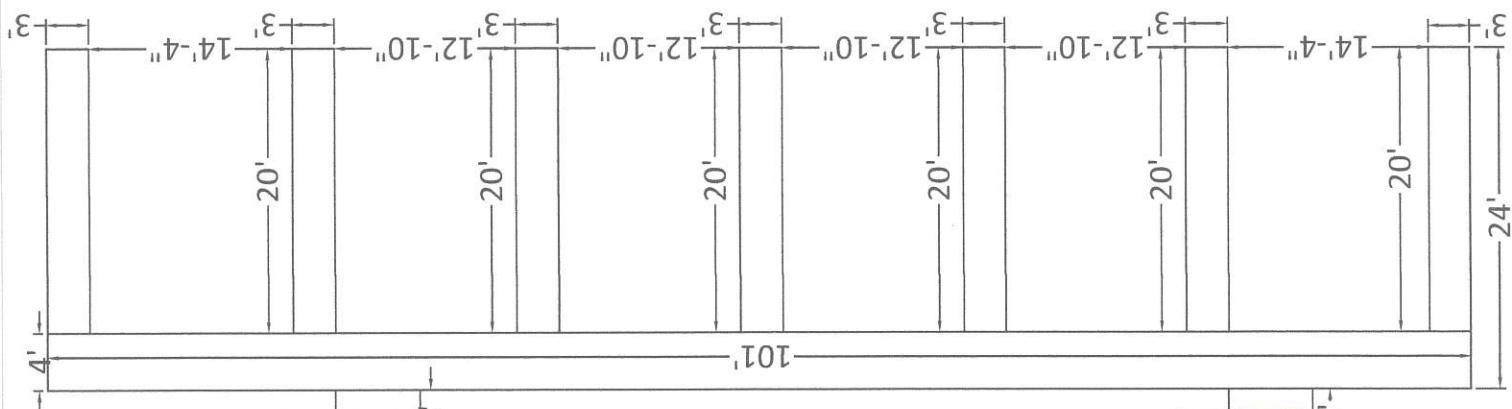
This dock is
Cover with a
Sable roof.

Shed 2

- 6 cleats per slip
- conduit cutouts
- 1 electrical line
- 8 pile hoops



8 pile hoops

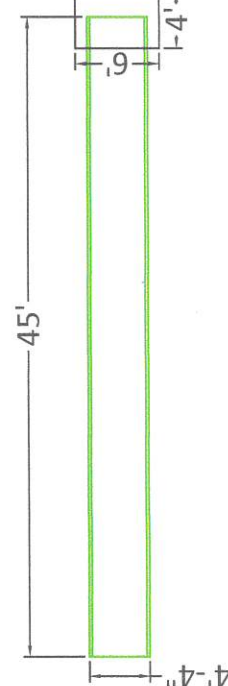


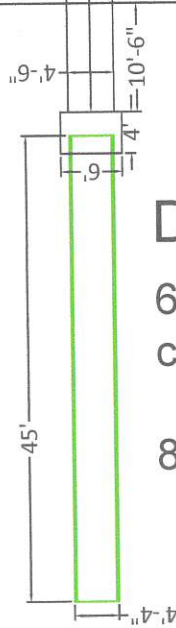
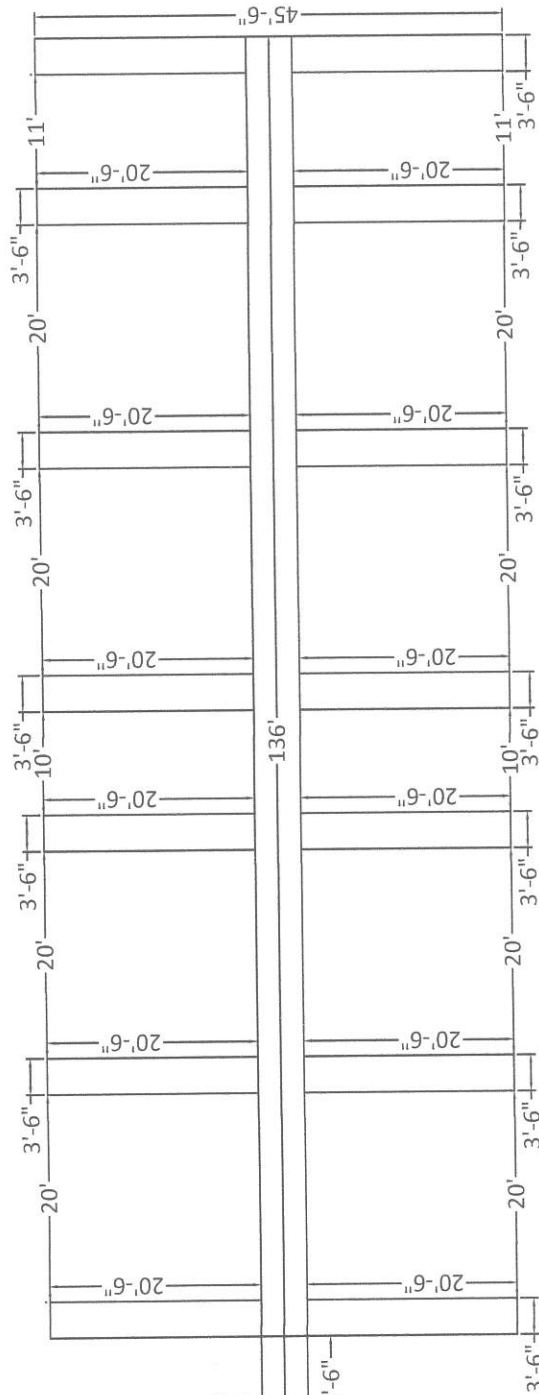
Private Dock H7-14

6 cleats per slip
conduit cutouts

- 1 electrical line
- 1 water line

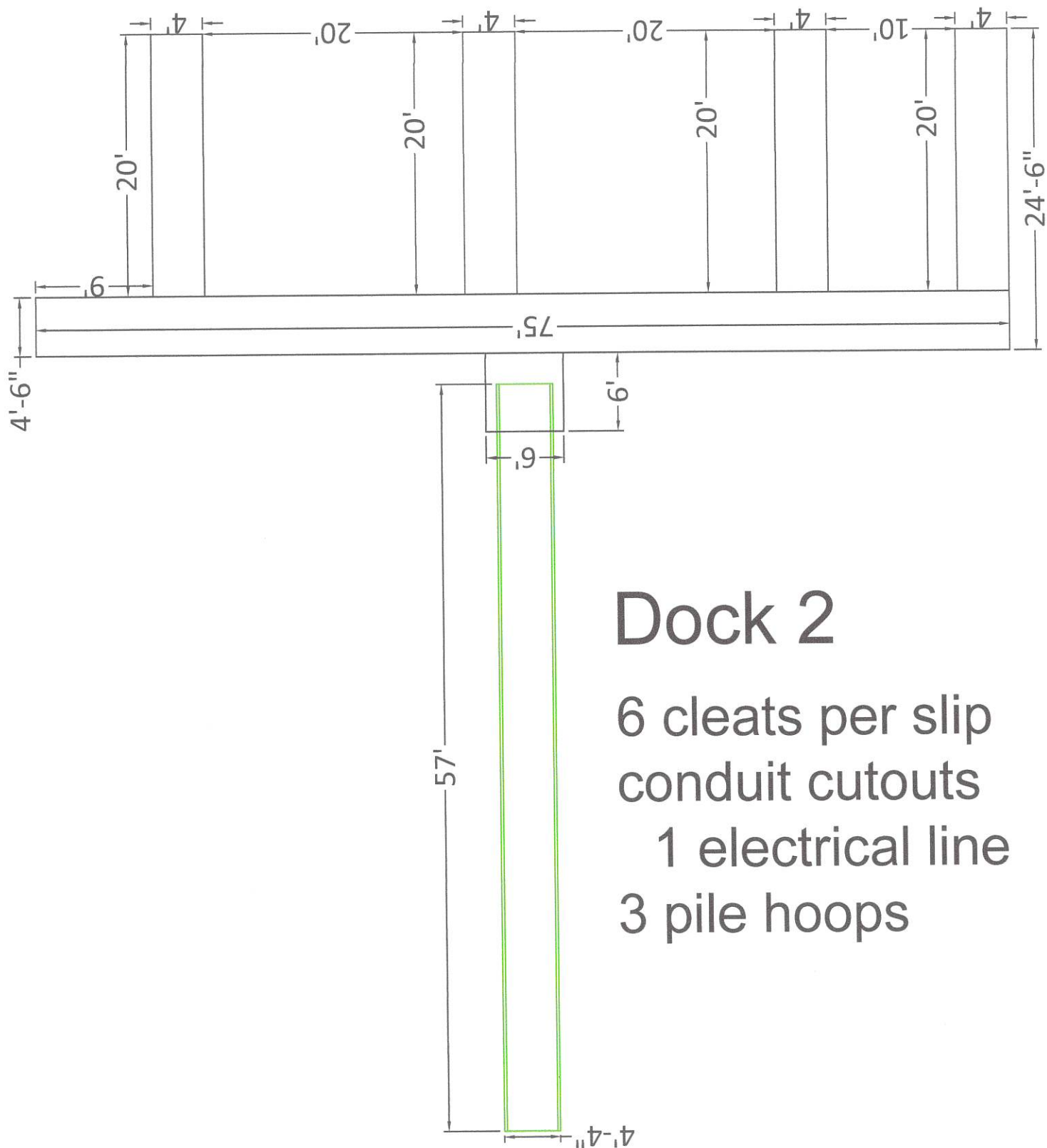
8 pile hoops





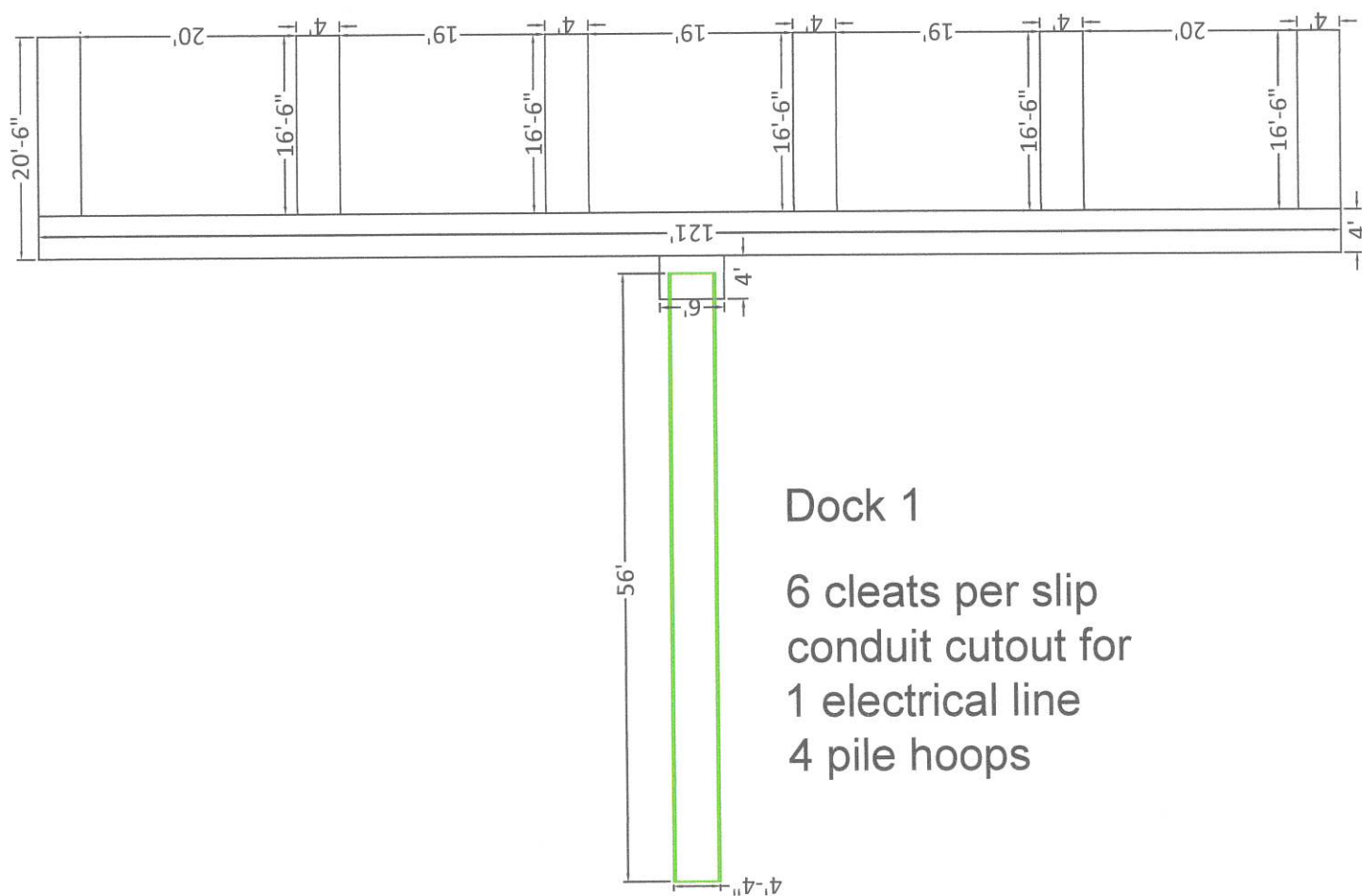
Dock 3

- 6 cleats per slip
- conduit cutouts
- 1 electrical line
- 8 pile hoops



Dock 2

6 cleats per slip
 conduit cutouts
 1 electrical line
 3 pile hoops



CERTIFICATE OF INSURANCE

This certifies that

- ☒ STATE FARM FIRE AND CASUALTY COMPANY, Bloomington, Illinois
- ☐ STATE FARM GENERAL INSURANCE COMPANY, Bloomington, Illinois
- ☐ STATE FARM FIRE AND CASUALTY COMPANY, Scarborough, Ontario
- ☐ STATE FARM FLORIDA INSURANCE COMPANY, Winter Haven, Florida
- ☐ STATE FARM LLOYDS, Dallas, Texas

insures the following policyholder for the coverages indicated below:

Policyholder Foothills Dock & Shoreline LLC Tommy Fraley

Address of policyholder 7923 Houston Rd Icard, NC 28666

Location of operations same

Description of operations Dock Building and Repair

The policies listed below have been issued to the policyholder for the policy periods shown. The insurance described in these policies is subject to all the terms exclusions, and conditions of those policies. The limits of liability shown may have been reduced by any paid claims.

POLICY NUMBER	TYPE OF INSURANCE	POLICY PERIOD		LIMITS OF LIABILITY (at beginning of policy period)
		Effective Date	Expiration Date	
93-GK-U148-8 F	Comprehensive Business Liability	12-21-24	12-21-25	BODILY INJURY AND PROPERTY DAMAGE
This insurance includes:		☒ Products - Completed Operations ☒ Contractual Liability ☐ Underground Hazard Coverage ☐ Personal Injury ☐ Advertising Injury ☐ Explosion Hazard Coverage ☐ Collapse Hazard Coverage ☐ ☐		Each Occurrence \$ 1,000,000 General Aggregate \$ 2,000,000 Products - Completed Operations Aggregate \$ 2,000,000
	EXCESS LIABILITY	POLICY PERIOD		BODILY INJURY AND PROPERTY DAMAGE
	☐ Umbrella ☐ Other	Effective Date	Expiration Date	(Combined Single Limit)
93-LY-4895-1 F	Workers' Compensation and Employers Liability	11-21-24	11-21-25	Part 1 STATUTORY Part 2 BODILY INJURY Each Accident \$ 1,000,000 Disease - Each Employee \$ 1,000,000 Disease - Policy Limit \$ 1,000,000
POLICY NUMBER	TYPE OF INSURANCE	POLICY PERIOD		LIMITS OF LIABILITY (at beginning of policy period)
		Effective Date	Expiration Date	
375 3350-F21-33	Comm. Auto	12-21-24	12-21-25	100 /300 /100

THE CERTIFICATE OF INSURANCE IS NOT A CONTRACT OF INSURANCE AND NEITHER AFFIRMATIVELY NOR NEGATIVELY AMENDS, EXTENDS OR ALTERS THE COVERAGE APPROVED BY ANY POLICY DESCRIBED HEREIN.

If any of the described policies are canceled before its expiration date, State Farm will try to mail a written notice to the certificate holder _____ days before cancellation. If however, we fail to mail such notice, no obligation or liability will be imposed on State Farm or its agents or representatives.

Name and Address of Certificate Holder

Town of Lake Lure
658 Memorial Hwy
Lake Lure, NC 28746

Signature of Authorized Representative

AGENT

10-23-25

Title

Date

Agent's Code Stamp

AFO Code F229

111 of 168

CERTIFICATE OF INSURANCE

This certifies that

- ☒ STATE FARM FIRE AND CASUALTY COMPANY, Bloomington, Illinois
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	☐ Underground Hazard Coverage			Products - Completed Operations Aggregate \$ 2,000,000
	☐ Personal Injury			
	☐ Advertising Injury			
	☐ Explosion Hazard Coverage			
	☐ Collapse Hazard Coverage			
	EXCESS LIABILITY	POLICY PERIOD		BODILY INJURY AND PROPERTY DAMAGE (Combined Single Limit)
	☐ Umbrella	Effective Date	Expiration Date	Each Occurrence \$
	☐ Other			Aggregate \$
93-LY-4895-1 F	Workers' Compensation and Employers Liability	11-21-24	11-21-25	Part 1 STATUTORY Part 2 BODILY INJURY
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Signature of Authorized Representative
AGENT

10-23-25

Title

Date

Agent's Code Stamp

AFO Code F229

112 of 168



Master Docks, Inc.
120 Crow Road
Inman, SC 29349

(864) 205-7898

Name	<u>Parks Recreation</u>	Dock Size	<u>0' x 0'</u>	Roof Size	<u> </u>	Pilings / Cable	<u>Pilings</u>
	<u>Dana Bradley</u>						
Address	<u>658 Memorial Highway,</u>	Number of slips	<u>208</u>	Roof Color	<u>N/A</u>	Decking material	<u>Aluminum</u>
	<u>Lake Lure</u>	Slip Size(s)	<u>20' x 20'</u>	Roof Material	<u>N/A</u>	Decking size	<u> </u>
Phone	<u>828-351-9219</u>	Dock frame material	<u>Aluminum</u>	Stationary pier	<u>N/A</u>	Decking Color	<u>Silverstone</u>
E-mail	<u>dbradley@townoflakelure.com</u>	Dock Color	<u>Aluminum</u>	Pier mount width	<u>N/A</u>	Boat lift #1	<u>N/A</u>
Lake	<u>Lure</u>	Wide side	<u>N/A</u>	Floating walkway	<u>6' x 30'</u>	Boat #1	<u>N/A</u>
Permit	<u>Required</u>	Roof structure material	<u>N/A</u>	Walkway Material	<u> </u>	Boatlift #2	<u>N/A</u>
Lake Mgt.	<u>Lure</u>	Roof legs	<u>N/A</u>	Walkway color	<u> </u>	Boat #2	<u>N/A</u>
Master Series	<u> </u>	Roof Type	<u>N/A</u>	Walkway anchor	<u>hinge</u>	PWC Lift	<u>N/A</u>

Description of work

Description of Work			
8x1000' boardwalk, solar lights, handrails		1	\$ 731,440
6x30 walkway with handrails	\$ 7,800	2	\$ 15,600
3x20 fingers with cleats	\$ 4,720	115	\$ 542,800
5x23 Main	\$ 8,740	59	\$ 515,660
Pilings and collars	\$ 1,200	59	\$ 70,800
Hatteras Light Pedestals	\$ 1,200	30	\$ 36,000
Fire Safety Towers	\$ 1,500	16	\$ 24,000
Dry Stand Pipes	\$ 4,500	8	\$ 36,000
Electrical		1	\$ 351,000
Engineering		1	\$ 25,000
Fire suppression		1	\$ 195,000
Installation and PM		1	\$ 334,000
Removal of existing		1	\$ 33,000
County Permits			\$ 14,096
			\$ -
	Total		\$ 2,924,396

Payment Terms:

Quote Good until:	<u>Saturday, November 1, 2025</u>	
Master Docks Inc.	<u>John DeShields</u>	<u>10/22/2025</u>
Parks Recreation	<u> </u>	<u> </u>
Price includes Taxes and Installation		
Warranties & disclaimer		

<https://www.masterdocks.com/warranties-and-terms/>

NC General Contracor Licence Number 104934

Master Docks, Inc. warrants any new dock, new walkway, new components, or new accessories manufactured by it against manufacturing defects in material, when properly maintained and under normal use and service for a period starting at the time of original purchase and extending for a duration defined for each type of dock system, according to the following list:

- Painted or galvanized Steel Docks & Walkways: up to 5 years
- Hybrid Docks with Steel Base Frames & Aluminum Roof Structures: up to 5 years
- Aluminum Docks & Walkways: up to 5 years
- Wooden docks: 5 years
- Dock System Accessories principally manufactured from Steel: up to 5 years
- Dock System Accessories principally manufactured from Aluminum: up to 2 years
- Workmanship issues: Up to 5 years
- Dock and Lift components: as per original manufacturer's warranties.

The warranty applies to the original owner and is not transferrable to subsequent owners. Dock systems must be installed by an authorized **Master Docks, Inc.** Dealer. Do-it-Yourself or Kit-Dock Installations are excluded from this warranty. This warranty is limited to parts or components manufactured by **Master Docks, Inc.** The liability of **Master Docks, Inc.** is limited to repair or replacing, at its option, any component(s) found to be defective. The warranty does not cover items not manufactured by **Master Docks, Inc.**, such items will be covered by the manufacturer's warranty if any. This warranty does not cover charges for service calls or labor. This warranty does not cover shipping or transportation costs for parts or components. This warranty does not extend to any used or refurbished docks, walkways, components, or accessories sold or given away, or consigned by **Master Docks, Inc.**

Master Docks Inc. makes no warranty beyond the terms contained herein. There is no implied warranty or warranty of merchantability or fitness for a particular purpose. Seller disclaims liability for Incidental or consequential damages. This warranty does not cover any Inconvenience, loss of use, loss of time, loss of Income, or any other special consequential damages of any kind or nature. This warranty does not extend to docks constructed on any waterway which is regularly used to transport goods by a barge. This warranty does not cover any dock used for commercial purposes of any kind. **Master Docks, Inc.** disclaims liability for damage to boats or other watercraft, docks, dock systems, boat covers, or dock-related accessories for any reason or circumstance.

This warranty does not apply to, and **Master Docks Inc.** makes no warranty, expressed or implied with respect to normal wears and tears, chips, scratches, abrasions, discoloration or fading, corrosion, damage caused by storms or other acts of God, damage caused by misuse, neglect, abuse, unauthorized alterations or exposure to harmful chemicals or harmful environmental conditions, damage caused by failure to follow basic maintenance procedures such as keeping bolts tight or other mechanical connections, damage caused by failure to grease, lube, clean or otherwise protect materials or components, damage caused by failure to adjust the docks anchoring system to compensate for fluctuations in water level, damage caused by incorrect use or setup of boat lifts or PWC lifts, damage caused by collision with a vessel or floating debris or impact of any foreign object, damage caused by the wake of commercial or privately owned vessels on navigable waterways.

This warranty is governed by the laws of the state of South Carolina.

Claims:

The original owner must provide **Master Docks Inc.** with documented evidence of any defect. Any claim should be submitted within 1 week of discovery and accompanied by a copy of the original invoice, proof of invoice payment, photographs, and a description of the defect.

All claims should be submitted in writing to **Master Docks Inc., 120 Crow Road, Inman, SC 29349**

Order Approval

1. Order approval indicates full acceptance of documented work scope and purchase terms, and forms an agreement upon the product, prices, terms, and conditions
2. Customer shall indicate that they accept and approve of this purchase agreement by completing the following actions: Communicating approval in writing via email, text, signing the quote or by Paying the deposit, if applicable

Payment Terms

1. A schedule deposit of 10% of the full quoted cost is required for all products &/or services over \$1000. A 50% Material deposit will be required at the time of material order.

2. **Master Docks, Inc.** reserves the right to waive or adjust deposit amounts
3. Full balance is due upon principal work completion (i.e., delivery or installation of product); up to 5% of the total outstanding balance may be withheld pending completion of any punch list.
4. Over-due balances are subject to late payment fees. Up to 5% of the total outstanding balance, will be added to the balance due every 30 days late.
5. All dock systems and components remain the property of **Master Docks, Inc.** until the balance of the sale is paid in full.
6. **Master Docks, Inc.** reserves the right to access and reclaim assets without notice if balances are outstanding over 90 days. **This is your notice.**
7. **Master Docks, Inc.** may submit over-due balances, late payment fees, and costs for asset recovery by 3rd party collection service providers, in accordance with applicable laws

Change-orders

1. Scope changes requests must be submitted in writing
2. Scope change requests are not binding until
 1. The customer receives a written quote that they, in turn, approve, OR
 2. The customer provides a verbal or written change-order approval that **Master Docks, Inc.**, in turn, documents by updating the work order for the job.
3. **Schedule**
3. Projected lead time for your service work or the delivery/installation of your dock project begins from the receipt of your initial deposit, your approved permit, and your written order approval, whichever is later
4. Orders are scheduled in sequence based on the date of the schedule deposit, delays in weather for example can delay dock builds in front of your dock build which in turn can delay your project.
5. Any permit fees payable to lake management authorities are solely the purchaser's responsibility. Permit delays could bump your schedule sequence.
6. Lead time or progress status updates are provided upon request, otherwise, customers may experience a period of several weeks without contact
7. **Master Docks, Inc.** is not responsible for delays due to acts of God (flood, rain, tornado, snow, global pandemic, etc.), supply chain disruptions or volatility, etc.

Equitable Adjustments

1. **Master Docks, Inc.**, reserves the right to make equitable adjustments to contract price when material costs Increase or decrease more than 5% between the date of contract approval and the date materials are purchased
2. If an equitable adjustment is deemed necessary, **Master Docks, Inc.** will provide reasonable documentation of the estimated raw material costs based on then-current supplier prices at the time of contract initiation and the supplier's actual price at the time of purchase

Punchlist

1. All work is final on the day of principal work completion unless other terms are negotiated and agreed to in writing prior to work completion
2. Customer must provide written punch-list within 5 days of principal work completion
3. Up to 5% may be withheld, by buyer, from the balance pending punch list completion

Refunds

1. Custom ordered &/or custom-built items such as dock systems, dock components, accessories, etc. are non-refundable & non-returnable
2. Customer may be charged a restocking fee of up to 25% for non-custom products such as standard boat lifts, PWC lifts, dock accessories, etc.

Cancellation

1. Cancellation requests must be submitted to **Master Docks, Inc.**, 120 Crow Road, Inman, SC 29349
2. Order cancellations are subject to a minimum cancelation fee of 10% of the total order cost. **Master Docks, Inc.** reserves the sole right to decide whether to waive a cancelation fee.
3. Customers may forfeit up to the full deposit if an order or job is canceled without suitable cause. **Master Docks, Inc.** reserves the sole right to decide whether a cancellation cause is suitable. Non-suitable cancelation causes Include, but are not limited to the following examples: changes in financial circumstances, changes in preference or perceived value, schedule issues related to weather or supply chain issues or other acts of God, deciding to sell the property associated with the dock, opportunity to buy a dock elsewhere, opportunity to buy a used dock, or other causes outside the influence of **Master Docks, Inc.**

4. Depending on the progress made toward completing a job at the time of cancelation, the customer may be responsible for paying up to the full contract amount plus any legal or collections costs, and/or costs for asset recovery.

Liability

1. **Master Docks, Inc.** does not assume any liability for damages to persons, animals, boats, dock systems, dock components, or other property due to acts of God (flood, wind, rain, tornado, snow, ice, global pandemic, etc.), abuse, negligence, or accident.
2. **Master Docks, Inc.** does not warrant or guarantee any used products and does not assume any liability for damages associated with any used products
3. **Master Docks, Inc.** will provide required support documentation for lake management review for permit purposes, and other documentation by request for specific HOA or other reviews/approvals. Customer is responsible for ensuring their color, material, layout, or other specifications comply with applicable HOA or other entity requirements.

Note: **Master Docks, Inc.** reserves the right to change, modify or edit posted purchase terms at any time, without notice. These Purchase Terms are governed by the laws of the State of South Carolina.

Expiration Date

2025

License No.

104934

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Master Docks, Inc

Marathon Builders and Dock Co.

Lake Lure, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building

until

December 31, 2025

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2025

This certificate may not be altered.



Chairman

Secretary-Treasurer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Whitesides & Company Inc. 1355-C.E. Garrison Blvd Gastonia NC 28054		CONTACT NAME: Caroline Payne PHONE (A/C, No, Ext): (704) 865-3455 FAX (A/C, No): (704) 864-7736 E-MAIL ADDRESS: cpayne@whitesidesinsurance.com																						
INSURED Master Docks Inc. 120 Crow Rd Inman SC 29349		<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A:</td><td>Graphic Arts</td><td>25984</td></tr><tr><td>INSURER B:</td><td>Utica Mutual</td><td>25976</td></tr><tr><td>INSURER C:</td><td>Bridgefield Casualty Insurance Co.</td><td>10335</td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Graphic Arts	25984	INSURER B:	Utica Mutual	25976	INSURER C:	Bridgefield Casualty Insurance Co.	10335	INSURER D:			INSURER E:			INSURER F:		
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COVERAGES

CERTIFICATE NUMBER: CL2591705474

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			CPP5627428	02/16/2025	02/16/2026	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			5733780	09/18/2025	09/18/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
			BODILY INJURY (Per person) \$				
			BODILY INJURY (Per accident) \$				
			PROPERTY DAMAGE (Per accident) \$				
C	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED \$ RETENTION \$			19650222	01/15/2025	01/15/2026	Underinsured motorist \$ 1,000,000
			EACH OCCURRENCE \$				
			AGGREGATE \$				
			\$				
C	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	19650222	01/15/2025	01/15/2026	☒ PER STATUTE ☐ OTH-ER
			E.L. EACH ACCIDENT \$ 1,000,000				
			E.L. DISEASE - EA EMPLOYEE \$ 1,000,000				
			E.L. DISEASE - POLICY LIMIT \$ 1,000,000				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

01/08/2025

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IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Whitesides & Company Inc. 1355-C E. Garrison Blvd Gastonia NC 28054		CONTACT NAME: Caroline Payne PHONE (A/C, No, Ext): (704) 865-3455 FAX (A/C, No): (704) 864-7736 E-MAIL ADDRESS: cpayne@whitesidesinsurance.com													
INSURED Master Docks Inc. 120 Crow Rd Inman SC 29349		INSURER(S) AFFORDING COVERAGE <table border="1"><tr><td>INSURER A: Graphic Arts</td><td>NAIC # 25984</td></tr><tr><td>INSURER B: Utica Mutual</td><td>NAIC # 25976</td></tr><tr><td>INSURER C: Bridgefield Casualty Insurance Co.</td><td>NAIC # 10335</td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>		INSURER A: Graphic Arts	NAIC # 25984	INSURER B: Utica Mutual	NAIC # 25976	INSURER C: Bridgefield Casualty Insurance Co.	NAIC # 10335	INSURER D:		INSURER E:		INSURER F:	
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INSURER C: Bridgefield Casualty Insurance Co.	NAIC # 10335														
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES**CERTIFICATE NUMBER:** CL251805076**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			CPP5627428	02/16/2025	02/16/2026	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	☒ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COM/OP AGG \$ 2,000,000
	OTHER:						\$
B	AUTOMOBILE LIABILITY			5627448	02/16/2025	02/16/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	☒ ANY AUTO		BODILY INJURY (Per person) \$				
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS		BODILY INJURY (Per accident) \$				
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		PROPERTY DAMAGE (Per accident) \$				
							\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	☐ DED ☐ RETENTION \$						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			19650222	01/15/2025	01/15/2026	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)	☐ Y ☐ N	E.L. EACH ACCIDENT \$ 1,000,000				
	If yes, describe under DESCRIPTION OF OPERATIONS below		E.L. DISEASE - EA EMPLOYEE \$ 1,000,000				
			E.L. DISEASE - POLICY LIMIT \$ 1,000,000				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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TOWN OF LAKE LURE
NORTH CAROLINA

REQUEST FOR PROPOSAL
LAKE LURE BOARDWALK AND MARINA PROJECT

REQUEST DATED SEPTEMBER 19, 2025

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Town of Lake Lure

Parks Recreation and Lake Director, Dana Bradley, Project Manager

Request for Proposal: Lake Lure Marina Project

Summary (to consist of but not limited to the following):

- ± 1000' of 8' Wide Floating Aluminum Gangway
- Gangway to have ±30' Hinged Aluminum Ramp Section (both ends) for Transition to existing walkway
- Engineering drawings
- Seven Two-Sided Slip Eyelash Floating Docks
- One One-Sided Slip (Day Parking)
- 196 Full Time Boat Slips
- 12 Day Slips
- Three Horizontal Aluminum Bar Handrail on Both Sides of Gangway
- Light Box, Fire Safety Tower, Fire Department Connection
- Solar Lights on Gangway

Scope of Work

A. Permits & Engineering

1. Rutherford County Building Permit (Contractor to Obtain)
2. Engineered Drawings for Floating Docks (Contractor to Obtain)
3. Town of Lake Lure Land Disturbance Permit (Town to Obtain)
4. USACE/DWQ Permits (Town to Obtain)

B. Floating Aluminum Docks Specifications

1. Floating Aluminum Docks
 - i. All main gangways to be high strength Marine Grade Aluminum
 - ii. Gangways and finger slips to have 3" spud poles as shown on plan at every other finger slip

- iii. Spud poles to be 30' in length
 - iv. Exterior channel minimum 1/4" thick
 - v. Secondary components minimum 3/16" thick
 - vi. Minimum 8" depth outer channel
 - vii. All tubing shall have radius corners
 - viii. All docks to have NC Engineer Seal
2. Decking
- i. Decking surface shall be extruded aluminum decking panels, interlocking with raised ridges for added slip resistance
 - ii. Joist spacing maximum 36" on center
 - i. Powder coat finish to meet or exceed AAMA 2604 for salt spray resistance and outdoor testing in Florida with sequin dust texture (Silverstone #PCST 79107 Color)
3. Hardware
- i. All bolts, nuts, screws, and washers shall be stainless steel
 - ii. Main frame bolts minimum of 3/8" diameter with self-locking nuts
 - iii. Cleats – Four cleats per finger – Two on each side of slip
 - iv. All cleats to be 8" nylon with hardware
 - v. No cleats on gangway
 - vi. All hardware needed for entire dock assembly to be furnished
4. Design
- i. Reinforced bracing at all high stress areas, corners, and connection points
 - ii. Engineered design to be provided by Owner, Town of Lake Lure
 - iii. All docks to have NC Engineer Seal
5. Floatation
- i. Cello Foam (Permafloat) EPS Billets
 - ii. Totally enclosed with high density polyethylene
 - iii. Polyethylene shall contain UV Ray inhibitors and carbon black pigment to protect against ultraviolet deterioration
 - iv. Impervious to petroleum products
 - v. Heavy mounting flanges
6. Ramps and Walkways
- i. Ramps and walkways to be all aluminum construction arched bridge design
 - ii. Minimum 2" tubing for frame
 - iii. Hand and guard rails 42" high above walking surface
 - iv. Rail to withstand 250 pound concentrated load in any direction
7. Rails on Gangway
- i. No rails on eyelashes
 - ii. Gangway to have rails of three square horizontal bars of aluminum tubing with posts to mount to exterior of frame 42" high

- iii. Posts for rails to be no more than 10' apart on both sides of gangway - omit at entrance to eyelashes

8. Bumpers

- i. Black rub rail to be installed around entire dock at top corner
- ii. Black vinyl bumper corners required
- iii. Bumper stop to be included at front of slips

9. Miscellaneous

- i. All floating docks to include all engineering hardware, labor, delivery of any and all materials for completion of project

C. Dock Options Shall Include

1. Eyelashes

- i. Light Towers – 30 Total – as per drawings – Hatteras LED Light with 20A GFCI – Electric only on towers
- ii. Fire Safety Towers – 16 Total – as per drawings – with life ring, alarm strobe light assembly 20 pound extinguisher
- iii. Electrical line of adequate size ran the length of the dock
- iv. All supplied by Contractor

2. Gangway

- i. Gangway to have Solar LED Gangway Lights – 180 Total
- ii. To be mounted maximum 10' apart on both sides of gangway total length
- iii. Solar light shown on Detail Sheet on Pages 12-13

D. Concrete Ramps

- 1. Reuse existing concrete ramps to grade on each end

E. Fire Suppression

- 1. Each eyelash must have a Fire Department Connection (FDC) within 150' of all slips
- 2. The system must consist of one Class One Dry Manual Fire Standpipe
- 3. Fire Department Connection located at the landing
- 4. All pipe SCH 10 galvanized with galvanized fittings and hangers
- 5. Must Comply to 2018 NC Fire Code NFPA 14
- 6. 4' X 20' solid landing area must be located at each Fire Department Connection as shown

F. Electrical

- 1. Power, connection, service to docks to be provided by Contractor
- 2. All main gangway and eyelash gangways to have electric
- 3. Electrical to include power to and include Duke Energy needs to supply docks from main power source. Power not furnished from Town of Lake Lure.

G. General

- 1. Contractor will be responsible for all scrap, trash, debris removal, and landfill fees.
- 2. Contractor will be responsible for storage of all materials prior to construction.
- 3. Dock to be entirely pressure washed at end of installation of all docks.

4. No dredging or landscaping shall be done by Contractor. All dredging by Town of Lake Lure shall be done prior to construction.

H. Time Frame

1. Sealed bids and opening are due No Later than 1:00 PM EST on Thursday, October 23, 2025.
2. Lake is currently lowered. Lake is expected to be 12 feet below Full Pond by March 1, 2026. Lake is expected to be Full Pond by May 1, 2026.
3. Town Council to accept lowest qualified bid on November 11, 2025.
4. Construction may begin after December 15, 2025.
 - i. Assembly and storing floating sections can start November 11, 2025.
5. Hours of Construction will be between 8:00 AM and 5:00 PM, Monday through Friday, and may include Holidays and Weekends, if needed.
6. Project must be finished in its entirety by July 17, 2026.
7. There shall be a \$500 fine per work day any day after July 17, 2026. Any deviations to be discussed between Town of Lake Lure and Contractor.

I. Bid Instructions

1. Fill out quote and provide a Total Price Plan with all options attached
2. Provide qualifications and experience
3. Provide proof of valid NC Contractor's License
4. Provide proof of valid Worker's Compensation and \$1,000,000 in General Liability Insurance
5. Place bid in a sealed envelope labeled "LAKE LURE MARINA PROJECT". Label envelope as "DO NOT OPEN". Attn: Dana Bradley, Parks Recreation and Lake Director
6. Sealed and labeled bids may be mailed to Town of Lake Lure, Attn: Dana Bradley, PO Box 5, Lake Lure, NC 28746 and received no later than 1:00 PM EST on Thursday, October 23, 2025.
7. Sealed and labeled bids may be hand delivered to the Parks, Recreation, and Lake Department, located at 658 Memorial Highway, Lake Lure, NC 28746 no later than 1:00 PM EST on Thursday, October 23, 2025.
8. At 1:00 PM EST on Thursday, October 23, 2025 bids will be opened
9. Address sealed and labeled bids to Dana Bradley, Parks Recreation and Lake Director

J. Payment Terms

1. All payment requests must accompany an itemized invoice depicting the work completed for verification

K. Contact Information

Contractor will report directly to the Parks Recreation and Lake Director, Dana Bradley
Office: 828 625 9983 X 502
Cell: 828-351-9219
Email: dbradley@townoflakelure.com
Town Address: 658 Memorial Highway, Lake Lure, NC 28746

L. The Town of Lake Lure Reserves the Right to:

1. Reject any or all offers and discontinue this RFP process without obligations or liability to any potential contractor
2. Award a contract on the basis of initial offers received, without discussions or requests for best and final offers
3. Award more than one contract
4. Terminate the contract at any time for (a) Failure to follow the guidelines of this RFP, (b) Failure to follow State and/or Local Regulations as they pertain to this project, (c) Failure to follow the direction of the Parks Recreation and Lake Director, or (d) Work that does not meet the requirements of this RFP
5. Request that bidder shall submit evidence of experience on projects of similar size and complexity
6. Waive any breach of technicality
7. Modify the contract documents and rebid the project, if necessary, to meet the Town of Lake Lure's budgeting requirements
8. Modify the timeline, if unforeseen circumstances arise.

In any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, sex, gender, or national origin in consideration for an award.



Firehouse



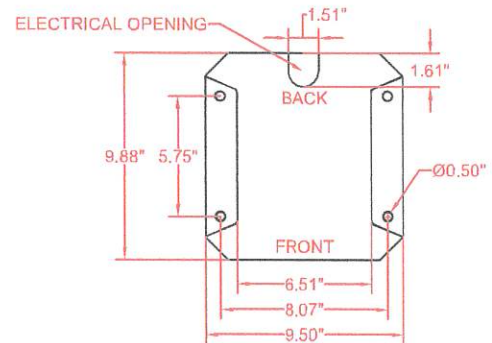
Dimensions

Height: 44.00" (1117.60 mm)
Width: 9.500" (241.30 mm)
Depth: 9.875" (250.83 mm)

Approximate
Weight: 20-26 lbs. (9.1-11.8 kg)

UL FILE # S24715

Firehouse Base Diagram



General Specifications for Firehouse Alarm & Emergency Signaling Device

All Power Pedestals Must Meet the Following:

Part I. General:

1.1 General Requirements:

- Shall be tested and certified to be in compliance with with UL2017 entitled "alarm and emergency signaling equipment."
- If a laboratory other than U.L. is used that laboratory must certify, in writing, that the alarm and emergency signaling equipment has been tested and meets all of the requirements of ANSI/UL 2017.
- Shall be certified to meet all sections of NFPA 303 DTD "2011 Marinas and Boatyards."
- Shall have the capability to house either a 10 lb. or 20 lb. A, B, and C fire extinguisher.
- Shall have downward, indirect illumination indicating the device is functioning properly.

Part II. Products:

2.1 Acceptable Manufacturers - Type SM (Self Monitoring) Emergency Signaling Device:

- Dock Boxes Unlimited, Inc.
Irving, TX 75038
Toll Free: 1-800-559-4269

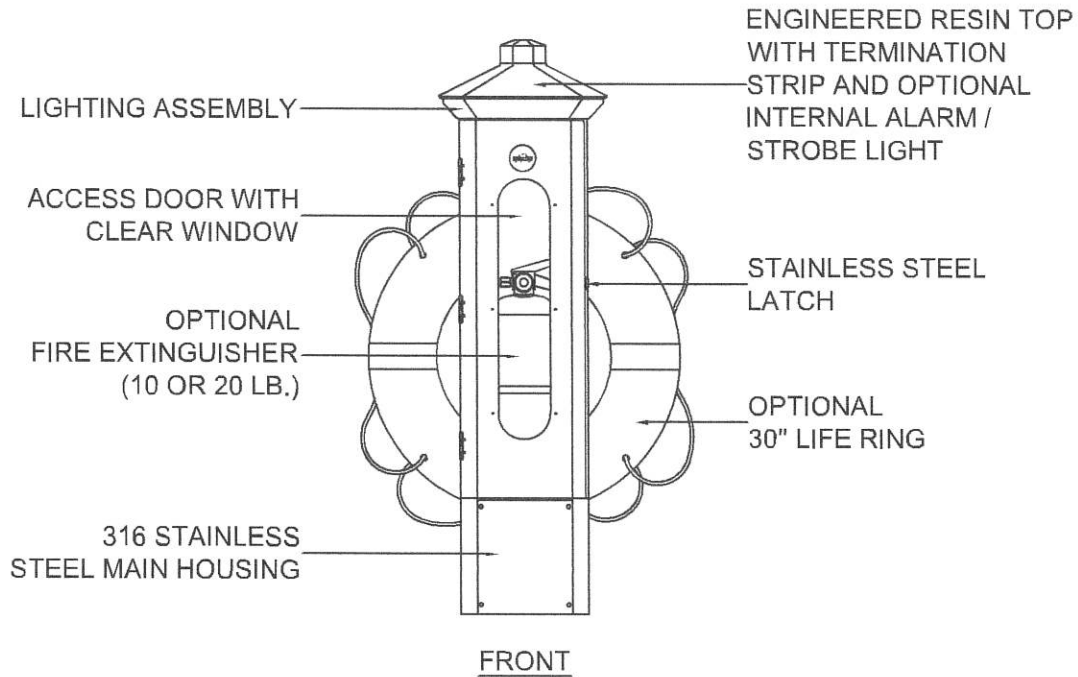
2.2 Type SM (Self Monitoring) Emergency Signaling Device - General Specification

- Main Housing:
 - The housing shall be constructed of 20 gauge, 316L low carbon stainless steel and shall be coated with UV-resistant polyester resin over a powder coating. It shall be UL listed as a type 3R weatherproof enclosure.
 - The housing shall have the capacity to house a 10 lb. or 20 lb. A, B, and C fire extinguisher.

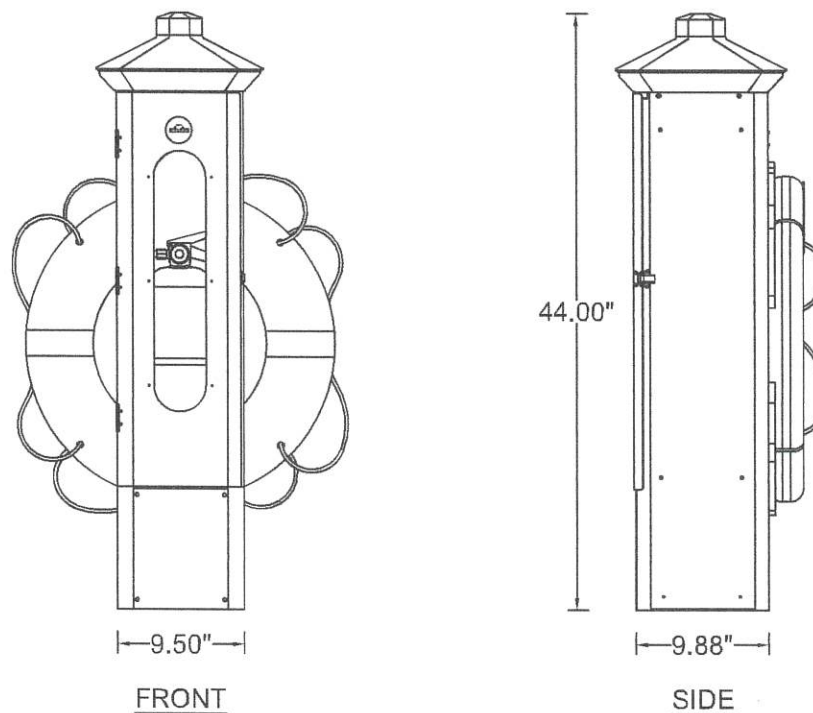
- B. Access Door:
 - a. The access door shall be hinged with a stainless steel latch.
 - b. The door shall have a clear access window made of engineered resin.
 - c. Access to the fire extinguisher shall not require breakage of any part of the unit.
- C. Lighting Assembly / Housing:
 - a. The lighting top housing shall be constructed of 1/8" thick injection molded heavy resin material and shall be coated with a water based acrylic polymer. It shall be UL listed as a type 3R weatherproof enclosure.
 - b. STANDARD - Each pedestal shall be equipped with a non-metered light. The lighting assembly shall include one LED compact fluorescent light, that is protected by a 0.5 amp, in-line fuse.
 - c. OPTION - Each pedestal shall be equipped with a non-metered LED light, that is protected by a 0.5 amp, in-line fuse. 14-watt light
- D. Wiring:
 - a. The alarm and emergency signaling device shall be completely pre-wired at the factory to the load side of the terminal strip.
 - b. All load copper wiring shall be of high stranding and tin plated to resist corrosion.
 - c. The maximum size of the line wiring shall be #6 AWG.
- E. Alarm System - Visual High-Intensity Strobe :
 - a. The audible alarm system shall have an output of 68 dBA, and a strobe light shall simultaneously activate to indicate the removal of the life ring and / or fire extinguisher.
- F. Grounding:
 - a. All exposed metallic parts must have an integral ground that is a part of the equipment grounding system.
- G. Fire Extinguisher (Optional):
 - a. Each cabinet shall be equipped with a 10 lb. or 20 lb. ABC fire extinguisher.
- H. Life Ring (Optional):
 - a. Each cabinet shall be equipped with a 30" life ring and provisions to sound an alarm system when the life ring is removed.

(END OF SECTION)

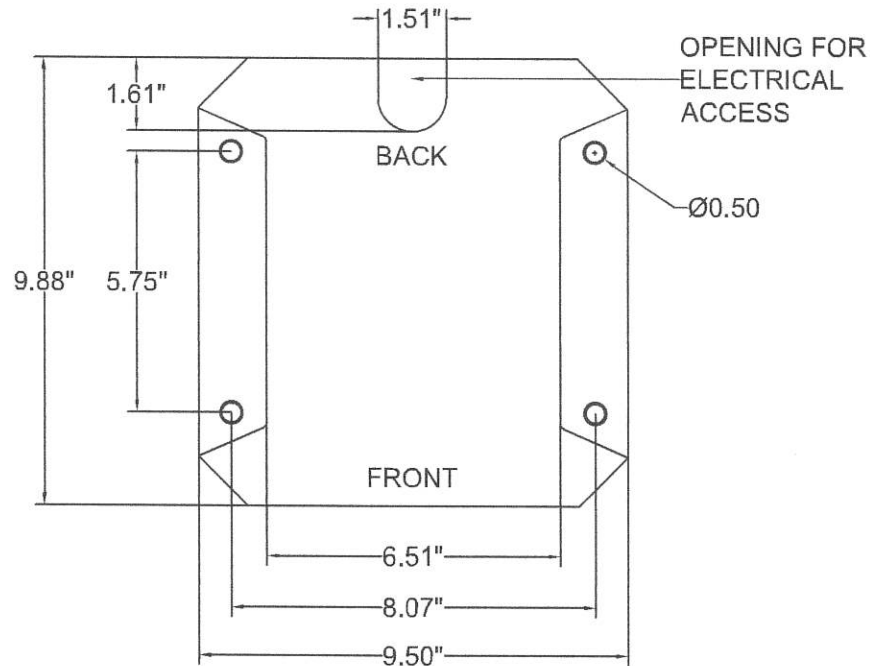
Product Features



Dimensions



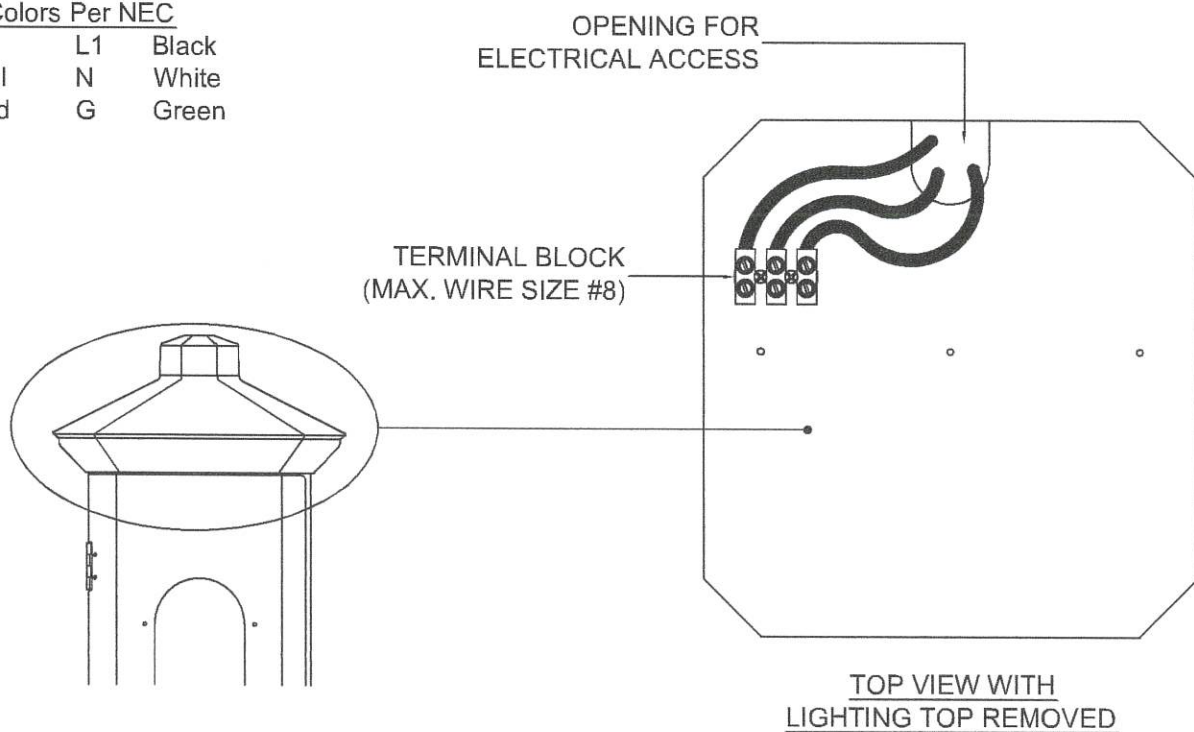
Base Dimensions



Wiring Diagram - Terminal Block

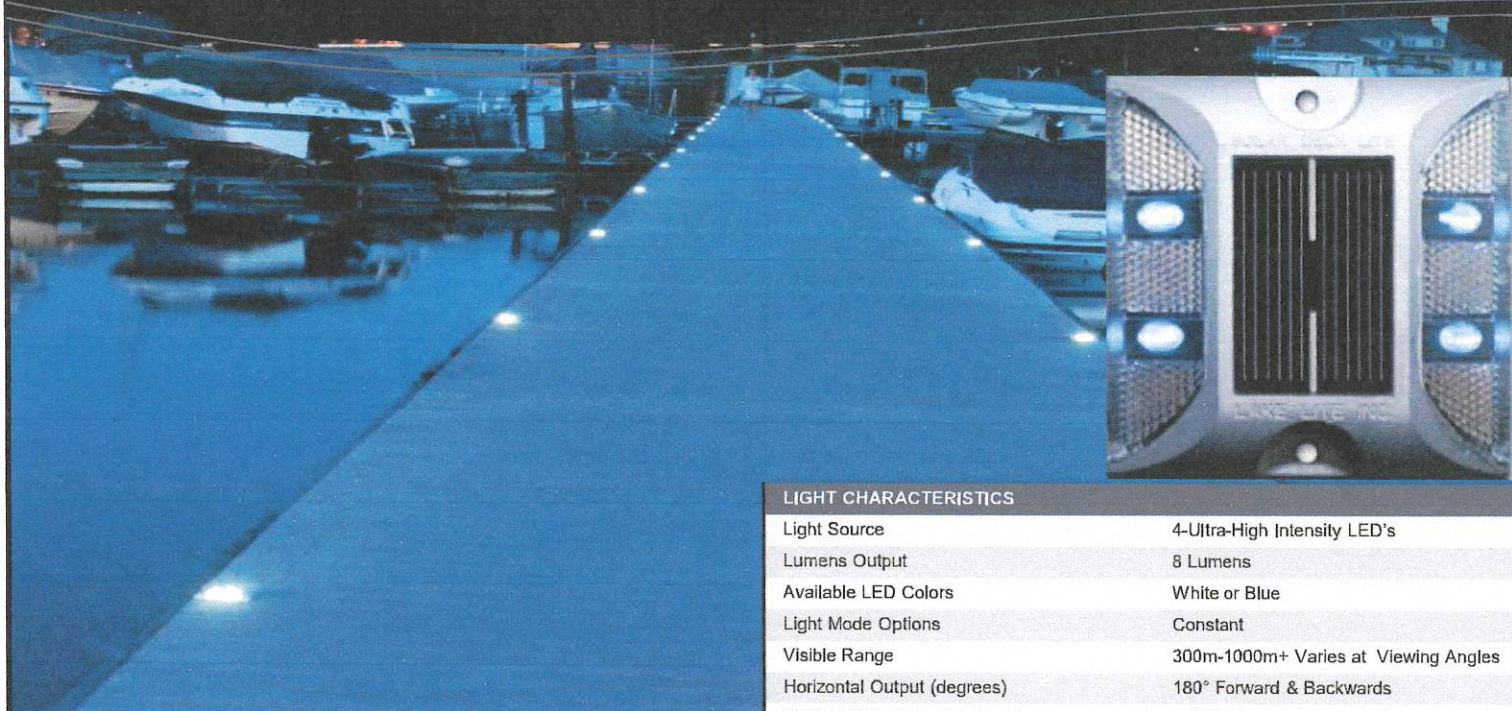
Wire Colors Per NEC

Line 1	L1	Black
Neutral	N	White
Ground	G	Green



Solar Deck Lite

MODEL: LL-SDL-DECK



Solar Deck Lite

LL-SDL-DECK-W (WHITE)

LL-SDL-DECK-B (BLUE)

The Marine Grade Solar Deck Lite is an industrial strength solar powered dock light made from anodized aluminum for superior protection in harsh marine environments. Will not rot from harsh sun exposure! IP 68 Water-Proof design. Super bright LED's and powerful solar panel provide all night illumination. Low profile design makes it perfect for docks and marina applications needing to provide ambient pathway & dock lighting. Added built in reflector provides extra safety for passing boaters as well makes them ideal for marking swim rafts. Easy hassle-free mounting, no wires, no mess, no electrical cost!

LIGHT CHARACTERISTICS

Light Source	4-Ultra-High Intensity LED's
Lumens Output	8 Lumens
Available LED Colors	White or Blue
Light Mode Options	Constant
Visible Range	300m-1000m+ Varies at Viewing Angles
Horizontal Output (degrees)	180° Forward & Backwards
Vertical Divergence (degrees)	+ 45° Degrees
LED Life Expectancy (hours)	> 100,000 hrs

ELECTRICAL CHARACTERISTICS

Circuit Protection	Integrated
Nominal Voltage (v)	2.4v
Autonomy (hours)	16-20 hrs *On Full Charge*
Temperature Range	14-158° Fahrenheit

SOLAR CHARACTERISTICS

Solar Module Type	Multicrystalline or Monocrystalline
Power (watts)	.40 watts
Solar Module Efficiency (%)	16-17%

POWER SUPPLY

Battery Type	High Grade NiCd or NiMH – ECO Friendly
Battery Size	2 X AAA
Battery Capacity (mAh)	400 mAh (Suggested: Larger)
Nominal Voltage (v)	1.2V/ Battery X 2pcsv
Battery Service Life	1-3 years (Varies With Environment)
Battery Service Access	Yes: User Changeable / Replaceable

PHYSICAL CHARACTERISTICS

Body Material	Anodized Marine Aluminum
Lens Material	UV Stabilized Polycarbonate
External Lens Design	Reflector
Waterproof Rating	IP 68
Mounting	Any Flat Surface
Height	.85"
Width / Diameter	4" X 4.10"
Weight	0.75lbs

OPTIONS

Custom Options, Sizes & Colors	Please Contact
Custom Hardware & Mounting	Please Contact

* Information subject to change without notice



Lake Lite Inc.
100 Industrial Dr.
Avilla, IN 46710

Phone: 260-918-2758
E-mail: sales@lakelite.com
Web: www.lakelite.com

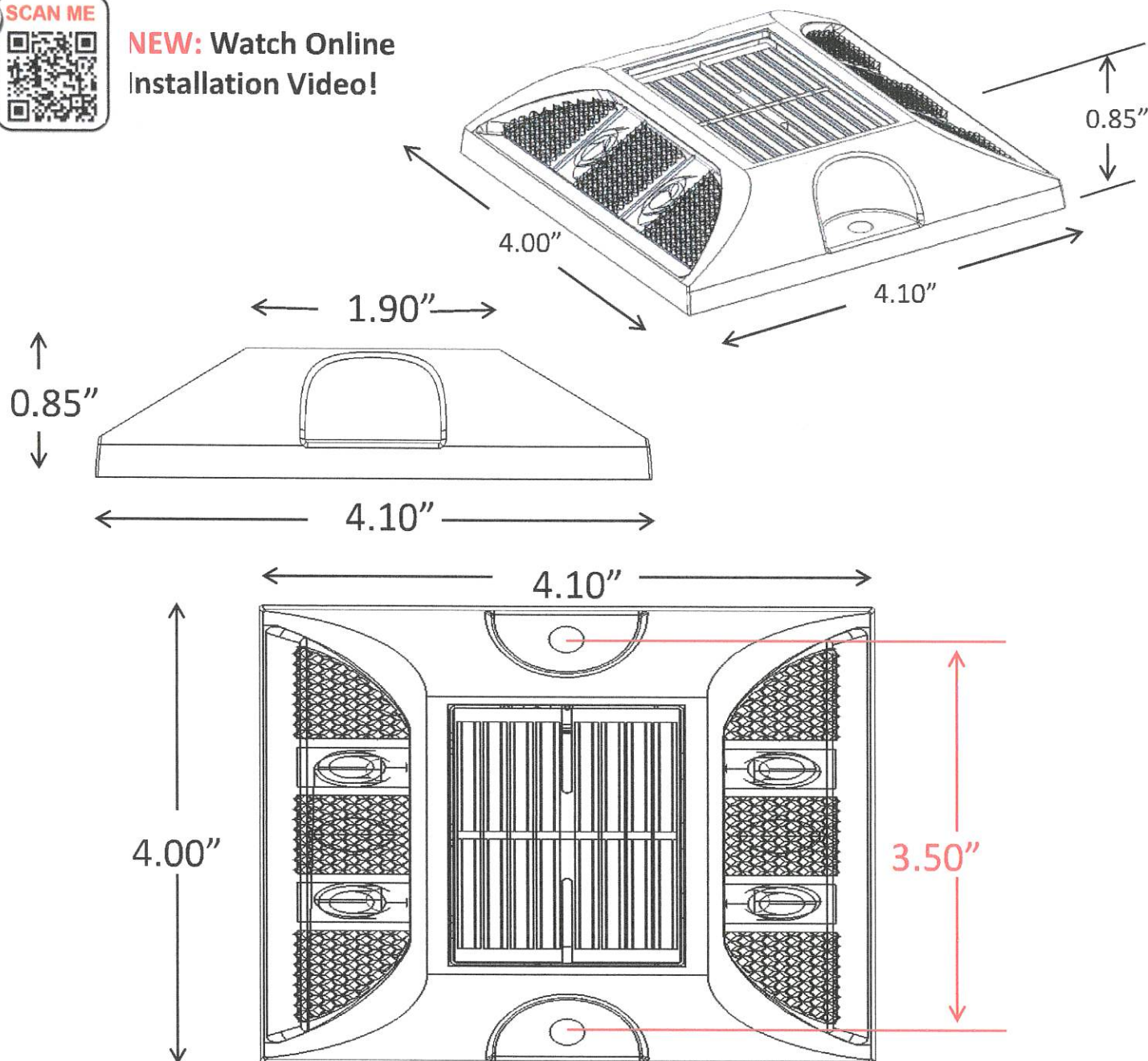
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Solar Deck Lite

MODEL: LL-SDL-DECK



NEW: Watch Online
Installation Video!



Storage Tips (Harsh Winters)



Extreme winter weather can reduce the life expectancy of your Solar Deck Lite

1. Extreme Cold weather can dramatically reduce the life expectancy of your rechargeable Ni-Cd or Ni-Mh battery.
2. Store your Solar Deck Lite inside during cold months when your dock is not in use.



CAUTION: CONTAINS NICKEL-CADMIUM BATTERIES. BATTERY MUST BE RECYCLED OR DISPOSED OF PROPERLY.



Lake Lite Inc.
100 Industrial Dr.
Avilla, IN 46710

Phone: 260-918-2758
E-mail: sales@lakelite.com
Web: www.lakelite.com

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Hatteras Light Power Pedestal - Specifications



Hatteras Light Power Pedestal



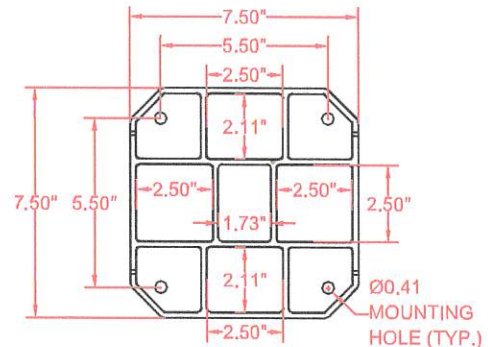
Dimensions

Height: 31.00" (787.40 mm)
Width: 7.50" (190.50 mm)
Depth: 7.50" (190.50 mm)

Approximate
Weight: 14 lbs. (6.4 kg)

UL FILE # E133781

Hatteras Light Base Diagram



General Specifications for Hatteras Light Pedestals

All Power Pedestals Must Meet the Following:

Part I. General:

1.1 General Requirements:

- A. Shall be tested and certified to be in compliance with ANSI/UL 231 entitled "power outlets."
- B. If a laboratory other than U.L. is used that laboratory must certify, in writing, that the power outlet has been tested and meets all of the requirements of ANSI/UL 231, **including 746C polymeric materials, and that the unit will pass the 94VO-5V flame test.**
- C. Shall be certified to meet all sections of NFPA 303 DTD "2011 Marinas and Boatyards."
- D. Shall meet 406.8 (B)(2)(a) of the national electric code NFPA 70, i.e. "A receptacle installed in a wet location shall be installed in a weatherproof enclosure, the integrity of which is not affected when the attachment plug cap is inserted."

Part II. Products:

2.1 Acceptable Manufacturers - Power Pedestal / Distribution Equipment:

- A. Dock Boxes Unlimited, Inc.
www.dockboxes.com
Toll Free: 1-800-559-4269

2.2 Power Pedestal - General Specification

- A. Main Housing:
 - a. The housing shall be constructed of 1/4" thick injection molded heavy resin material and shall be coated with a UV-resistant water based acrylic polymer. It shall be UL listed as a type 3R weatherproof enclosure.
 - b. The pedestal shall be provided with a heavy resin base mounting plate. The base mounting plate shall allow all mounting connections be made within the main housing of the pedestal.

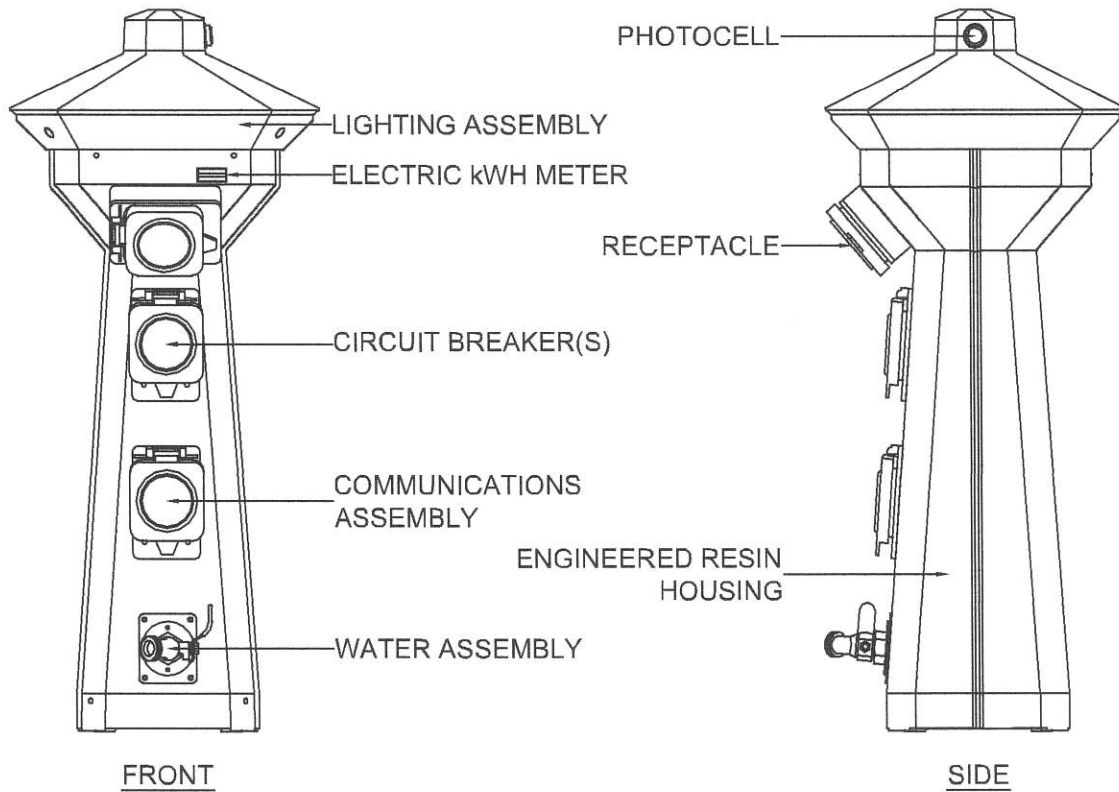
- B. Lighting Assembly / Housing:
- a. The lighting top housing shall be constructed of 1/8" thick injection molded heavy resin material and shall be coated with a UV-resistant water based acrylic polymer. It shall be UL listed as a type 3R weatherproof enclosure.
 - b. STANDARD - Each pedestal shall be equipped with a non-metered light. The lighting assembly shall include one LED light, that is controlled by an electromechanical photocell and protected by a 20 amp, single pole breaker.
 - c. OPTION - Each pedestal shall be equipped with a non-metered CFL light, that is controlled by an electromechanical photocell and protected by a 20 amp, single pole breaker.
- C. Wiring:
- a. The power pedestal shall be completely pre-wired at the factory to the load side of the compression lug assembly.
 - b. All load copper wiring shall be of high stranding and tin plated to resist corrosion.
 - c. The maximum size of the line wiring shall be # 2/0 AWG direct feed or #1 loop feed.
- D. Loop Feed Bus Bar System:
- a. STANDARD - 140 Amp Bus Bar - The bus system shall be a 1/4" - silicon-bronze stud with a silicon-bronze Belleville type washer. The 1/4" - silicon-bronze hex-nut shall be torqued to 75 inch-pounds with a maximum amperage of 140 amps.
 - b. OPTION - Single and double barrel mechanical bus bars - rated for copper or aluminum - are also available in sizes ranging from #8 to #2/0 AWG.
- E. Grounding:
- a. All exposed metallic parts must have an integral ground that is a part of the equipment grounding system.
- F. Receptacles:
- a. OPTION- Receptacles may remounted behind hinged, self closing polyvinyl gasketed cover
 - b. All receptacles under 60 amps shall be of the corrosion resistant type conforming to NEMA L-5 and/or NEMA L-6 requirements and are rated for marine use.
 - c. 20 Amp, 110 Volt, straight blade receptacles shall be GFI protected.
 - d. 20 Amp, 125 Volt, twist-lock receptacles shall be 2 pole, 3 wire (NEMA L5-20).
 - e. 30 Amp, 125 Volt, twist-lock receptacles shall be 2 pole, 3 wire (NEMA L5-30).
 - f. 50 Amp, 125 Volt, twist-lock receptacles shall be 2 pole, 3 wire (NEMA SS-1).
 - g. 50 Amp, 125/250 Volt, twist-lock receptacles shall be 3 pole, 4 wire (NEMA SS-2).
- G. Circuit Breakers:
- a. All breakers for receptacles shall be of the thermal magnetic type, 10,000 A.I.C., and shall be UL listed.
 - b. Circuit breakers shall be located under lockable, weatherproof door cover.
 - c. Circuit breakers for the 20 Amp, 110 Volt, straight blade receptacles and the 20 Amp, 125 Volt, twist-lock receptacles shall be single pole, 20 Amp.



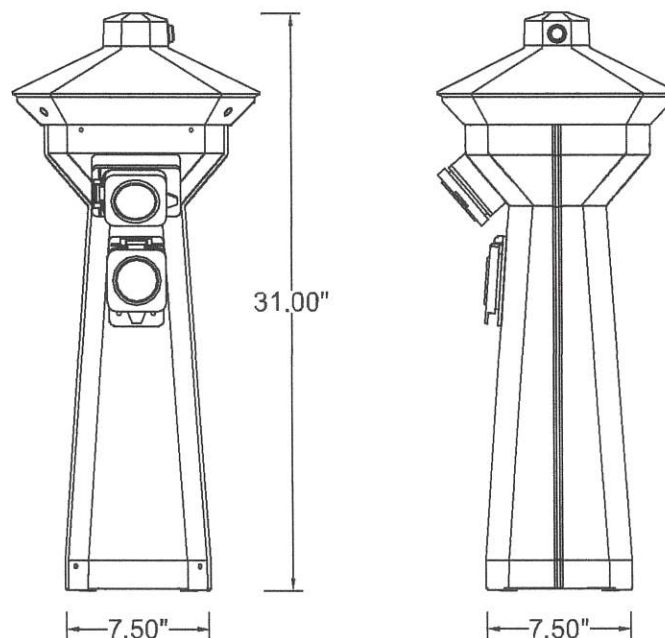
- d. Circuit Breakers for the 30 Amp, 125 Volt, twist-lock receptacles shall be single pole, 30 Amp.
 - e. Circuit Breakers for the 50 Amp, 125 Volt, twist-lock receptacles shall be single pole, 50 Amp.
 - f. Circuit breakers for the 50 Amp, 125/250 Volt, twist-lock receptacles shall be two pole, 50 Amp.
- H. Metering (Optional):
- a. 120 Amp Meter - The pedestals shall be equipped with fully electronic meters that display the kilowatts used at each slip on a non-resettable digital counter that is protected from the weather. The accuracy of the meters must be certified by the manufacturer to have a 120 ampere rating and no more than a 2% error when tested in accordance with ANSI.-C12.1.(California requires 1%).
- I. Communications (Optional):
- a. Each pedestal may be equipped with outlets for each slip. Each outlet shall contain a combination of RJ45 (internet) receptacles, RJ11 (telephone) receptacles, or male coax (cable TV) connectors under an injection-molded heavy resin, weather protective cover.
 - b. Each communication assembly shall include an internal isolation box for the separation of high and low voltage equipment.
- J. Water:
- a. Each pedestal shall be equipped with one or two 3/4" ball valves with each having a single 3/4" female NPT fitting.
- K. Power Pedestals for A.D.A. Slips (Designated as Handicap Accessible):
- a. Power pedestals installed on designated handicap accessible slips shall comply with the guidelines of the Americans With Disabilities Act of 1990.

(END OF SECTION - SEE SPECS BELOW)

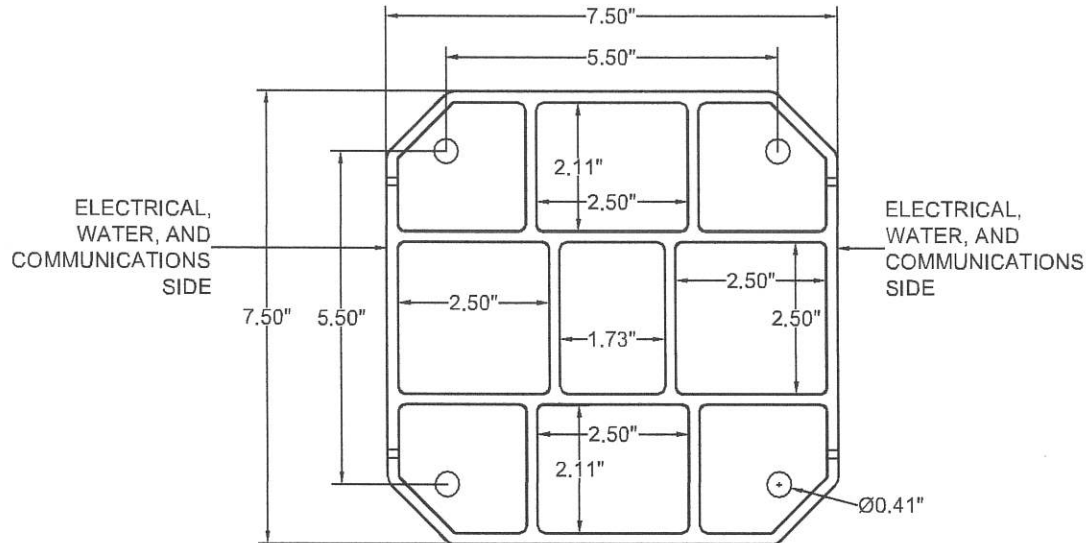
Product Features (cont.)



Dimensions



Base Dimensions



Wiring Diagram - Stud Lug Bus Bar

Wire Colors Per NEC

Line 1	L1	Black
Neutral	N	White
Line 2	L2	Red
Line 3	L3	Blue
Ground	G	Green

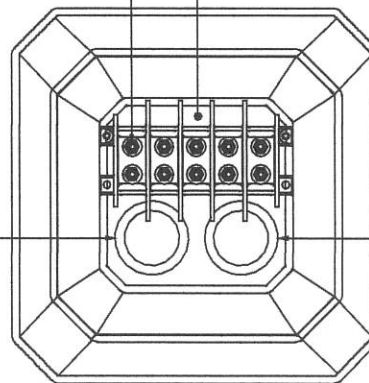


Compression Terminals (Not Included)

Contractor needs to terminals to line wires and place on provided stud lug connector. Max width of compression lug to be X

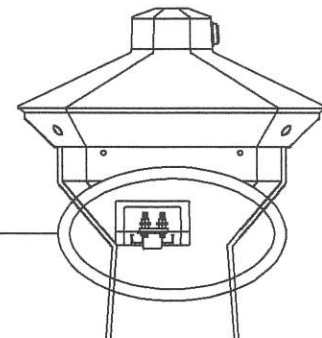
BUS BAR WITH STUD LUG
COMPRESSION TERMINAL
TORQUE BRONZE NUT
TO 100 IN. LBS.

INCOMING CONDUIT
OR APPROVED CABLE

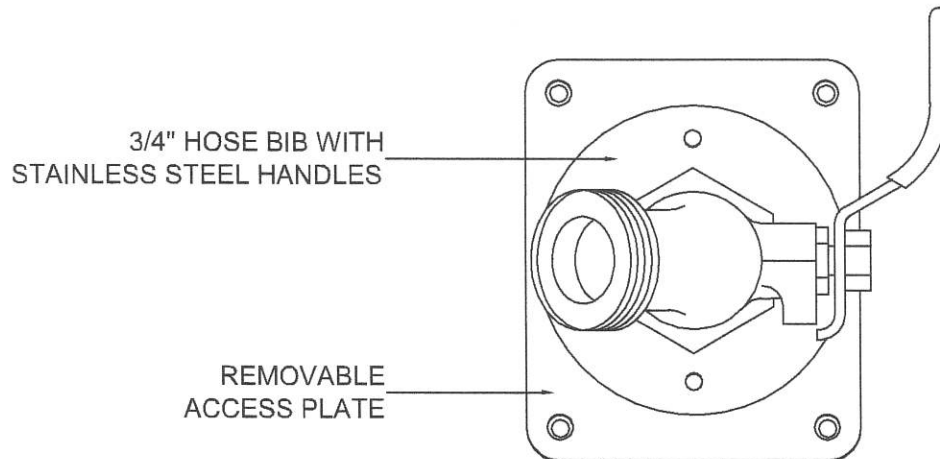


TOP VIEW WITH
LIGHTING TOP REMOVED

OUTGOING CONDUIT
OR APPROVED CABLE



Water Assembly

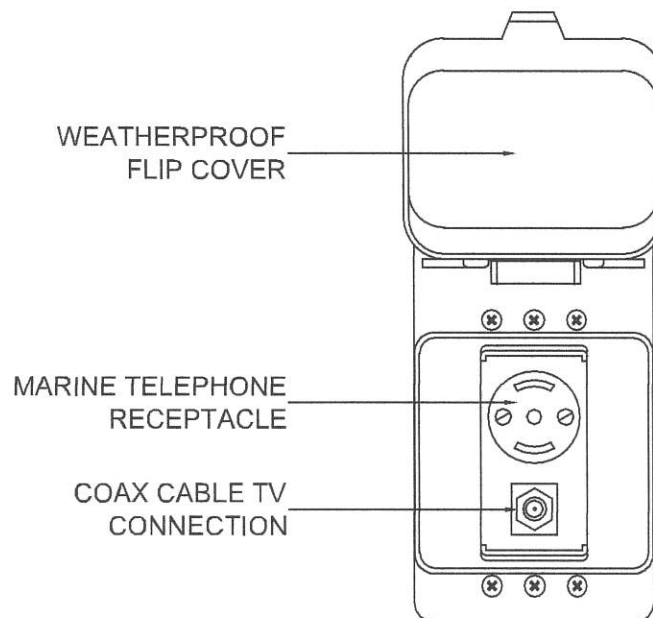


Communications

COMMUNICATION ASSEMBLIES
INCLUDE ISOLATION BOXES
FOR INTERNAL CONNECTIONS

CONNECTIONS AVAILABLE:

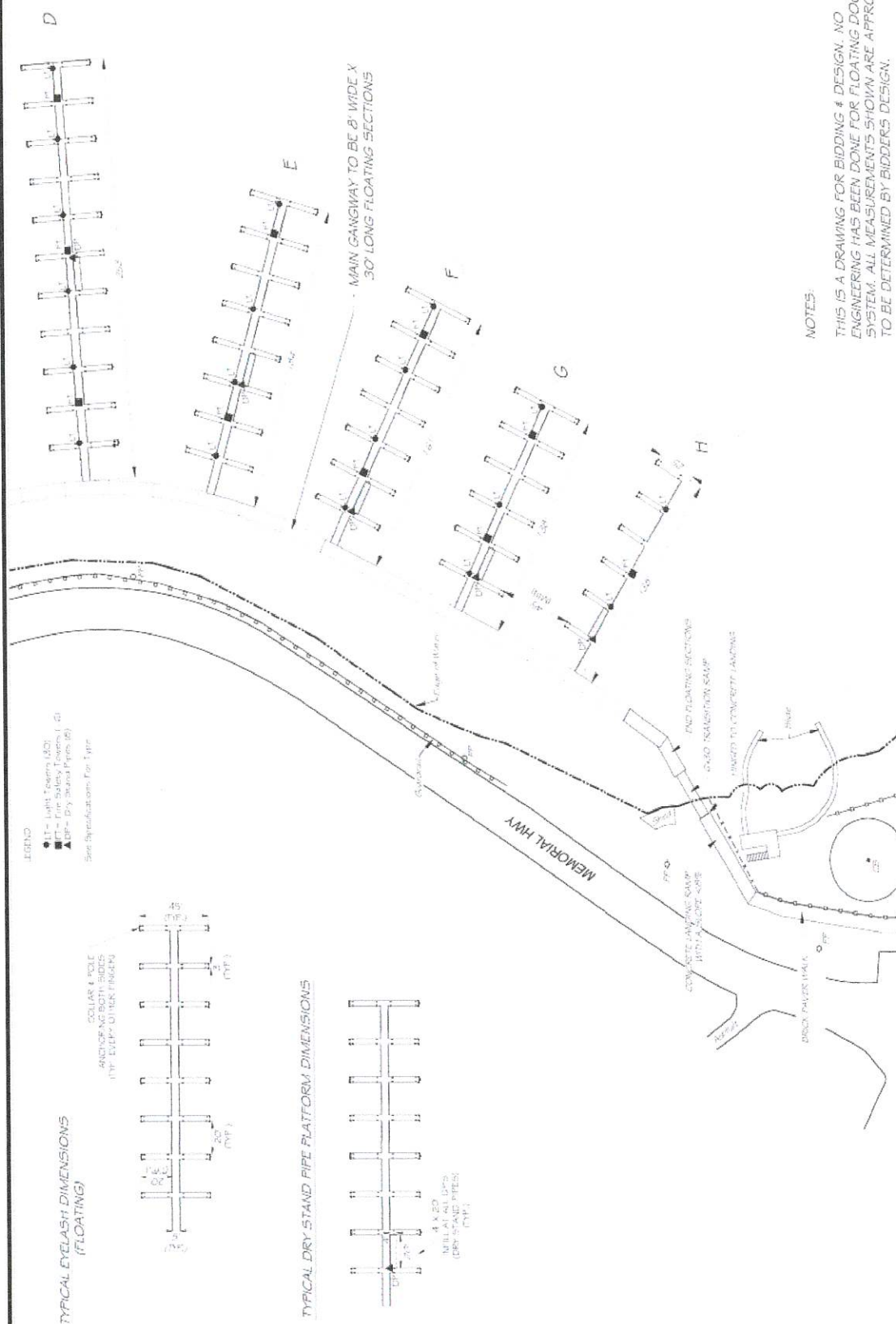
- MARINE TWIST-LOCK
TELEPHONE
- RJ-12 CAT3 TELEPHONE
JACK (HOUSEHOLD
PHONE)
- RJ-45 CAT5 HIGH-SPEED
INTERNET JACK
- COAX CABLE TV FCF
FEMALE CONNECTION
- OTHER CONNECTIONS
AVAILABLE UPON
REQUEST



NOTES:
THIS IS A DRAWING FOR BIDDING & DESIGN. NO
ENGINEERING HAS BEEN DONE FOR FLOATING DOCK
TO BE DETERMINED BY BIDDER'S DESIGN.
A 4" MINIMUM DISTANCE BETWEEN SLIP FINGERS AT
EACH END MUST BE HANDICAP ACCESSIBLE
GANGWAY SECTIONS CAN HAVE ADJUSTED LENGTHS
NOT TO EXCEED 30'.



DOCK PLAN - Parks Recreation



NOTES

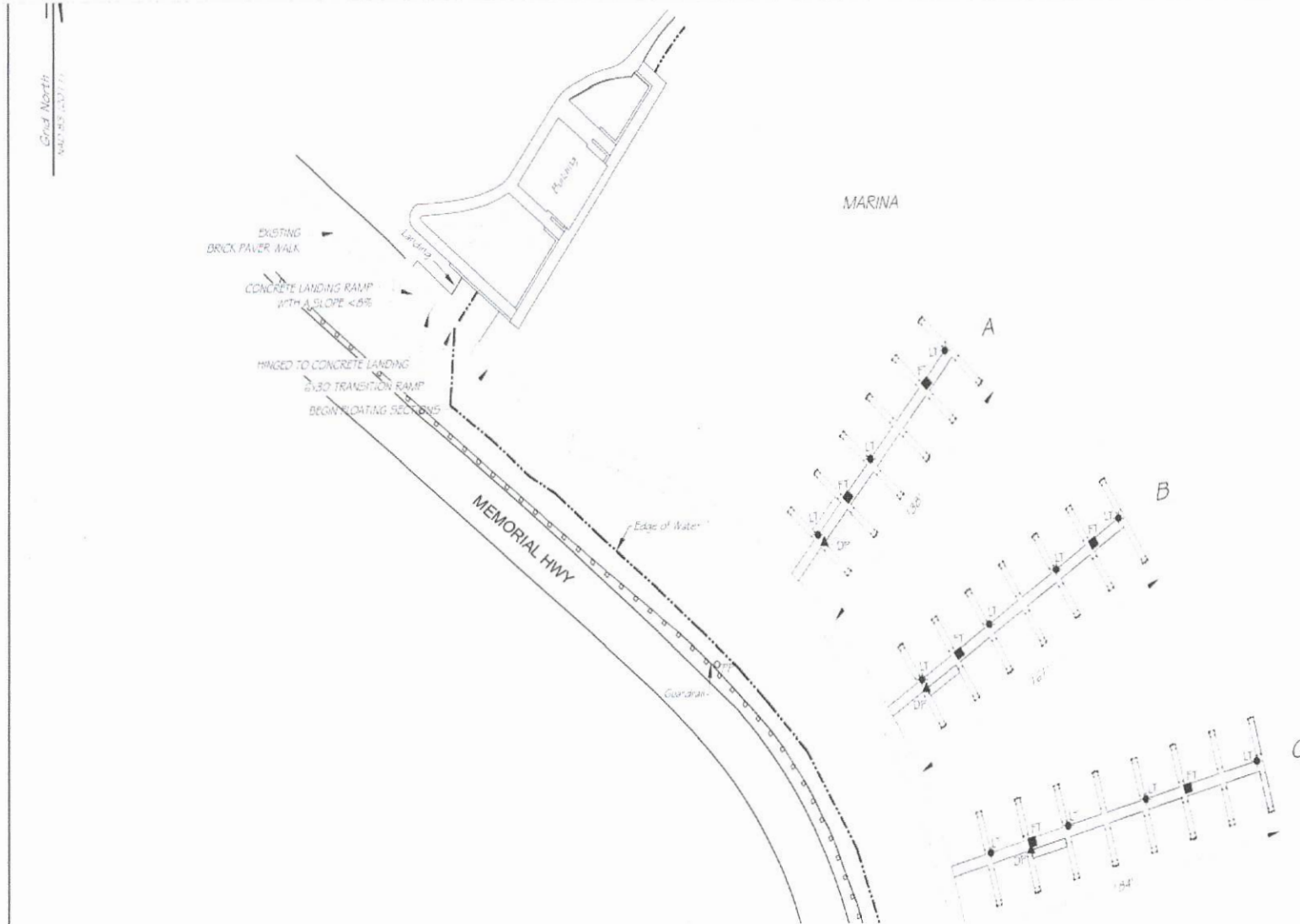
THIS IS A DRAWING FOR BIDDING & DESIGN. NO ENGINEERING HAS BEEN DONE FOR FLOATING DOCK SYSTEM. ALL MEASUREMENTS SHOWN ARE APPROXIMATE TO BE DETERMINED BY BIDDERS DESIGN.



Master Docks, Inc.
120 Crow Road
Inman, SC 29349

(864) 205-7898

DOCK PLAN - 0 x 0 - Parks Recreation

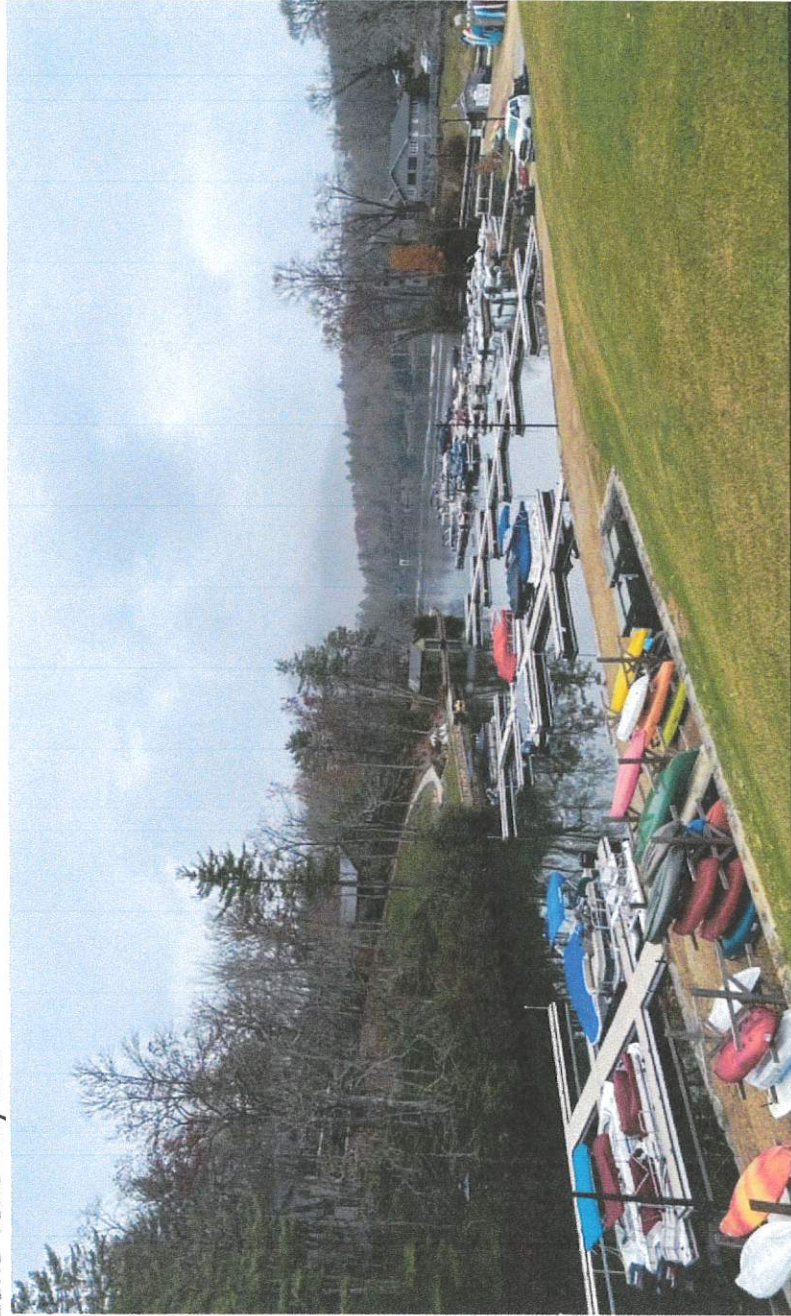


Marathon Builders(Now Master Docks): Lake Lure Marina



john@masterdocks.com (864) 205-7898

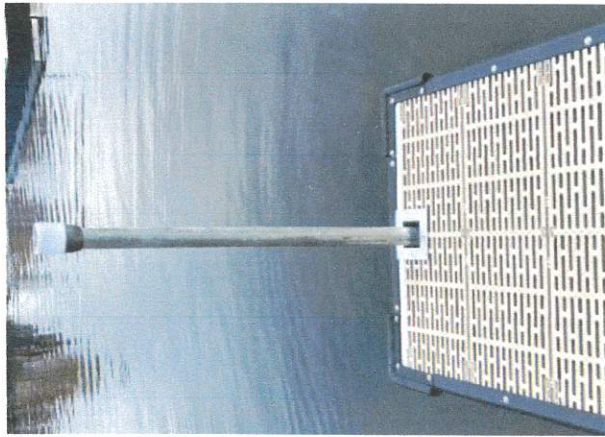
Multiple slip marina re-design, removal and replacement with new custom aluminum structure
Lake Toxaway NC



john@masterdocks.com (864) 205-7898

- **Features include**

Solar Lights on each piling for visibility at night



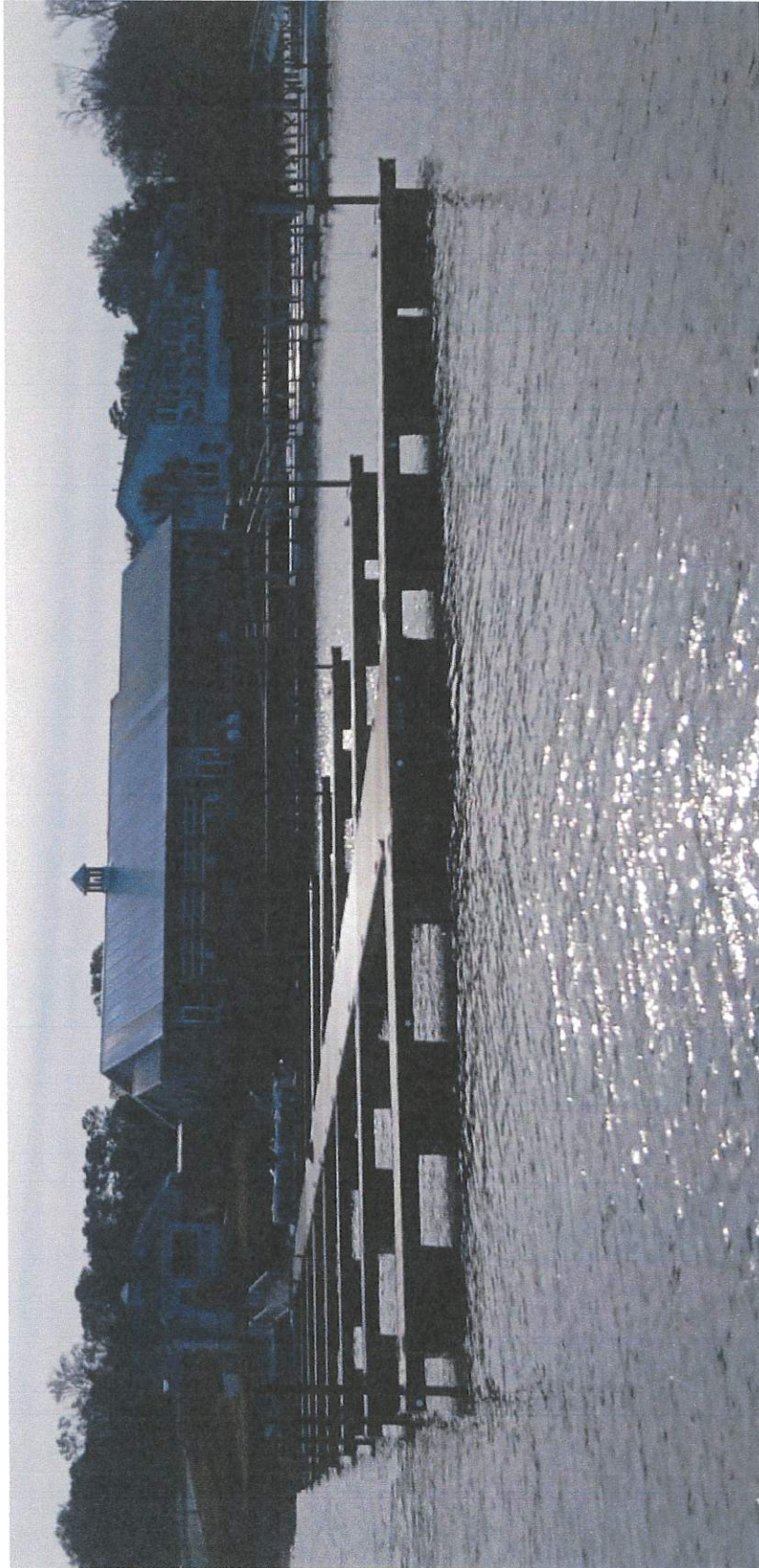
Thruflow decking: economical option with sustainable long term results

12" floats for lower profile to water line for easier access on and off the boat.



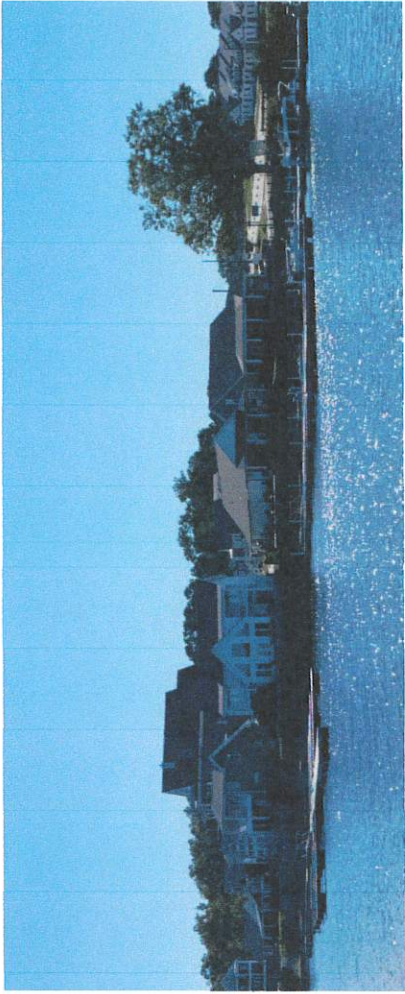
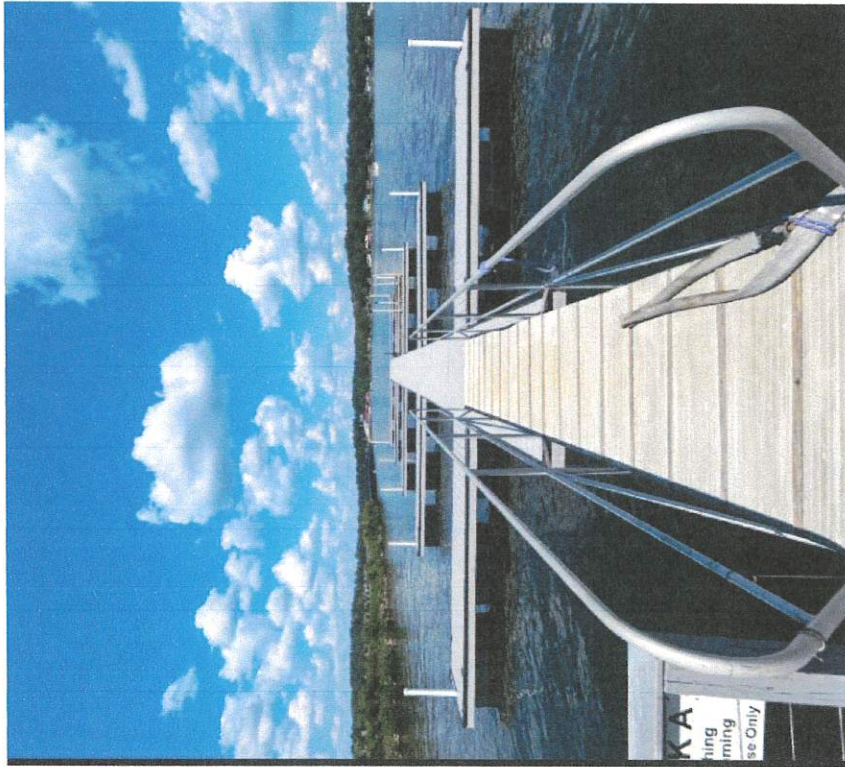
john@masterdocks.com (864) 205-7898

Palmetto Crossing POA Dock, Lake Greenwood



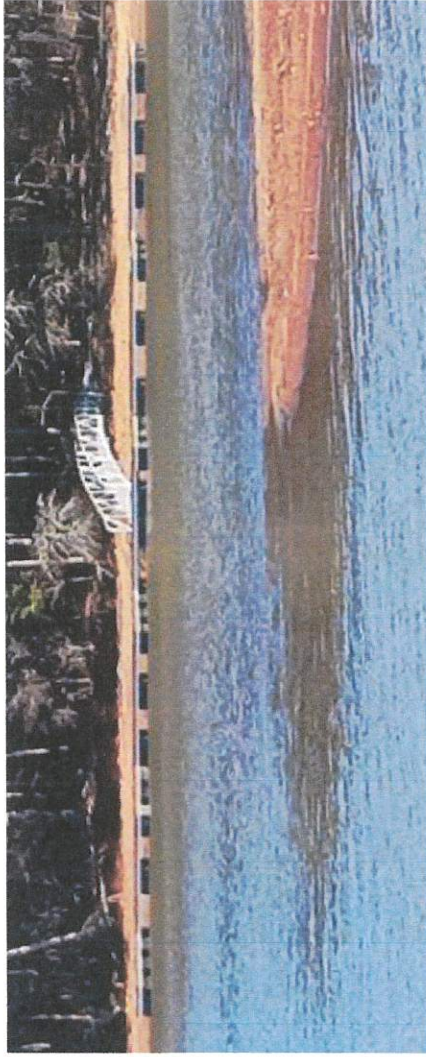
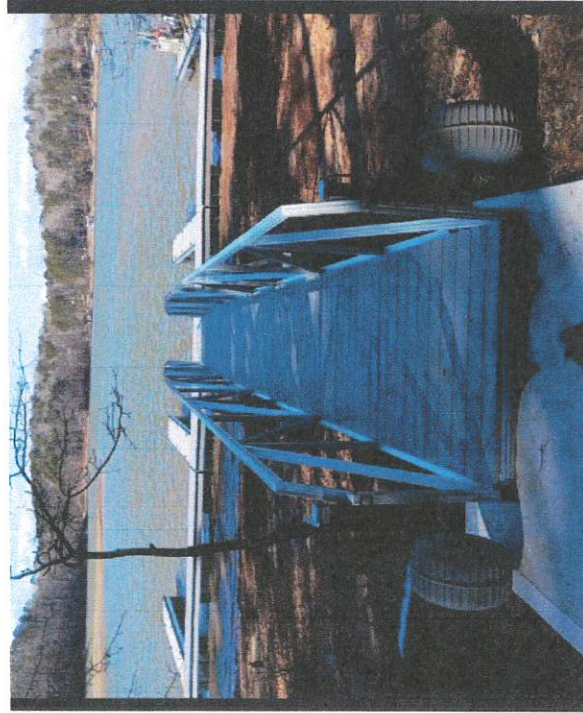
john@masterdocks.com (864) 205-7898

Emerald Crossing POA Dock, 3 sections, Lake Greenwood

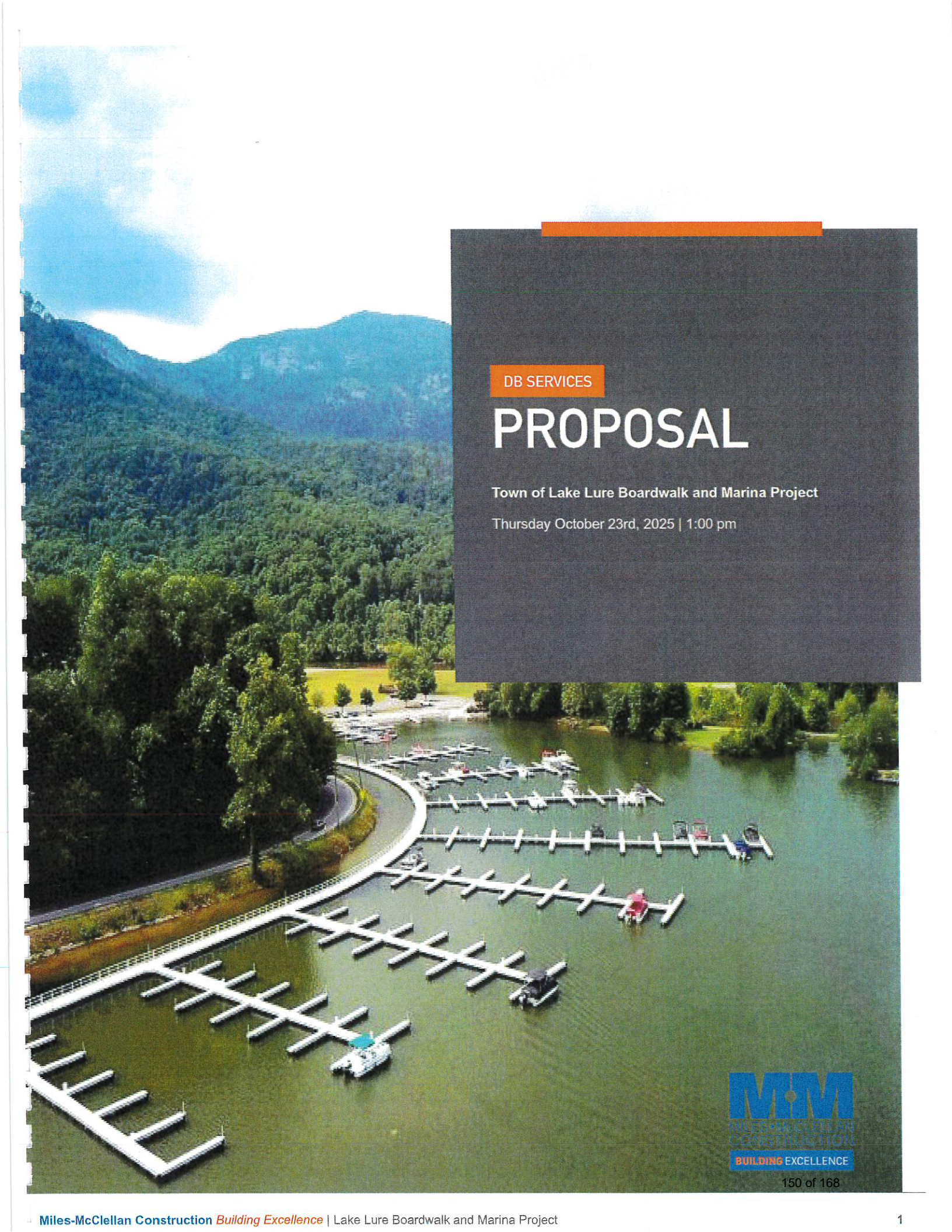


john@masterdocks.com (864) 205-7898

Multiple Slip HOA Marina New Construction



John@masterdocks.com (864) 205-7898



DB SERVICES

PROPOSAL

Town of Lake Lure Boardwalk and Marina Project

Thursday October 23rd, 2025 | 1:00 pm



150 of 168

CORPORATE INFORMATION

Firm

Miles-McClellan Construction Co., Inc.
7120 Weddington Road, Suite 128
Concord, NC 28027

Contact

Austin Sorg, Sr. Project Manager
(919) 867-5522
austin.sorg@mmbuildings.com

About Miles-McClellan

Miles-McClellan has been providing Design-Build and Pre-Construction services to various clients over the past 25+ years. We approach our DB services with collaborative partnerships, a solution-driven project focus, detailed implementation, and continuous evaluation.

Having 45+ years of experience we have completed a multitude of significantly important, complex construction projects. This experience gives us the unique perspectives of the construction manager and the general contractor, allowing us to deliver planning and construction oversight services confidently.

We lead with professionalism and respect for each project team member and their roles and ability to perform their responsibilities. We take extra care to ensure the cost estimates are reasonable and provide maximum value to your project. We provide creative and helpful solutions and have diligence and dedication to your project's success.

Quick Facts

Type of Organization:

Corporation

Date Organized:

June 5, 1980

Years in Business:

45+

Corporate Officers:

Matthew McClellan- CEO

Timothy McClellan- Treasurer & Secretary

Services Provided:

- Design-Build
- Owner's Representation (Owner's Advisor & Consulting)
- Pre-Construction Services
- Construction Management (Agency & At-Risk)
- General Contracting

COMPANY OVERVIEW

The Exceptional Choice for Your Renovation Project

While our competitors may be larger, we offer a distinct blend of qualities that set us apart as the best-suited partner for this prestigious project.

Local Expertise and Proven Legacy

As a mid-sized company with a strong foundation in Central Ohio, we are proud to have a local office in North Carolina, committed to bettering communities across the state. Our experience working in diverse regions gives us a deep understanding of the local construction landscape, allowing us to align with North Carolina's values and vision in every project we undertake.

Builder and CM Integration

The unique integration of strength of a builder and a construction manager, allows us to deliver comprehensive services from inception to completion. With Miles-McClellan Construction, you get a partner who understands the intricacies of construction, possesses in-house expertise, and maintains control over every aspect of the project.

Renovation Expertise:

Our experience with the Morrow Mountain State Park addition and renovation highlights our expertise in upgrading critical facilities. We are committed to enhancing functionality and security while ensuring the design supports the site's unique operational needs.

Flexibility and Collaboration

The project demands collaboration and flexibility, areas where we excel. We take a people-centric approach, involving all stakeholders as part of our team. Our open book transparency fosters an environment of trust, where ideas converge to elevate the project to new heights.

Grit and Personal Touch

What sets us apart is our passion for excellence and unwavering grit. We approach challenges with determination, delivering results that exceed expectations. As a mid-sized company, we offer personalized attention to every detail, ensuring each renovation reflects our client's unique vision with precision.

Local Commitment and Community Impact

Our expertise in North Carolina, combined with our seamless integration of builder and CM roles, makes us the ideal choice for local projects, including critical facilities like the Iredell County Government Center Interior Renovations Project. We take pride in our ability to enhance the functionality and safety of essential community infrastructure while staying committed to local needs. With us, North Carolina communities will not only benefit from expertly executed projects but will also build a lasting partnership focused on long-term success.



OVERALL TEAM

Miles McCellan Construction
General Contractor



Tim McClellan
tim.mcclellan@mmbuildings.com
336-404-3686

Custom Dock Systems
Dock Specialist & Fabricator

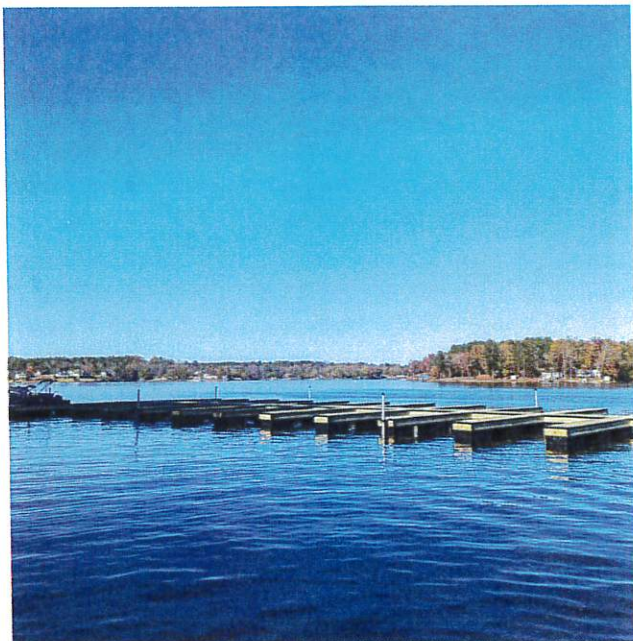


Brandon Haynie
brandon@customdocksystems.com
864-225-2393

Lake Norman Electric
Electrical Design & Installation



Redmond Anello
704-483-2000



BONDING CAPACITY

OVERMYER HALL
ASSOCIATES

A HUB International Company

1600 W. Lane Ave • Suite 200
Columbus, Ohio 43221
614-453-4400

hubinternational.com

March 11, 2025

Re: Miles-McClellan Construction Company, Inc. - Surety Bonding Reference

To Whom It May Concern:

This letter is being provided as a reference for Miles-McClellan Construction Company, Inc. and to confirm their ability to provide Performance & Payment bonds, if so required. We have the utmost confidence in the integrity and ability of Miles-McClellan Construction Company, Inc. We believe the necessary financial and operational capacities exist to successfully complete projects within the range noted below. Therefore, we are pleased to convey our recommendation.

The current surety company for Miles-McClellan Construction Company, Inc. is Fidelity and Deposit Company of Maryland, an A.M. Best "A+" Superior rated company and listed on the US Treasury Listing of Sureties.

Single Project Limit: \$30,000,000
Aggregate Limit: \$60,000,000

Please note any request for a Performance and Payment Bond will be subject to a review and approval of the contract terms, conditions, bond forms, project financing, and the application of other such underwriting criteria as may be deemed pertinent at the time such bonds are requested. This letter does not constitute an assumption of liability. The issuance of bonds in connection with any project is a matter solely between the Surety and Contractor. We assume no liability to you or to any third party by the issuance of this letter.

If you have any questions, please feel free to contact me.

Sincerely,



David Catanese, AFSB
Surety Advisor
Overmyer Hall Associates, A HUB International Company
Email: dcatanese@oh-ins.com
Cell: 614-314-5218

BUSINESS INSURANCE  **SURETY BONDING**  **HOME & AUTO**

PROOF OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hylant - Columbus 565 Metro Place South, Ste 450 Dublin OH 43017	CONTACT NAME: Shae Ostrander PHONE (A/C, No, Ext): 614-932-1289 FAX (A/C, No): 614-932-1299 E-MAIL ADDRESS: Shae.Ostrander@hylant.com
License#: 23894 MILESMC-01	INSURER(S) AFFORDING COVERAGE INSURER A : National Union Fire Ins Co of Pittsburgh PA INSURER B : Columbia Casualty Company INSURER C : Admiral Insurance Company INSURER D : INSURER E : INSURER F :
INSURED Miles McClellan Construction Company 2100 Builders Place Columbus, OH 43204	NAIC # 19445 31127 24856

COVERAGES

CERTIFICATE NUMBER: 27394736

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC OTHER:			350-67-54	9/1/2025	9/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COM/OP AGG \$ 4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY			454-48-62	9/1/2025	9/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			7034457257	9/1/2025	9/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	484-07-338	9/1/2025	9/1/2026	☒ PER STATUTE ☒ OTH-ER OH Stop Gap E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
C	Excess Umbrella			UX000001988-01	9/1/2025	9/1/2026	Each Occurrence 5,000,000 Aggregate 5,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Proof of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Nicholas R. Hylant</i>

© 1988-2015 ACORD CORPORATION. All rights reserved.

GC LICENSE

Expiration Date

2025

License No.

63358

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Miles-McClellan Construction Company, Inc.

CONCORD, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building

until

December 31, 2025

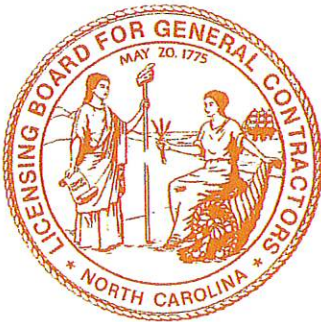
when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2025

This certificate may not be altered.

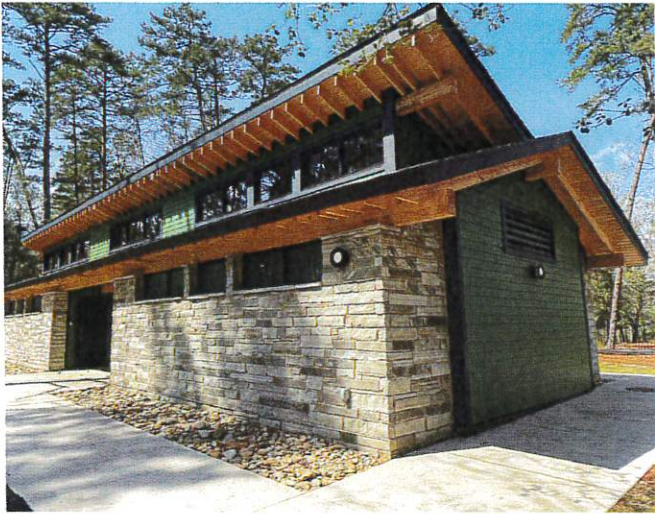


E. Paul
Chairman

Ryan P. Ledy
Secretary-Treasurer

RELEVANT EXPERIENCE

Morrow Mountain State Park



This multi-stage project spanned six sites across approximately 10.5 acres within a larger nature preserve and involved work on 19 buildings. Renovations focused on preserving and revitalizing several existing structures, including two bathhouses, five family cabins, the historic summit building, and the pool. Preservation of the summit building was a key component, requiring careful attention to historical details while upgrading the facility to meet current standards.

New construction included one additional bathhouse and eight camper cabins, along with the creation of an accessible walking path to the summit and a new splash pad. The team successfully managed complex logistics across multiple active sites within the preserve, addressing unforeseen conditions in aging structures and ensuring all facilities were brought up to code.

Miles-McClellan's extensive experience coordinating construction in sensitive, historically significant environments informs our approach to the Iredell County Government Center Interior Renovations, and many of the same team members are proposed for this project.



Location

49104 Morrow Mountain Rd
Albemarle, NC 28001

Owner

North Carolina Department of Natural
and Cultural Resources

Reference/Architect

Eric Sowers, Intec Group, LLC
919-704-9669

Members of Proposed Team

Tim McClellan, Steve Parsons, Ryan
Boltz, Jake McClellan

Construction Information

10.5 Acres.

Custom Dock Project References:

Oconee County, South Carolina

- **Contact:** Stephen Schutt
- **Phone:** 864-985-8752
- **Details:** Awarded numerous bids for county docks at public ramps for Lake Hartwell and Lake Keowee, including multi-slip docks and single-slip docks.



Pum Branch Yacht Club, Plum Branch, South Carolina

- **Contact:** George Selfridge
- **Phone:** 864-443-2900
- **Details:** Installed over 276 slips for the club, spanning from 1993 to January 2025. Located on Lake Thurmond.



Western Carolina Sailing Club, Anderson, South Carolina

- **Contact:** Ronnie Ashmore
- **Phone:** 864-420-4782
- **Details:** Installed over 104 slips for the club, spanning from the late 1980s to the current year. Located on Lake Hartwell.



Backwater Landing, West Union, South Carolina

- **Contact:** Tim Davis
- **Phone:** 864-888-7237
- **Details:** Installed 30 slips for residents, completed in 2025. Located on Lake Keowee.



RELEVANT EXPERIENCE

Issac Dickson Elementary School



Construction of a new 75,400-square-foot LEED Platinum-certified elementary school designed to provide a dynamic, sustainable learning environment. The facility includes classrooms, a multipurpose room serving as both gymnasium and auditorium, a cafeteria, media center, and administrative office spaces.



The campus extends the learning experience beyond the classroom with thoughtfully designed outdoor environments, including multiple playgrounds and a nature reserve featuring a pond, wetlands area, and bird sanctuary. Several educational gardens—such as a sound garden, perennial gardens, and vegetable gardens encourage hands-on exploration and environmental awareness among students.

Sustainable design strategies emphasize energy efficiency, natural daylighting, water conservation, and the integration of renewable materials, supporting both environmental stewardship and long-term operational efficiency.

Location

125 Hill Street
Asheville, NC 28801

Owner

Asheville City Schools

Reference/Architect

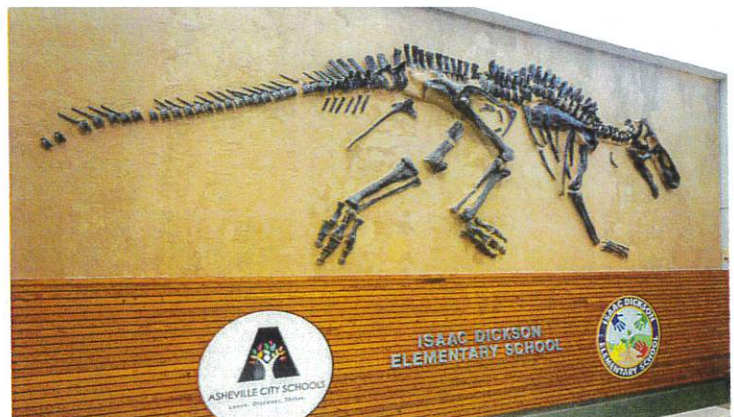
Innovative Design
919-832-6303

Project Cost

GMP: \$20,640,397
Final Cost: \$20,640,397

Construction Information

New Build, LEED Platinum Certified



RELEVANT EXPERIENCE

Haywood Community College Creative Arts Center



Construction of a two-story, 41,665-square-foot academic building featuring classrooms, studios, and workshops for wood, fiber, jewelry, and pottery, along with associated site work and utilities.

The mechanical system includes a stand-alone, solar-powered absorption chiller integrated with a conventional chiller, VAV boxes, air handling units, and a radiant heated floor—all connected through a centralized HVAC control system.

Sustainable features include an energy-efficient building envelope, daylighting throughout learning spaces, solar thermal systems for heating and cooling, a 112 kW photovoltaic array, solar domestic hot water, rainwater reuse, a constructed wetland for stormwater treatment, natural ventilation, low- and no-VOC materials, and native landscaping requiring no irrigation. These integrated systems and design strategies create a highly efficient, environmentally responsible learning environment that supports the school's mission of innovation and sustainability.



Location

105 College Dr.
Clyde, North Carolina 28721

Owner

Haywood Community College

Reference/Architect

Innovative Design
919-832-6303

Project Cost

\$8,385,286

Construction Information

LEED Platinum Certified



TOTAL PRICE PLAN



Job #: LLBM
Due Date: 10/23/2025
Delivery: Design Build

slips 208

Lake Lure Boardwalk and Marina Project

Item	Description	Cost	Cost / Slip	% of Total	Alt 1 - Water to Dock
01A	General Conditions	\$ 98,000	\$ 471	3.3%	\$ 750
13A	Aluminum Dock & Installation	\$ 1,919,000	\$ 9,226	64.9%	\$ -
21A	Fire Protection	\$ 316,000	\$ 1,519	10.7%	\$ -
22A	Plumbing	\$ -	\$ -	0.0%	\$ 22,900
26A	Electrical	\$ 457,000	\$ 2,197	15.4%	\$ -
33A	Utilities	\$ -	\$ -	0.0%	\$ 8,250
	Sub Total	\$ 2,790,000	\$ 13,413	94.3%	\$ 31,900
	Engineering/Admin/Mgmt	\$ 70,000	\$ 337	2.4%	\$ 800
	Builder Overhead	\$ 28,000	\$ 135	0.9%	\$ 400
	Builder Fee	\$ 70,000	\$ 337	2.4%	\$ 800
	Total	\$ 2,958,000	\$ 14,221	100.0%	\$ 33,900

** Assumptions and Clarifications **

- If Performance and Payment Bond is required Add \$45,000
- Construction and General Liability Insurance is Included
- Builders Risk Insurance is Included
- Building Permit and Engineering is Included
- Federal Davis Bacon/Prevailing Wage is Not Included
- Full Time Site Supervision is Included During Construction Activities
- Payment Draws as Follows:
 - 50% To Start Fabrication
 - 25% Upon 1st Delivery of Dock
 - 25% Upon Completion
- No Owner Contingency Included
- Add \$60,000 if sales tax is required to be included and project is not tax exempt
- Add \$33,900 to run water from the existing Marina Building to the Pedestals
- Utility Fees by Owner
- Not Responsible for Delays Caused by Duke Power

B.

**Consider
Amendment 3 to
Labella Task 5 for
Administrative
Services**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: November 4, 2025

SUBJECT: Consider Amendment 3 for LaBella Task 5 for Administrative Services

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: B
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

LaBella has been assisting the Town with administrative services under the existing task order, most recently focusing on DWI funding applications and the Collection System NPDES application. To continue these efforts, an increase under Task 5 is necessary. Under Amendment 3, LaBella is recommending an additional \$25,000 to support these services. This amount includes approximately \$5,000 to \$7,000 to complete the remaining DWI application work, with the balance allocated for future administrative support as needed.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve Amendment 3 for LaBella Task 5 for Administrative Services.

ATTACHMENTS:

Amendment 3 for LaBella Task 5 for Administrative Services

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.



October 27, 2025

Olivia Stewman, Town Manager
Town of Lake Lure
2948 Memorial Highway
Lake Lure, NC 28746

**SUBJECT: Lake Lure On-Call Professional Services
AMENDMENT #3 to Task 5 dated June 9, 2021 (Administrative Services)**

Dear Hank and Mike:

LaBella Associates appreciates the Town's confidence in us, and our continued working relationship with you. We have previously provided an engineering services agreement (Contract), and this work would be performed under that agreement.

This proposal letter provides for an extension of budget for *various on-call services* not specifically addressed by other approved Tasks. Such services are routinely addressed by Task 5 which has been fully expended as of this month, and therefore this is a budget amendment to Task 5. We propose to **add \$25,000** to the Task 5 budget, bringing the Task 5 **total amount to \$100,000**. Prior Amendments raised the initial \$25,000 budget to \$50,000 in July of 2023 (#1) and again to \$75,000 in May of 2025 (#2).

Many covered services require only a minimal (e.g., hour or two) of effort. Given the nature of work under this Task, LaBella will not be required to obtain written approval before charges are incurred or invoiced. However, we will notify and seek such approval from the Town for any individual effort which is expected to exceed \$1,000.

Work under this Amendment will be charged at hourly rates plus costs current as of the time charged or expense incurred. (See the attached 2025 Table of Rates.) LaBella will continue to submit monthly invoices that track the charges for each individual task including this one.

Conclusion

Brian Houston, P.E. will continue to serve as LaBella's Program Manager for this contract, providing direction and oversight for other staff assigned to specific tasks under this contract. Other staff assigned to this contract shall have appropriate experience for the assigned task.

If this proposal is acceptable to the Town, please sign this proposal on the signature line below to authorize the budget increase defined in this proposal and return one copy to us. We appreciate the opportunity to continue our relationship with the Town of Lake Lure. If you have any questions or need additional information, please call me directly at (704) 249-8069.

Sincerely,
LaBella Associates, P.C.

Brian Houston, P.E.
Water/Wastewater Market Leader

Town of Lake Lure, North Carolina

By: _____
 Authorized Signature
Title _____
Date _____

**LABELLA ASSOCIATES
Lake Lure ON-CALL ENGINEERING SERVICES**

**RATE SCHEDULE FOR HOURLY + EXPENSES TASKS
JANUARY 1, 2025 – DECEMBER 31, 2025**

<u>CLASSIFICATION</u>	<u>BILLING RATE</u>
Principal	\$285.00/hour
Project Manager	\$259.00/hour
Senior Engineer	\$248.00/hour
Senior Project Engineer	\$204.00/hour
Project Engineer	\$165.00/hour
GIS Analyst	\$160.00/hour
Design Engineer	\$154.00/hour
Senior Engineering/GIS Technician	\$142.00/hour
Engineering Technician	\$137.00/hour
Construction Inspector	\$131.00/hour
Engineering Co-op	\$106.00/hour
Clerical	\$108.00/hour
Mileage	at current IRS rate
Expenses	at cost
Sub-consultants	at cost plus 10 percent

IX.

PUBLIC COMMENT

The public is invited to speak. Please keep comments limited to three minutes or less. Comments may also be submitted in writing to the Town Clerk, ewillette@townoflakelure.com, at least one hour prior to the meeting.

X.

**Closed session to the
agenda in accordance
with G.S. 143-318.11(a)
(5) for the purpose of
discussing property
acquisition**

XI.

ADJOURNMENT