

LAKE LURE TOWN COUNCIL MEETING PACKET

Monday February 16, 2026
10:00 a.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 STORM RECOVERY STATUS

Monday, February 16, 2026 at 10:00 a.m.

Town Hall at The Landings



Agenda

- I. Call to Order**
- II. Agenda Adoption**
- III. Resolution No. 26-02-16 Accepting SRF Helene Funds for Bulk Chemical Storage Building (Page 5)**
- IV. Resolution No. 26-02-16A Accepting SRF Helene Funds for Yacht Island Emergency Waterline (Page 15)**
- V. Resolution No. 26-02-16B Accepting SRF Helene Funds for New WWTP Design and Construction (Page 25)**
- VI. Consider Approval of Easement with Duke Energy for Parcel # 219448 (Page 35)**
- VII. Storm Recovery Updates (Page 41)**
- VIII. Adjournment**

III.

**Resolution No. 26-02-16 Accepting SRF
Helene Funds for Bulk Chemical Storage
Building**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 16, 2026

SUBJECT: Resolution No. 26-02-16 Accepting SRF Helene Funds for Bulk Chemical Storage Building

AGENDA INFORMATION:

Item Number: III
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Division of Water Infrastructure has reviewed the Town's application and determined that the project is eligible for funding through the State Revolving Fund Supplemental Appropriations for Hurricanes Helene and Milton and the Hawai'i Wildfires (SRF Helene funds). The funding supports projects that enhance infrastructure resilience by reducing flood risk, improving preparedness for rapid hydrologic changes, and strengthening disaster resilience.

The project has been approved for a total award of \$464,000, provided entirely as 100 percent principal forgiveness under the Drinking Water State Revolving Fund (DWSRF). No loan repayment is required. The total estimated project cost is \$473,280.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 26-02-16 Accepting SRF Helene Funds for Bulk Chemical Storage Building

ATTACHMENTS:

Award Offer Letter; Resolution No. 26-02-16 Accepting SRF Helene Funds for Bulk Chemical Storage Building

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption

JOSH STEIN
Governor
D. REID WILSON
Secretary
SHADI ESKAF
Director



February 4, 2026

Olivia Stewman, Town Manager
Town of Lake Lure
PO Box 255
Lake Lure, NC 28746

Subject: Letter of Intent to Fund
Town of Lake Lure
Bulk Chemical Storage Building
SRF Helene Rolling Application Cycle
SWIA Award Date: December 10, 2025
Project No.: SRF-D-HEL-0014
Agreement ID: 2000087891

Dear Manager Stewman:

The Division of Water Infrastructure has reviewed your funding application for the project listed above, and we're pleased to share that the State Water Infrastructure Authority (SWIA) has determined your project is eligible for funding through the State Revolving Fund Supplemental Appropriations for Hurricanes Helene and Milton and the Hawai'i Wildfires (referred to as the "SRF Helene" funds).

These funds are intended to support projects that strengthen infrastructure resilience—either by reducing flood risk and vulnerability or by improving preparedness for rapid hydrologic changes and other natural disasters. The funding information is as follows:

Funding Information

Funding Source/Type: Drinking Water State Revolving Fund (DWSRF) Loan Helene Funds

Funding Amount*: \$464,000 total funding including:
\$464,000 at 100% Principal Forgiveness (PF)

Total award includes \$464,000 in PF and \$0 in Loans

Loan Term: Not applicable

Total Project Cost: \$473,280



Manager Stewman, Town Manager

February 4, 2026

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Fee: 2% of the Funding Amount to be invoiced after bids are received
(can be financed with Principal Forgiveness awarded in the project)

Division's Project Manager(s)

Michael Munsell (PM):

michael.munsell@deq.nc.gov
828-296-4654

Shane Beeson (VU Contact for local
governments designated as Distressed)

shane.beeson@deq.nc.gov
919-707-3614

Please note that this intent to fund is contingent on the Division receiving funds from the US EPA, approval of the loan portion through the Local Government Commission (if applicable), and on meeting all of the following milestones:

<u>Milestone*</u>	<u>Date</u>
Engineering Report Submittal	7/15/2026
Engineering Report Approval**	12/1/2026
Bid and Design Package Submittal	6/1/2027
Bid and Design Package Approval	10/1/2027
Advertise Project, Receive Bids, Submit Bid Information, <u>and</u> Receive Authority to Award	2/2/2028
Execute Construction Contract(s)	5/2/2028

*Failure to meet any milestone may result in the forfeiture of funding for the proposed project.

**Funding offer will be prepared after Engineering Report approval.

The first milestone is the submittal of an Engineering Report by the date shown above. The Engineering Report must be developed using the guidance found on our website's *I Have Funding* webpage under the Engineering Report section. Failure to meet any milestone may result in the forfeiture of funding for the proposed project. A funding offer will be prepared after approval of the Engineering Report.

The Division's *I Have Funding* webpage at <https://www.deq.nc.gov/about/divisions/water-infrastructure/i-have-funding> contains guidance, checklists and templates to use for funded projects.

Manager Stewman, Town Manager

February 4, 2026

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Upon detailed review of the project during the funding process, it may be determined that portions of your project are not eligible for funding and the total funding amount may be reduced. Additionally, changes in the scope or priority points awarded – based on additional information that becomes apparent during project review – may also result in changes to the total funding amount and loan terms.

Submittal of Project Documents to the Division on Laserfiche

All project documents are to be submitted to the Division via Laserfiche at the following link:

<https://edocs.deq.nc.gov/Forms/DW-Document-Upload-Form>.

Disbursement of Funds

Funds are disbursed to the Recipient for eligible costs that are documented as part of the project only after the costs have been incurred by the Recipient and all necessary documentation has been received and approved by the Division beforehand. If the Recipient requests funds prior to paying contractors, the Recipient will have three business days to pay contractors upon receipt of funds. Costs incurred since the onset of the hurricane may be eligible if they are related to the project scope and all SRF Helene requirements had been met by the time costs have been incurred.

Prior to requesting the first disbursement on your project, you will be asked to submit to the Division, via the Laserfiche link above, several required documents including but not limited to:

1. One copy of the original funding offer-and-acceptance document, executed by the Authorized Representative for the project, along with the “Conditions and Assurances”. Note that the funding offer will be prepared after approval of the Engineering Report.
2. A Resolution adopted by the governing body accepting the funding offer and making the applicable assurances contained therein (sample included).
3. Federal Tax ID/Unique Entity ID (UEID) Form (attached).
4. Sales Tax Certification form, if applicable (attached).
5. One copy of all executed service agreements and/or contracts.
 - Note that these contracts must be fully executed with signatures from both parties, effective dates, and where applicable, signed and dated performance and payment bonds and Powers of Attorney (must be dated on or after the agreement effective date), Certificates of Insurance with active policies, and signed and dated Notice to Proceed.
6. Engineering Services Procurement Certification Form.
7. Site Certification form, if applicable (Certification Regarding Uniform Relocation Assistance and Real Property Acquisition Policies (URLAP) Act of 1970) (attached).

The Division will communicate with you when these documents will be required. In addition, loans (if applicable) must be approved by the Local Government Commission prior to disbursement.

Manager Stewman, Town Manager

February 4, 2026

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Once all documents have been received and approved, the Recipient will request disbursements via the Division's EBS System Log-in located at <https://www.ebs.nc.gov/logon/index.html>. A reference copy of the Division's Disbursement Request Form, a link to the online EBS portal, and a list of frequently asked questions can be accessed from the Division's webpage at <https://www.deq.nc.gov/construction-disbursement-funds>.

Please Submit the UEID Form

Upon receipt of this letter of intent to fund, please fill out the attached Federal Tax ID & Unique Entity ID (UEID) form and submit it through LaserFiche using the link provided above.

Document Naming Conventions and Identification Requirements

To ensure efficient review and processing, all required documents must be clearly named and accurately identified when submitted via Laserfiche or any other designated portal. Please follow these conventions:

Use clear, consistent filenames. Name each file with a prefix that identifies the project number, followed by the document type, and then the date (e.g., SRP-W-ARP-0000_Resolution__2025-01-18.pdf). This helps ensure your submission is correctly categorized and processed without delay.

Examples:

- SRP-W-ARP-0000_Resolution_2025-02-10.pdf
- SRP-D-ARP-0000_ExecutedEngineeringContract_2025-01-15.pdf
- SRP-W-134-0000_UEIForm_2025-02-01.pdf
- SRP-W-ARP-0000_InsuranceCertificate_2025-03-05.pdf
- SRP-D-134-0000_SiteCertification_2025-01-30.pdf

Engineering Services Procurement

All projects must comply with North Carolina General Statute 143-64.31, Article 3D Procurement of Architectural, Engineering, and Surveying Services. Projects cannot be exempted from qualification-based selection of these services under N.C.G.S. 143-64.32. Any services provided that were not selected in compliance with federal requirements will be ineligible for reimbursement.

Davis-Bacon Requirements and American Iron and Steel Provisions

Projects funded through the State Revolving Fund (SRF) programs must comply with Davis -Bacon wage requirements and American Iron and Steel provisions. You can find standard specifications covering these requirements on our website's *I Have Funding* section.

Manager Stewman, Town Manager

February 4, 2026

Page 5 of 7

Requirements of Local Government Units Designated as Distressed

Additional information is required to be submitted in the Engineering Report for all local government units designated by the State Water Infrastructure Authority and the Local Government Commission as “Distressed” per North Carolina General Statute 159G-45(b). Additional information is required regardless of funding source to demonstrate how the project moves the local government unit towards viability. Guidance on these requirements can be found on the Division’s I Have Funding webpage under the Engineering Report section. For questions about these additional requirements, please contact the Viable Utility project manager listed above.

Local government units designated as “distressed” under §159G-45(b) must complete associated requirements of the statute by:

1. Conducting an asset assessment and rate study.
2. Participating in a training and educational program.
3. Developing a short-term and long-term action plan considering all of the following:
 - a. Infrastructure repair, maintenance, and management;
 - b. Continuing education of the governing board and system operating staff; and
 - c. Long-term financial management plan.

Approval of Debt by Local Government Commission

Projects funded with a Division of Water Infrastructure repayable loan component must receive approval from the Local Government Commission (LGC). Final approval of debt must be coordinated directly with the LGC after construction bids are received. Materials must be emailed to srf@nctreasurer.com.

Joint Legislative Committee on Local Government Notification Requirements

In accordance with G.S. 120-157.2, local government units with projects that require debt to be issued greater than \$1,000,000 **must** submit a letter to Committee Chairs, Committee Assistant, and the Fiscal Research Division of the General Assembly at least 45 days prior to presentation before the Local Government Commission. You are responsible for submitting that letter and providing a copy to the Division.

Local Government Units Must Be Current on Annual Audits

Units of local government must be current on their annual audits to receive disbursements from the loan or grant award. Funded local government units must submit their audited financial statement of the latest fiscal year to the Local Government Commission by July 1 of the following calendar year to comply with this requirement.

Extended Term Loan

Projects that qualify for a targeted interest rate and demonstrate in the Engineering Report a weighted average design life for the major components of the project greater than 20 years are eligible for an extended loan term up to the calculated weighted average design life, but not to exceed 30 years. Request an extended term by contacting your project manager and provide the necessary calculation (see the design life workbook in the Engineering Report

Manager Stewman, Town Manager
February 4, 2026
Page 6 of 7

section of the *I Have Funding* webpage).

Coordination of Funding from Other Sources

Funding must not be used to cover the costs of the Recipient for which alternative funding from another state or federal agency has already been secured. In order to avoid duplication of funding and to streamline project review and approvals, please inform the Division's project manager if you already have secured or are seeking funding from another state or federal agency (including FEMA-Public Assistance) for any part of the scope for this project.

Declination of Intent of Funding

If you choose to decline the potential for funding as identified in this Letter of Intent to Fund, please submit a signed letter on official letterhead from the Authorized Representative as identified in the funding application within 30 days of receipt of this letter.

In accordance with the Division's policy, this project will only be eligible for additional funding if there are documented unfunded project costs. The funding amount identified in this Letter of Intent to Fund will not be considered in future funding applications. If you intend to seek different funding terms for the same project and costs through a different Division of Water Infrastructure funding source, you must reapply for the project and formally decline this potential for funding prior to the application deadline.

If you have any questions, please contact the assigned Project Manager, Michael Munsell.

Congratulations on the selection of your application for a funding award.

Sincerely,

DocuSigned by:


6300A872077B4C5...
Shadi Eskaf, Director
Division of Water Infrastructure, NCDEQ

Enclosures: Federal Tax ID/Unique Entity ID (UEID) Form
Engineering Services Procurement Certification Form
Sales Tax Certification form
Sample Resolution
Site Certification Form

EC: Olivia Stewman, Town of Lake Lure, ostewman@townoflakelure.com
Heather Miller, LaBella Associates, hmiller@labellapc.com
Michael Munsell (via email)

Manager Stewman, Town Manager

February 4, 2026

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Shane Beeson (via email)

DWI Agreement ID 2000087891 (**COM – LOIF**)



RESOLUTION NO. 26-02-16

A RESOLUTION ACCEPTING SRF HELENE FUNDS FOR BULK CHEMICAL STORAGE BUILDING

WHEREAS, the Safe Drinking Water Act Amendments of 1996 and the North Carolina Water Infrastructure Fund have authorized the making of loans and/or grants, as applicable, to aid eligible, drinking-water system owners in financing the cost of construction for eligible, drinking-water infrastructure; and

WHEREAS, the North Carolina Department of Environmental Quality has offered a Helene Drinking Water State Revolving Fund Loan in the amount of \$464,000 for the construction of a bulk chemical storage building, hereafter referred to as the "Project"; and

WHEREAS, the Town of Lake Lure intends to construct said Project in accordance with engineering plans and specifications that have been or will have been approved by the North Carolina Public Water Supply Section.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE:

1. That Town of Lake Lure does hereby accept the Helene Drinking Water State Revolving Fund Loan offer in the amount of \$464,000; and
2. That the Town of Lake Lure does hereby give assurance to the North Carolina Department of Environmental Quality that they will adhere to all applicable items specified in the standard "Conditions" and "Assurances" of the Department's funding offer, awarded in the form of Helene Drinking Water State Revolving Fund Loan; and
3. That Olivia Stewman, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information, as the appropriate State agency may request, in connection with such application or the Project; to make the Assurances as contained above; and to execute such other documents as may be required in connection with the application; and
4. That the Town of Lake Lure has complied substantially or will comply substantially with all Federal, State and local laws, rules, regulations, and ordinances applicable to the Project, and to Federal and State grants and loans pertaining thereto.

Adopted this the ____ day of _____, 2026 at Lake Lure, North Carolina.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

IV.

Resolution No. 26-02-16A Accepting SRF Helene
Funds for Yacht Island Emergency Waterline

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 16, 2026

SUBJECT: Resolution No. 26-02-16A Accepting SRF Helene Funds for Yacht Island Emergency Waterline

AGENDA INFORMATION:

Item Number: IV
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Division of Water Infrastructure has reviewed the Town's funding application and determined that the project is eligible for funding through the State Revolving Fund Supplemental Appropriations for Hurricanes Helene and Milton and the Hawai'i Wildfires (SRF Helene funds). The funding is intended to support projects that strengthen infrastructure resilience by reducing flood risk and vulnerability and improving preparedness for rapid hydrologic changes and other natural disasters.

The project has been approved for \$6,636,349 in total funding through the Drinking Water State Revolving Fund (DWSRF). This includes \$6,111,262 in principal forgiveness and \$525,087 in loans. Of the principal forgiveness, \$5 million is awarded at 100 percent, with the remaining portion structured at 75 percent principal forgiveness and 25 percent loan. The loan carries a 0 percent interest rate over a 20-year term.

The total estimated project cost is \$6,769,076. A 2 percent administrative fee will be invoiced after bids are received and may be financed using the principal forgiveness awarded to the project.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 26-02-16A Accepting SRF Helene Funds for Yacht Island Emergency Waterline

ATTACHMENTS:

Award Offer Letter; Resolution No. 26-02-16A Accepting SRF Helene Funds for Yacht Island Emergency Waterline

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

JOSH STEIN
Governor
D. REID WILSON
Secretary
SHADI ESKAF
Director



February 4, 2026

Olivia Stewman, Town Manager
Town of Lake Lure
PO Box 255
Lake Lure, NC 28746

Subject: Letter of Intent to Fund
Town of Lake Lure
Yatch Island Emergency Waterline
SRF Helene Rolling Application Cycle
SWIA Award Date: December 10, 2025
Project No.: SRF-D-HEL-0017
Agreement ID: 2000087892

Dear Manager Stewman:

The Division of Water Infrastructure has reviewed your funding application for the project listed above, and we're pleased to share that the State Water Infrastructure Authority (SWIA) has determined your project is eligible for funding through the State Revolving Fund Supplemental Appropriations for Hurricanes Helene and Milton and the Hawai'i Wildfires (referred to as the "SRF Helene" funds).

These funds are intended to support projects that strengthen infrastructure resilience—either by reducing flood risk and vulnerability or by improving preparedness for rapid hydrologic changes and other natural disasters. The funding information is as follows:

Funding Information

Funding Source/Type: Drinking Water State Revolving Fund (DWSRF) Loan Helene Funds

Funding Amount: \$6,636,349 total funding including:
\$5 million at 100% Principal Forgiveness (PF) [including the PF awarded to the Bulk Chemical Storage Building project] and the remainder at 75% PF and 25% Loan

Total award includes \$6,111,262 in PF and \$525,087 in Loans with the loan term specified below.

Loan Term: 0% interest rate over 20 years



Manager Stewman, Town Manager

February 4, 2026

Page 2 of 7

Total Project Cost: \$6,769,076
 Fee: 2% of the Funding Amount to be invoiced after bids are received
 (can be financed with Principal Forgiveness awarded in the project)

Division's Project Manager(s)

Michael Munsell (PM):

michael.munsell@deq.nc.gov
 828-296-4654

Shane Beeson (VU Contact for local
 governments designated as Distressed)

shane.beeson@deq.nc.gov
 919-707-3614

Please note that this intent to fund is contingent on the Division receiving funds from the US EPA, approval of the loan portion through the Local Government Commission (if applicable), and on meeting all of the following milestones:

<u>Milestone*</u>	<u>Date</u>
Engineering Report Submittal	7/15/2026
Engineering Report Approval**	12/1/2026
Bid and Design Package Submittal	6/1/2027
Bid and Design Package Approval	10/1/2027
Advertise Project, Receive Bids, Submit Bid Information, <u>and</u> Receive Authority to Award	2/2/2028
Execute Construction Contract(s)	5/2/2028

*Failure to meet any milestone may result in the forfeiture of funding for the proposed project.

**Funding offer will be prepared after Engineering Report approval.

The first milestone is the submittal of an Engineering Report by the date shown above. The Engineering Report must be developed using the guidance found on our website's *I Have Funding* webpage under the Engineering Report section. Failure to meet any milestone may result in the forfeiture of funding for the proposed project. A funding offer will be prepared after approval of the Engineering Report.

The Division's *I Have Funding* webpage at <https://www.deq.nc.gov/about/divisions/water-infrastructure/i-have-funding> contains guidance, checklists and templates to use for funded projects.

Manager Stewman, Town Manager

February 4, 2026

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Upon detailed review of the project during the funding process, it may be determined that portions of your project are not eligible for funding and the total funding amount may be reduced. Additionally, changes in the scope or priority points awarded – based on additional information that becomes apparent during project review – may also result in changes to the total funding amount and loan terms.

Submittal of Project Documents to the Division on Laserfiche

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Disbursement of Funds

Funds are disbursed to the Recipient for eligible costs that are documented as part of the project only after the costs have been incurred by the Recipient and all necessary documentation has been received and approved by the Division beforehand. If the Recipient requests funds prior to paying contractors, the Recipient will have three business days to pay contractors upon receipt of funds. Costs incurred since the onset of the hurricane may be eligible if they are related to the project scope and all SRF Helene requirements had been met by the time costs have been incurred.

Prior to requesting the first disbursement on your project, you will be asked to submit to the Division, via the Laserfiche link above, several required documents including but not limited to:

1. One copy of the original funding offer-and-acceptance document, executed by the Authorized Representative for the project, along with the “Conditions and Assurances”. Note that the funding offer will be prepared after approval of the Engineering Report.
2. A Resolution adopted by the governing body accepting the funding offer and making the applicable assurances contained therein (sample included).
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Manager Stewman, Town Manager

February 4, 2026

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Once all documents have been received and approved, the Recipient will request disbursements via the Division's EBS System Log-in located at <https://www.ebs.nc.gov/logon/index.html>. A reference copy of the Division's Disbursement Request Form, a link to the online EBS portal, and a list of frequently asked questions can be accessed from the Division's webpage at <https://www.deq.nc.gov/construction-disbursement-funds>.

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Manager Stewman, Town Manager
February 4, 2026
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Requirements of Local Government Units Designated as Distressed

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Local government units designated as “distressed” under §159G-45(b) must complete associated requirements of the statute by:

1. Conducting an asset assessment and rate study.
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3. Developing a short-term and long-term action plan considering all of the following:
 - a. Infrastructure repair, maintenance, and management;
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Approval of Debt by Local Government Commission

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Joint Legislative Committee on Local Government Notification Requirements

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Manager Stewman, Town Manager

February 4, 2026

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section of the *I Have Funding* webpage).

Coordination of Funding from Other Sources

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Declination of Intent of Funding

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In accordance with the Division's policy, this project will only be eligible for additional funding if there are documented unfunded project costs. The funding amount identified in this Letter of Intent to Fund will not be considered in future funding applications. If you intend to seek different funding terms for the same project and costs through a different Division of Water Infrastructure funding source, you must reapply for the project and formally decline this potential for funding prior to the application deadline.

If you have any questions, please contact the assigned Project Manager, Michael Munsell.

Congratulations on the selection of your application for a funding award.

Sincerely,

DocuSigned by:


6300A872077B4C5...

Shadi Eskaf, Director

Division of Water Infrastructure, NCDEQ

Enclosures: Federal Tax ID/Unique Entity ID (UEID) Form
Engineering Services Procurement Certification Form
Sales Tax Certification form
Sample Resolution
Site Certification Form

EC: Olivia Stewman, Town of Lake Lure, Ostewman@townoflakelure.com
Heather Miller, LaBella Associates, hmiller@labellapc.com
Michael Munsell (via email)

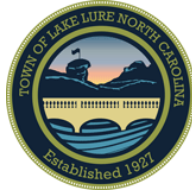
Manager Stewman, Town Manager

February 4, 2026

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Shane Beeson (via email)

DWI Agreement ID 2000087892 (**COM – LOIF**)



RESOLUTION NO. 26-02-16A

A RESOLUTION ACCEPTING SRF HELENE FUNDS FOR YACHT ISLAND EMERGENCY WATERLINE

WHEREAS, the Safe Drinking Water Act Amendments of 1996 and the North Carolina Water Infrastructure Fund have authorized the making of loans and/or grants, as applicable, to aid eligible, drinking-water system owners in financing the cost of construction for eligible, drinking-water infrastructure; and

WHEREAS, the North Carolina Department of Environmental Quality has offered a Helene Drinking Water State Revolving Fund Loan in the amount of \$6,636,349 for the construction of a Yacht Island emergency waterline, hereafter referred to as the "Project"; and

WHEREAS, the Town of Lake Lure intends to construct said Project in accordance with engineering plans and specifications that have been or will have been approved by the North Carolina Public Water Supply Section.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE:

1. That Town of Lake Lure does hereby accept the Helene Drinking Water State Revolving Fund Loan offer in the amount of \$6,636,349; and
2. That the Town of Lake Lure does hereby give assurance to the North Carolina Department of Environmental Quality that they will adhere to all applicable items specified in the standard "Conditions" and "Assurances" of the Department's funding offer, awarded in the form of Helene Drinking Water State Revolving Fund Loan; and
3. That Olivia Stewman, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information, as the appropriate State agency may request, in connection with such application or the Project; to make the Assurances as contained above; and to execute such other documents as may be required in connection with the application; and
4. That the Town of Lake Lure has complied substantially or will comply substantially with all Federal, State and local laws, rules, regulations, and ordinances applicable to the Project, and to Federal and State grants and loans pertaining thereto.

Adopted this the ____ day of _____, 2026 at Lake Lure, North Carolina.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

V.

Resolution No. 26-02-16B Accepting SRF Helene
Funds for New WWTP Design and Construction

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 16, 2026

SUBJECT: Resolution No. 26-02-16B Accepting SRF Helene Funds for New WWTP Design and Construction

AGENDA INFORMATION:

Item Number: V
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Division of Water Infrastructure has reviewed the Town's funding application and determined that the project is eligible for funding through the State Revolving Fund Supplemental Appropriations for Hurricanes Helene and Milton and the Hawai'i Wildfires (SRF Helene funds). The funding supports projects that strengthen infrastructure resilience by reducing flood risk and vulnerability and improving preparedness for rapid hydrologic changes and other natural disasters.

The project has been approved for \$5,000,000 in total funding through the Clean Water State Revolving Fund (CWSRF). The full amount is awarded as 100 percent principal forgiveness, with no loan repayment required. Any additional funding, if awarded, would be structured at 75 percent principal forgiveness and 25 percent loan at a 0 percent interest rate over a 20-year term.

The total estimated project cost is \$34,032,402.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 26-02-16B Accepting SRF Helene Funds for New WWTP Design and Construction

ATTACHMENTS:

Award Offer Letter; Resolution No. 26-02-16B Accepting SRF Helene Funds for New WWTP Design and Construction

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

JOSH STEIN
Governor
D. REID WILSON
Secretary
SHADI ESKAF
Director



February 4, 2026

Olivia Stewman, Town Manager
Town of Lake Lure
PO Box 255
Lake Lure, NC 28746

Subject: Letter of Intent to Fund
Town of Lake Lure
New WWTP Design and Construction
SRF Helene Rolling Application Cycle
SWIA Award Date: December 10, 2025
Project No.: SRF-W-HEL-0013
Agreement ID: 2000087924

Dear Manager Stewman:

The Division of Water Infrastructure has reviewed your funding application for the project listed above, and we're pleased to share that the State Water Infrastructure Authority (SWIA) has determined your project is eligible for funding through the State Revolving Fund Supplemental Appropriations for Hurricanes Helene and Milton and the Hawai'i Wildfires (referred to as the "SRF Helene" funds).

These funds are intended to support projects that strengthen infrastructure resilience—either by reducing flood risk and vulnerability or by improving preparedness for rapid hydrologic changes and other natural disasters. The funding information is as follows:

Funding Information

Funding Source/Type:	Clean Water State Revolving Fund (CWSRF) Loan Helene Funds
Funding Amount*:	\$5,000,000 total funding including: \$5,000,000 at 100% Principal Forgiveness (PF). Any additional funding is awarded at 75% Principal Forgiveness and 25% Loan with the loan term specified below. Total award includes \$5,000,000 in PF and 0 in Loans
Loan Term:	0% interest rate over 20 years
Total Project Cost:	\$34,032,402



Manager Stewman, Town Manager

February 4, 2026

Page 2 of 7

Fee: 2% of the Funding Amount to be invoiced after bids are received
(can be financed with Principal Forgiveness awarded in the project)

* Funding amount is limited to an initial cap of \$5,000,000.

This project may receive additional funds in the April 2026 SWIA meeting if SRF Helene funds remain available and the project remains not fully funded by all other sources. Eligibility to receive additional funds will be based on the project's priority points.

Alternative Project

The Applicant may choose to use the awarded funds towards the lower-scoring BFM Design and Construction project instead of the New WWTP Design and Construction project, since both projects are within the funding range. If the Applicant chooses to switch the funding to the BFM Design and Construction project, up to the amount needed to fully fund that project, please notify the Project Manager listed below and Kavitha Ambikadevi (kavitha.ambikadevi@deq.nc.gov) as soon as possible.

Division's Project Manager(s)

Logan Kluttz (PM):

logan.kluttz@deq.nc.gov
919-618-6064

Shane Beeson (VU Contact for local governments designated as Distressed)

shane.beeson@deq.nc.gov
919-707-3614

Please note that this intent to fund is contingent on the Division receiving funds from the US EPA, approval of the loan portion through the Local Government Commission (if applicable), and on meeting all of the following milestones:

<u>Milestone*</u>	<u>Date</u>
Engineering Report Submittal	7/15/2026
Engineering Report Approval**	12/1/2026
Bid and Design Package Submittal	6/1/2027
Bid and Design Package Approval	10/1/2027
Advertise Project, Receive Bids, Submit Bid Information, <u>and</u> Receive Authority to Award	2/2/2028
Execute Construction Contract(s)	5/2/2028

*Failure to meet any milestone may result in the forfeiture of funding for the proposed project.

**Funding offer will be prepared after Engineering Report approval.

Manager Stewman, Town Manager
February 4, 2026
Page 3 of 7

The first milestone is the submittal of an Engineering Report by the date shown above. The Engineering Report must be developed using the guidance found on our website's *I Have Funding* webpage under the Engineering Report section. Failure to meet any milestone may result in the forfeiture of funding for the proposed project. A funding offer will be prepared after approval of the Engineering Report.

The Division's *I Have Funding* webpage at <https://www.deq.nc.gov/about/divisions/water-infrastructure/i-have-funding> contains guidance, checklists and templates to use for funded projects.

Upon detailed review of the project during the funding process, it may be determined that portions of your project are not eligible for funding and the total funding amount may be reduced. Additionally, changes in the scope or priority points awarded – based on additional information that becomes apparent during project review – may also result in changes to the total funding amount and loan terms.

Submittal of Project Documents to the Division on Laserfiche

All project documents are to be submitted to the Division via Laserfiche at the following link: <https://edocs.deq.nc.gov/Forms/DW-Document-Upload-Form>.

Disbursement of Funds

Funds are disbursed to the Recipient for eligible costs that are documented as part of the project only after the costs have been incurred by the Recipient and all necessary documentation has been received and approved by the Division beforehand. If the Recipient requests funds prior to paying contractors, the Recipient will have three business days to pay contractors upon receipt of funds. Costs incurred since the onset of the hurricane may be eligible if they are related to the project scope and all SRF Helene requirements had been met by the time costs have been incurred.

Prior to requesting the first disbursement on your project, you will be asked to submit to the Division, via the Laserfiche link above, several required documents including but not limited to:

1. One copy of the original funding offer-and-acceptance document, executed by the Authorized Representative for the project, along with the “Conditions and Assurances”. Note that the funding offer will be prepared after approval of the Engineering Report.
2. A Resolution adopted by the governing body accepting the funding offer and making the applicable assurances contained therein (sample included).
3. Federal Tax ID/Unique Entity ID (UEID) Form (attached).
4. Sales Tax Certification form, if applicable (attached).
5. One copy of all executed service agreements and/or contracts.

Manager Stewman, Town Manager

February 4, 2026

Page 4 of 7

- Note that these contracts must be fully executed with signatures from both parties, effective dates, and where applicable, signed and dated performance and payment bonds and Powers of Attorney (must be dated on or after the agreement effective date), Certificates of Insurance with active policies, and signed and dated Notice to Proceed.
- 6. Engineering Services Procurement Certification Form.
- 7. Site Certification form, if applicable (Certification Regarding Uniform Relocation Assistance and Real Property Acquisition Policies (URLAP) Act of 1970) (attached).

The Division will communicate with you when these documents will be required. In addition, loans (if applicable) must be approved by the Local Government Commission prior to disbursement.

Once all documents have been received and approved, the Recipient will request disbursements via the Division's EBS System Log-in located at <https://www.ebs.nc.gov/logon/index.html>. A reference copy of the Division's Disbursement Request Form, a link to the online EBS portal, and a list of frequently asked questions can be accessed from the Division's webpage at <https://www.deq.nc.gov/construction-disbursement-funds>.

Please Submit the UEID Form

Upon receipt of this letter of intent to fund, please fill out the attached Federal Tax ID & Unique Entity ID (UEID) form and submit it through LaserFiche using the link provided above.

Document Naming Conventions and Identification Requirements

To ensure efficient review and processing, all required documents must be clearly named and accurately identified when submitted via Laserfiche or any other designated portal. Please follow these conventions:

Use clear, consistent filenames. Name each file with a prefix that identifies the project number, followed by the document type, and then the date (e.g., SRP-W-ARP-0000_Resolution__2025-01-18.pdf). This helps ensure your submission is correctly categorized and processed without delay.

Examples:

- SRP-W-ARP-0000_Resolution_2025-02-10.pdf
- SRP-D-ARP-0000_ExecutedEngineeringContract_2025-01-15.pdf
- SRP-W-134-0000_UEIForm_2025-02-01.pdf
- SRP-W-ARP-0000_InsuranceCertificate_2025-03-05.pdf
- SRP-D-134-0000_SiteCertification_2025-01-30.pdf

Manager Stewman, Town Manager
February 4, 2026
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Engineering Services Procurement

All projects must comply with North Carolina General Statute 143-64.31, Article 3D Procurement of Architectural, Engineering, and Surveying Services. Projects cannot be exempted from qualification-based selection of these services under N.C.G.S. 143-64.32. Any services provided that were not selected in compliance with federal requirements will be ineligible for reimbursement.

Davis-Bacon Requirements and American Iron and Steel Provisions

Projects funded through the State Revolving Fund (SRF) programs must comply with Davis -Bacon wage requirements and American Iron and Steel provisions. You can find standard specifications covering these requirements on our website's *I Have Funding* section.

Requirements of Local Government Units Designated as Distressed

Additional information is required to be submitted in the Engineering Report for all local government units designated by the State Water Infrastructure Authority and the Local Government Commission as "Distressed" per North Carolina General Statute 159G-45(b). Additional information is required regardless of funding source to demonstrate how the project moves the local government unit towards viability. Guidance on these requirements can be found on the Division's I Have Funding webpage under the Engineering Report section. For questions about these additional requirements, please contact the Viable Utility project manager listed above.

Local government units designated as "distressed" under §159G-45(b) must complete associated requirements of the statute by:

1. Conducting an asset assessment and rate study.
2. Participating in a training and educational program.
3. Developing a short-term and long-term action plan considering all of the following:
 - a. Infrastructure repair, maintenance, and management;
 - b. Continuing education of the governing board and system operating staff; and
 - c. Long-term financial management plan.

Approval of Debt by Local Government Commission

Projects funded with a Division of Water Infrastructure repayable loan component must receive approval from the Local Government Commission (LGC). Final approval of debt must be coordinated directly with the LGC after construction bids are received. Materials must be emailed to srf@nctreasurer.com.

Joint Legislative Committee on Local Government Notification Requirements

In accordance with G.S. 120-157.2, local government units with projects that require debt to be issued greater than \$1,000,000 **must** submit a letter to Committee Chairs, Committee Assistant, and the Fiscal Research Division of the General Assembly at least 45 days prior to presentation before the Local Government Commission. You are responsible for submitting that letter and providing a copy to the Division.

Manager Stewman, Town Manager

February 4, 2026

Page 6 of 7

Local Government Units Must Be Current on Annual Audits

Units of local government must be current on their annual audits to receive disbursements from the loan or grant award. Funded local government units must submit their audited financial statement of the latest fiscal year to the Local Government Commission by July 1 of the following calendar year to comply with this requirement.

Extended Term Loan

Projects that qualify for a targeted interest rate and demonstrate in the Engineering Report a weighted average design life for the major components of the project greater than 20 years are eligible for an extended loan term up to the calculated weighted average design life, but not to exceed 30 years. Request an extended term by contacting your project manager and provide the necessary calculation (see the design life workbook in the Engineering Report section of the *I Have Funding* webpage).

Coordination of Funding from Other Sources

Funding must not be used to cover the costs of the Recipient for which alternative funding from another state or federal agency has already been secured. In order to avoid duplication of funding and to streamline project review and approvals, please inform the Division's project manager if you already have secured or are seeking funding from another state or federal agency (including FEMA-Public Assistance) for any part of the scope for this project.

Declination of Intent of Funding

If you choose to decline the potential for funding as identified in this Letter of Intent to Fund, please submit a signed letter on official letterhead from the Authorized Representative as identified in the funding application within 30 days of receipt of this letter.

In accordance with the Division's policy, this project will only be eligible for additional funding if there are documented unfunded project costs. The funding amount identified in this Letter of Intent to Fund will not be considered in future funding applications. If you intend to seek different funding terms for the same project and costs through a different Division of Water Infrastructure funding source, you must reapply for the project and formally decline this potential for funding prior to the application deadline.

If you have any questions, please contact the assigned Project Manager, Logan Kluttz.

Congratulations on the selection of your application for a funding award.

Sincerely,

DocuSigned by:

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Shadi Eskaf, Director

Manager Stewman, Town Manager

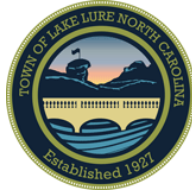
February 4, 2026

Page 7 of 7

Division of Water Infrastructure, NCDEQ

Enclosures: Federal Tax ID/Unique Entity ID (UEID) Form
Engineering Services Procurement Certification Form
Sales Tax Certification form
Sample Resolution
Site Certification Form

EC: Olivia Stewman, Town of Lake Lure, ostewman@townoflakelure.com
Heather Miller, LaBella Associates, hmiller@labellapc.com
Logan Kluttz (via email)
Shane Beeson (via email)
DWI Agreement ID 2000087924 (**COM – LOIF**)



RESOLUTION NO. 26-02-16B

A RESOLUTION ACCEPTING SRF HELENE FUNDS FOR NEW WWTP DESIGN AND CONSTRUCTION

WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects; and

WHEREAS, the North Carolina Department of Environmental Quality has offered a Helene Clean Water State Revolving Fund Loan in the amount of \$5,000,000 for the new WWTP Design and Construction, hereafter referred to as the "Project"; and

WHEREAS, the Town of Lake Lure intends to construct said Project in accordance with engineering plans and specifications that have been or will have been approved by the North Carolina Public Water Supply Section.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE:

1. That Town of Lake Lure does hereby accept the Helene Clean Water State Revolving Fund Loan offer in the amount of \$5,000,000; and
2. That the Town of Lake Lure does hereby give assurance to the North Carolina Department of Environmental Quality that they will adhere to all applicable items specified in the standard "Conditions" and "Assurances" of the Department's funding offer, awarded in the form of Helene Clean Water State Revolving Fund Loan; and
3. That Olivia Stewman, Town Manager, and successors so titled, is hereby authorized and directed to furnish such information, as the appropriate State agency may request, in connection with such application or the Project; to make the Assurances as contained above; and to execute such other documents as may be required in connection with the application; and
4. That the Town of Lake Lure has complied substantially or will comply substantially with all Federal, State and local laws, rules, regulations, and ordinances applicable to the Project, and to Federal and State grants and loans pertaining thereto.

Adopted this the ____ day of _____, 2026 at Lake Lure, North Carolina.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

VI.

Consider Approval of Easement with Duke
Energy for Parcel # 219448

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 16, 2026

SUBJECT: Consider Approval of Easement with Duke Energy for Parcel #219448

AGENDA INFORMATION:

Item Number: VI
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

Duke Energy plans to complete a critical electrical infrastructure upgrade along Sunset Cove Road that will directly impact the property at 0 Buffalo Shoals Road (Tax ID 219448). The project is intended to improve grid reliability, efficiency, and reduce outage times for the property and surrounding area. To proceed with the upgrade, Duke Energy is requesting execution of a standard utility easement to authorize the necessary work.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve easement with Duke Energy for Parcel #219448.

ATTACHMENTS:

Proposed Easement

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

Prepared by: Duke Energy Carolinas, LLC
Return to: Duke Energy Carolinas, LLC
Attn: Southeastern Land Company
PO Box 71059
Myrtle Beach, SC 29572

Parcel # 219448

EASEMENT

State of North Carolina
County of Rutherford

THIS EASEMENT ("**Easement**") is made this ____ day of ____ 20 ____, from **TOWN OF LAKE LURE**, a municipal corporation and a political subdivision of the State of North Carolina ("**Grantor**", whether one or more), to **DUKE ENERGY CAROLINAS, LLC**, a North Carolina limited liability company ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in that instrument recorded in **Deed Book 513, Page 264**, Rutherford County Register of Deeds ("**Property**").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land thirty feet (30') in uniform width for the overhead portion of said Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of said Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any Grantee enclosure/transformer, vault and/or manhole, (hereinafter referred to as the "Easement Area").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and adjoining lands. Portions of the Facilities may be installed immediately and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations.
9. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20____.

TOWN OF LAKE LURE

a municipal corporation and a political subdivision of
the State of North Carolina

Name and Title (SEAL)

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of

_____, certify that _____, as _____ of **TOWN OF LAKE LURE**, a municipal corporation and a political subdivision of the State of North Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing EASEMENT.

Witness my hand and notarial seal, this ____ day of _____, 20____.



Notary Public: _____

Commission expires: _____

**WO 53494080 - LAKE LURE RET 1201 15201201 OH-UG CONVERSION
RUTHERFORD COUNTY**






















189 SUNSET COVE RD, LAKE LURE, NC 28746

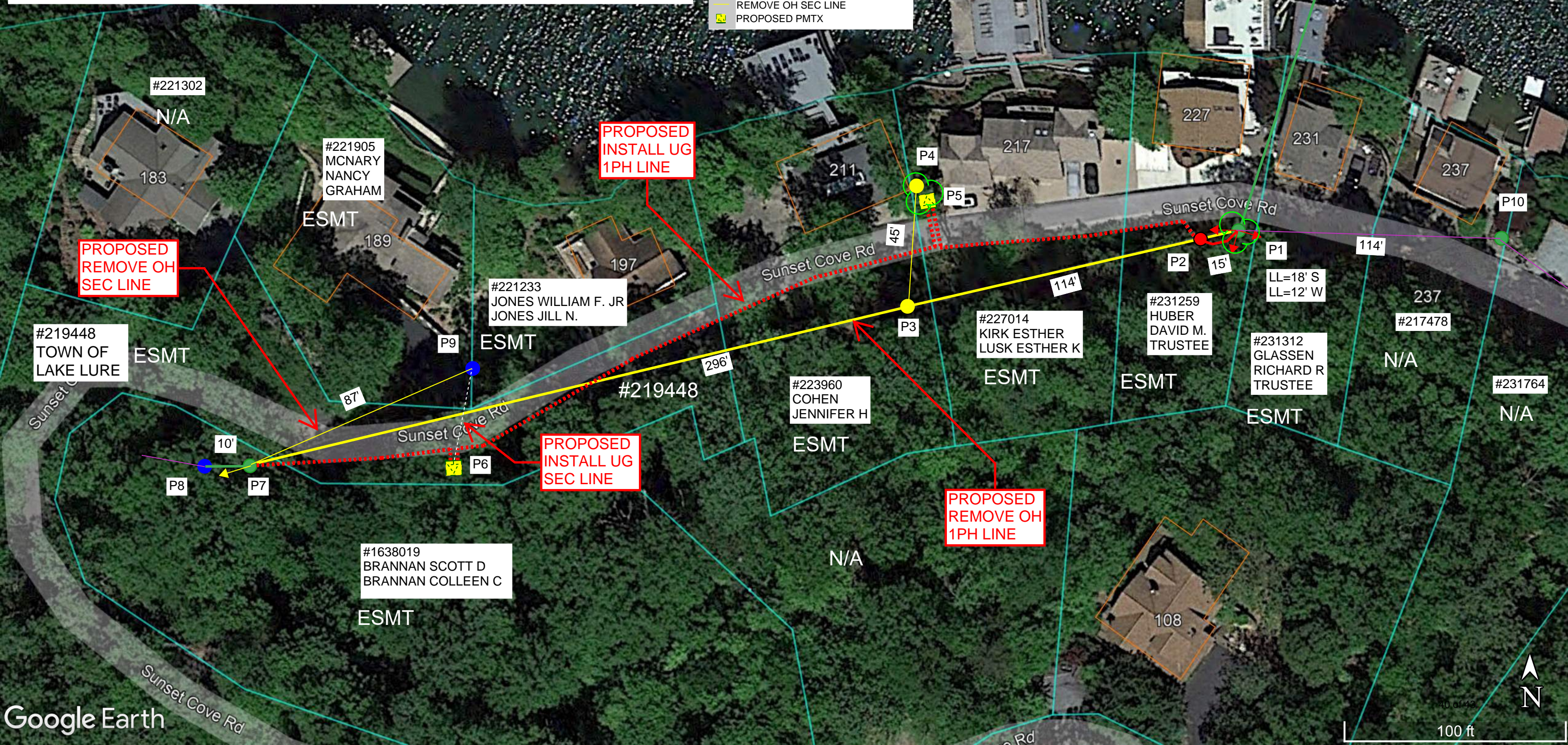
570' 1PH PRI IN 2" CONDUIT

BORE ALL PRIMARY, TRENCH ALL SECONDARY AND SERVICE

TRANSFER EXISTING UG LINE FROM P7 TO P8

REPLACE POLES P1, P7, P8, P9, P10

- | LEGEND | |
|---|----------------------------|
|  | EXISTING OH PRI CONDUCTOR |
|  | EXISTING POLE |
|  | EXISTING ANCHOR / SPAN GUY |
|  | EXISTING OH SEC LINE |
|  | EXISTING UG SEC LINE |
|  | OH PRI RECON/REPLACE |
|  | REPLACE POLE |
|  | PROPOSED OH PRI CONDUCTOR |
|  | PROPOSED POLE |
|  | PROPOSED ANCHOR / SPAN GUY |
|  | PROPOSED UG PRI CONDUCTOR |
|  | PROPOSED SURFACE ENCLOSURE |
|  | PROPOSED OH SEC LINE |
|  | PROPOSED UG SEC LINE |
|  | PROPOSED RECLOSER |
|  | REMOVE OH CONDUCTOR |
|  | DECOMMISSION POLE |
|  | REMOVE ANCHOR / SPAN GUY |
|  | TREE TRIMMING / REMOVAL |
|  | REMOVE OH SEC LINE |
|  | PROPOSED PMTX |



VII.
Storm Recovery Updates

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 16, 2026**

SUBJECT: Storm Recovery Updates

AGENDA INFORMATION:

Item Number: VII
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

Town staff will provide updates related to storm recovery. Frequent updates can be accessed on the Town's website at <https://www.townoflakelure.com>.

VIII. Adjournment