

LAKE LURE TOWN COUNCIL MEETING PACKET

Tuesday, July 8, 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, July 8, 2025 at 5:00 p.m.
Lakeview Terrace at Rumbling Bald



Agenda

- I. Call to Order**
- II. Agenda Adoption**
- III. Mayor's Communication**
- IV. Town Managers Communication (Page 6)**
 - A. Monthly Report
- V. Council Liaison Reports and Comments**
- VI. Consent Agenda (Page 19)**
 - A. Approval of June 2025 Minutes
- VII. Unfinished Business**
- VIII. New Business**
 - A. Resolution No. 25-07-08 Setting Public Hearing for August 12, 2025 to receive comments regarding recommended Text Amendments to Chapter 6 ("Lake Structure Regulations") and Chapter 36 ("Zoning") ordinances (Page 54)
 - B. Consider Approval of Amendment 3 to LaBella Task 23B for Sewer Replacement-MH 34-32 (now 35B) (Page 59)
- IX. Storm Recovery Updates**
- X. 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.
- XI. Adjournment**

III MAYOR'S COMMUNICATIONS

IV TOWN MANAGER'S COMMUNICATIONS



Town Manager Report June 2025

Below are key highlights from each department for the month of June. 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, Wastewater Treatment Plant, and Hydro Plant. Additionally, staff played a vital role in supporting various storm recovery efforts.

Top Accomplishments & Project Updates

- **Mainline Sewer Repair:**
Addressed an ongoing issue with a mainline sewer segment, implementing necessary repairs to improve service.
- **Water Tank System Improvements:**
Successfully completed the replacement of 20 water tank system lid, improving system integrity and safety.
- **Road Stabilization Efforts:**
Repaired four road slopes across Town to enhance stability and prevent erosion-related damage.
- **Proctor Road Stabilization Project:**
Continued work on stabilizing Proctor Road. Progress remains steady as staff address long-term storm damage in this area.
- **West End Sewer Project:**
Made significant progress on the West End Sewer Project, which is now on track for completion by July 23rd.
- **Staff Certification Achievements:**
Congratulations to Cody McFalls and Seth Bailey for earning their Wastewater Collections Grade C Certifications—a notable professional achievement that strengthens our operational capabilities.

Community Development Department Report

Director Williams reports that the department continues to provide permitting services and guidance to residents navigating repairs and rebuilding efforts. A total of **20 permits** were issued in June, including:

- **8 Zoning Permits**
- **6 Lake Structure Permits**
- **5 Land Disturbance Permits**
- **1 Vacation Rental Operator Permit**
- **5 Certificates of Completion** were also issued

Top Accomplishments & Project Updates

- **Ordinance Review & Text Amendments:**
The Zoning and Planning Board began reviewing the ordinance that prohibits the outdoor display of merchandise in the Commercial General district, with a recommendation to allow limited display. Additional approved staff-recommended text amendments included:
 - Limiting accessory structure size in Residential 1 districts
 - Revising Sections 36-5 and 36-70 to clarify front yard setback measurements (from road centerline)
 - Eliminating outdated references to “markers” in the Lake Structures Ordinance, aligning language with Marine Commission regulations
- **Storm Recovery Support:**
Continued assisting owners of Hurricane Helene-affected properties with floodplain regulations, permitting, and federal cleanup assistance. Worked with the Army Corps on the Private Property Debris Removal (PPDR) program—40 damaged lake structures have been submitted for inclusion. As of June 28, the Corps announced only boathouses (not docks) with non-solid pilings will be eligible for removal.
- **Cell Tower Permitting:**
Progressed in reviewing permits for a new cell tower to serve Lake Lure. Due to shoreline erosion, the proposed site has been shifted approximately 90 feet north on the same parcel. Construction is still anticipated to begin by late July.
- **Staffing Efforts:**
Began interviewing candidates for a new **Permit Review Specialist** to focus on the Erosion and Sedimentation Control Program. One offer was declined due to salary requirements; the recruitment process is ongoing.

Fire / Emergency Management Department Report

The Fire / Emergency Management Department responded to **33 fire, medical, and rescue calls** throughout June. Firefighters also completed **1,039 hours of training**, reflecting the department's continued commitment to readiness and skill development.

Top Accomplishments & Project Highlights

- **Personnel & Training:**
 - Firefighters continued training in *Fire Ground Operations 5*.
 - New firefighters attended orientation at Cleveland Community College.
 - Gabe Karabelski successfully passed the State EMT certification exam.
 - Worked on the NCSFA Pension Fund and maintained SCBA equipment.
- **Incident Response:**
 - Responded to various incidents including fire alarms, mulch fires, water leaks, a sewage leak at Station 2 (Rumbling Bald), and multiple medical emergencies (including chest pain and a fall with head injury).
 - Provided traffic control, tree and utility line clearing, and assisted with confined space entry and lockout responses.
- **Support & Coordination:**
 - Assisted Hydro staff with dam operations.
 - Relocated the fire boat in response to lake level changes.
 - Assisted Law Enforcement and EMS on joint calls.
- **Facilities & Equipment:**
 - Conducted cleanup and maintenance at Station 2.

Police Department Report

The Police Department continues to manage routine operations while actively supporting storm recovery efforts. As traffic increases and heavy machinery moves through town, officers have been monitoring roadway activity to ensure safety and order. Additionally, the Department will begin operating out of its new office at 920 Buffalo Creek Road in *The Landings*, effective July 1.

Top Accomplishments & Project Updates:

- **Lake Patrol & Public Compliance:**

Officers have been actively patrolling the lake bed to enforce the proclamation suspending lake access. Patrols are being conducted both on foot and via drone. Public cooperation has been outstanding—citizens have played a key role by reporting violations. The Department credits public awareness and outreach efforts for the increased understanding of the lake closure's importance.
- **Home Watch Program:**

The longstanding Home Watch Program continues to provide valuable assistance to residents who are away for extended periods. This trusted service remains a priority and a point of pride for the Department.
- **Flag Day Ceremony:**

The Town's Flag Day celebration saw strong attendance. Corporal Tyler Dills was honored to carry the flag to the Gazebo, marking the official start of the program.

- **July 4th Event Preparations:**

Staff are actively preparing for the upcoming Independence Day celebration hosted by the new owners of the Lake Lure Inn & Spa. This marks the first major public event since Hurricane Helene. A combination of reserve and off-duty officers will be deployed throughout the town to assist with traffic management and ensure public safety during the festivities.

Parks, Recreation & Lake Department Report

The Parks, Recreation, and Lake Department remains focused on restoration and recovery of public spaces impacted by Hurricane Helene. 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:**

A total of 161 volunteer hours were logged, representing a value of \$5,391.89 (at \$33.49/hour), supporting park and lake restoration efforts.

- **Trail System Recovery:**

Landslide assessments at Buffalo Creek Park and Weed Patch Mountain concluded with positive results. Both areas have been deemed stable, allowing for safe rebuilding of trail connections.

- **Vessel Reunification & Auction:**

Staff successfully reunited 74 non-motorized vessels with their owners following displacement during the hurricane. Unclaimed vessels will be auctioned through Auctions International beginning July 1.

Finance Department Report

The Finance Department continues to manage daily financial operations, support ongoing FEMA and ICF coordination for Hurricane Helene funding, and is actively preparing the Town's budget for the upcoming fiscal year.

Top Accomplishments & Project Updates

- **FY 25–26 Budget Adoption:**

The FY 2025–2026 Budget Ordinance was formally adopted. Revenue and expenditure accounts have been established for the new fiscal year.

- **Financial Reporting:**

A Revenue and Expenditure Report with beginning balances is provided as a supplement to this monthly update.

- **Town Financial Position:**

The Town currently holds an unreconciled bank balance of approximately \$8.1 million across all funds excluding special revenue (Dam Fund), which

holds a separate balance of \$8 million. The Town's financial position remains strong and will be further improved by pending State revenue replacement, FEMA reimbursements, and ARPA reimbursements.

- **FY 2024 Audit Preparation:**

The department remains fully engaged in the FY 2024 financial review. Initial sampling requests from the audit firm have been completed, with additional samples submitted. The team is working to finalize the remaining items from the materials list within the next two weeks.

- **Spending Oversight:**

Finance staff are reviewing departmental purchasing requests following Town Manager approval. This early analysis helps identify spending trends and ensures that department budgets are properly structured with reasonable and accurate line-item allocations.

Communications Department Report

Communications Director Laura Krejci continues to lead extensive community outreach efforts, which have significantly increased due to ongoing storm recovery operations. In the past month, she has published 43 articles and news updates across the Town's website, Facebook, and via email hyperlink distribution. Director Krejci is also actively engaged in grant writing and funding coordination. She is managing FEMA and other agency-related reimbursement efforts and recently secured reimbursement from NCDEQ DSO for expenses tied to the ongoing field investigation project. Guidance indicates that future grant opportunities will become available upon completion of these investigations in the coming months. In addition, she submitted a grant application to Dogwood Trust to support workforce housing initiatives. Alongside these efforts, Director Krejci continues to lead the Town's events coordination team and ensures residents and stakeholders are kept well-informed of upcoming programs and updates.

Top Highlights & Project Updates:

- **National Media Engagement:**

Coordinated media coverage with a wide range of outlets, including Fox News, Reuters, and CBS 60 Minutes, arranging interviews with Town officials, key stakeholders, the US Army Corps of Engineers, and political representatives Paul Scott and Tim Moffitt.

- **Social Media Management:**

Managed a rapidly growing social media presence. The Town's follower count has exceeded 38,000, with over 472,000 page views and 8,900 interactions this month alone. Public feedback remains mostly positive, and all inquiries are monitored and responded to daily.

- **Storm Recovery Communication:**

Maintained transparency with weekly storm recovery updates, posted to both the Town website and Facebook, reaching a peak audience of 138,000 this month.

- **Community Engagement & Responsiveness:**
Responded to a continuous stream of public inquiries received via the Town's online platforms, email, and phone.
- **Event Coordination:**
Coordinated the 2025 Flag Day Ceremony held on June 13, 2025, in partnership with the Police Department.

Manager / Administration Department Report

June 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 & Recovery Funding**
Continued weekly coordination meetings with FEMA to advance public assistance projects. Partnered with disaster recovery firm ICF to secure funding and plan long-term recovery efforts through Public Assistance, the Hazard Mitigation Grant Program, and the Community Development Block Grant-Disaster Recovery (CDBG-DR).
- **Project Obligations & Reimbursements**
Eight FEMA-funded projects have now been obligated. One large project requires a reimbursement request process, which has already begun. To date, the Town has received \$2,303,666.17 for five projects. Two additional project reimbursements totaling \$21,505.75 are pending. Several other projects are nearing obligation status.
- **Lago Vista Road Extension**
Collaborated with Odom Engineering to solicit and review bids for the extension of Lago Vista Road, aimed at improving access to Chimney Rock State Park. The Town is currently working with our lobbyist and state agencies to explore partnership opportunities to support the project.
- **Chimney Rock State Park Bridge Planning**
Attended a meeting with NCDOT and the State Historic Preservation Office to provide input on aesthetics and emergency access needs for the permanent bridge and turnaround at Chimney Rock State Park which is in the planning phase. Follow-up discussions are anticipated as this project progresses.
- **Employee Benefits Transition**
Entered into a one-year agreement with Hilb Group for employee insurance benefits beginning July 1, 2025, following NCLM's discontinuation of coverage. Human Resources and Finance staff were instrumental in soliciting and evaluating competitive bids to secure high-quality benefits at a favorable cost.
- **Tainter Gate Repairs**
Schnabel Engineering conducted an inspection of the tainter gates. Based on

their findings, the Town Council approved a work order for the design of necessary repairs.

- **Town Hall Relocation & Lease Agreement**

Negotiated a month-to-month lease with *The Landings* to house temporary Town Hall and Police Department offices. This move addresses operational challenges due to limited space and is expected to boost morale, improve productivity, and provide dedicated meeting areas for council and boards.

- **Flowering Bridge Demolition**

Expecting advanced funding through NCEM for demolition of the deteriorating Flowering Bridge after FEMA denied the Town's request for USACE assistance. Bids for the demolition are under review; however, a demolition schedule has not yet been finalized.

- **Storm Recovery Coordination**

Continued weekly storm recovery briefings with Town Council to maintain momentum and alignment on key projects.

- **Sewer Replacement Project**

Met with LaBella Engineering to review current task orders and progress on the sewer replacement project. Upcoming phases for the sewer project are under NC DEQ review. The Town is proactively preparing for easement needs as designs are finalized.

- **Comprehensive Plan Kickoff**

Held a pre-kickoff meeting for the Town's Comprehensive Plan. An 11-member Steering Committee—including Town staff, elected officials, business owners, residents, and community leaders—will begin meeting in July to guide the plan's development.

TOWN OF LAKE LURE
Revenue Budget vs. Actual
For the Accounting Period: 7 / 25
Revenue

Fund	Fund Description	Account	Account Description	Estimated Revenue
10	GENERAL FUND	311213	Ad Valorem Taxes	4,570,000.00
10	GENERAL FUND	332200	Beer & Wine Tax	4,950.00
10	GENERAL FUND	332300	Court Costs, Fees and Chrgs	550.00
10	GENERAL FUND	332400	Utilities Franchise Tax	201,195.00
10	GENERAL FUND	332600	Powell Bill - Tax on Gas	76,600.00
10	GENERAL FUND	332930	State Shared Sales Tax	1,899,950.00
10	GENERAL FUND	332933	Solid Waste Disposal Tax	780.00
10	GENERAL FUND	332942	Video Programming Tax	15,975.00
10	GENERAL FUND	347100	Zoning Permits	52,745.00
10	GENERAL FUND	347200	Land Disturbance Permit	6,600.00
10	GENERAL FUND	347300	Sign Permit	500.00
10	GENERAL FUND	347550	Vacation Rental Fees	500.00
10	GENERAL FUND	347600	Lake Structure Permit/LSA	5,255.00
10	GENERAL FUND	347800	Fire Inspection	50.00
10	GENERAL FUND	347900	Fines/Penalties - Land Use	850.00
10	GENERAL FUND	361201	Lake Lure Tours	60,000.00
10	GENERAL FUND	361202	Lake Fines	300.00
10	GENERAL FUND	361203	Lake Comm License Fees	15,000.00
10	GENERAL FUND	361204	Boat Permits	675,000.00
10	GENERAL FUND	361205	RBR CONCESSIONS	25,000.00
10	GENERAL FUND	361207	Cluster Mooring Fees	24,000.00
10	GENERAL FUND	363801	Beach-Admission Fee-Adult	65,000.00
10	GENERAL FUND	363804	Beach-Concessions	10,000.00
10	GENERAL FUND	364902	Marina-Open Slip Rental	287,817.00
10	GENERAL FUND	364905	Marina-Concessions	18,500.00
10	GENERAL FUND	364908	Marina-Rentals	50,000.00
10	GENERAL FUND	383100	Interest Earned on Investments	4,000.00
10	GENERAL FUND	383500	Sale of Assets	41,000.00
53	WATER AND SEWER FUND	371105	Chimney Rock Water	15,000.00
53	WATER AND SEWER FUND	371300	Charges for Water	250,000.00
53	WATER AND SEWER FUND	371400	Charges for Sewer	942,410.00
53	WATER AND SEWER FUND	371500	Taps and Connect-Water	5,000.00
53	WATER AND SEWER FUND	371600	Taps and Connect-Sewer	5,000.00
53	WATER AND SEWER FUND	371700	Transfer Fee-Water/Sewer	1,000.00
53	WATER AND SEWER FUND	371800	W/S - Penalty and Interest	6,000.00
53	WATER AND SEWER FUND	383100	Interest Earned on Investments	1,000.00
53	WATER AND SEWER FUND	383460	Water Tank Rental	12,360.00
56	ELECTRIC FUND	372300	Charges for Utilities-Electric	1.00

TOWN OF LAKE LURE

Statement of Expenditure - Budget vs. Actual Report

For the Accounting Period: 7 / 25

Expenditure Budget

Current

Fund	Account	Object	Appropriation
10 GENERAL FUND	411000 COMMISSION	102 Salaries-Part Time	13,200.00
10 GENERAL FUND	411000 COMMISSION	109 FICA	1,100.00
10 GENERAL FUND	411000 COMMISSION	214 Supplies-Dept	3,200.00
10 GENERAL FUND	411000 COMMISSION	215 Supplies-Materials	20,000.00
10 GENERAL FUND	413000 ADMINISTRATION	100 SALARIES	423,135.00
10 GENERAL FUND	413000 ADMINISTRATION	102 Salaries-Part Time	810.00
10 GENERAL FUND	413000 ADMINISTRATION	103 Professional Services	92,439.00
10 GENERAL FUND	413000 ADMINISTRATION	109 FICA	31,243.00
10 GENERAL FUND	413000 ADMINISTRATION	110 Retirement	82,146.00
10 GENERAL FUND	413000 ADMINISTRATION	111 Group Insurance	52,467.00
10 GENERAL FUND	413000 ADMINISTRATION	120 401 (K) Contribution	8,419.00
10 GENERAL FUND	413000 ADMINISTRATION	180 Legal Services	69,441.00
10 GENERAL FUND	413000 ADMINISTRATION	190 Engineering Services	35,000.00
10 GENERAL FUND	413000 ADMINISTRATION	214 Supplies-Dept	14,380.00
10 GENERAL FUND	413000 ADMINISTRATION	215 Supplies-Materials	4,041.00
10 GENERAL FUND	413000 ADMINISTRATION	310 Travel and Transportation	3,766.00
10 GENERAL FUND	413000 ADMINISTRATION	320 Postage	2,761.00
10 GENERAL FUND	413000 ADMINISTRATION	321 Telephone	546.00
10 GENERAL FUND	413000 ADMINISTRATION	322 Printing	4,092.00
10 GENERAL FUND	413000 ADMINISTRATION	324 Dues and Subscriptions	4,658.00
10 GENERAL FUND	413000 ADMINISTRATION	330 Utilities	43,763.00
10 GENERAL FUND	413000 ADMINISTRATION	350 Repairs and Maint-Buildings	0.00
10 GENERAL FUND	413000 ADMINISTRATION	370 Advertising	1,635.00
10 GENERAL FUND	413000 ADMINISTRATION	614 Lobbyist	45,000.00
10 GENERAL FUND	413000 ADMINISTRATION	691 Contractual Services	108,867.00
10 GENERAL FUND	420000 CENTRAL SERVICES-Technology & Tel	321 Telephone	28,350.00
10 GENERAL FUND	420000 CENTRAL SERVICES-Technology & Tel	325 Internet Services	5,460.00
10 GENERAL FUND	420000 CENTRAL SERVICES-Technology & Tel	380 IT Support Services	95,940.00
10 GENERAL FUND	420000 CENTRAL SERVICES-Technology & Tel	527 TECH-Website Update	5,250.00
10 GENERAL FUND	431000 POLICE	100 SALARIES	766,749.00
10 GENERAL FUND	431000 POLICE	101 OVERTIME	5,775.00
10 GENERAL FUND	431000 POLICE	102 Salaries-Part Time	29,400.00
10 GENERAL FUND	431000 POLICE	104 Separation Allowance-Law Enforcement	21,525.00
10 GENERAL FUND	431000 POLICE	109 FICA	51,975.00
10 GENERAL FUND	431000 POLICE	110 Retirement	119,700.00
10 GENERAL FUND	431000 POLICE	111 Group Insurance	108,885.00
10 GENERAL FUND	431000 POLICE	112 Special Benefit Fund-Police	28,544.00
10 GENERAL FUND	431000 POLICE	212 Supplies-Fuel	28,875.00
10 GENERAL FUND	431000 POLICE	214 Supplies-Dept	11,550.00
10 GENERAL FUND	431000 POLICE	217 Supplies-Uniforms	10,500.00
10 GENERAL FUND	431000 POLICE	220 Alcohol & Drug Ed.	1,050.00
10 GENERAL FUND	431000 POLICE	310 Travel and Transportation	3,150.00
10 GENERAL FUND	431000 POLICE	324 Dues and Subscriptions	6,615.00
10 GENERAL FUND	431000 POLICE	333 Utilities-Boat House and Range	525.00
10 GENERAL FUND	431000 POLICE	353 Repairs and Maint-Equipment	4,200.00
10 GENERAL FUND	431000 POLICE	354 Repairs and Maint-Vehicles	26,250.00
10 GENERAL FUND	431000 POLICE	490 Miscellaneous	1,050.00
10 GENERAL FUND	431000 POLICE	524 Computers	10,500.00
10 GENERAL FUND	431000 POLICE	691 Contractual Services	21,053.00
10 GENERAL FUND	434000 FIRE	100 SALARIES	740,274.00
10 GENERAL FUND	434000 FIRE	101 OVERTIME	26,250.00
10 GENERAL FUND	434000 FIRE	102 Salaries-Part Time	39,165.00
10 GENERAL FUND	434000 FIRE	109 FICA	40,740.00
10 GENERAL FUND	434000 FIRE	110 Retirement	86,835.00
10 GENERAL FUND	434000 FIRE	111 Group Insurance	88,095.00
10 GENERAL FUND	434000 FIRE	120 401 (K) Contribution	24,575.00
10 GENERAL FUND	434000 FIRE	212 Supplies-Fuel	15,000.00
10 GENERAL FUND	434000 FIRE	214 Supplies-Dept	4,120.00

10	GENERAL FUND	434000	FIRE	215	Supplies-Materials	10,500.00
10	GENERAL FUND	434000	FIRE	217	Supplies-Uniforms	6,300.00
10	GENERAL FUND	434000	FIRE	218	Supplies-Equipment	23,325.00
10	GENERAL FUND	434000	FIRE	310	Travel and Transportation	6,300.00
10	GENERAL FUND	434000	FIRE	324	Dues and Subscriptions	9,975.00
10	GENERAL FUND	434000	FIRE	330	Utilities	12,600.00
10	GENERAL FUND	434000	FIRE	351	Repairs and Maint-Grounds	6,300.00
10	GENERAL FUND	434000	FIRE	353	Repairs and Maint-Equipment	16,800.00
10	GENERAL FUND	434000	FIRE	354	Repairs and Maint-Vehicles	22,050.00
10	GENERAL FUND	434000	FIRE	490	Miscellaneous	4,200.00
10	GENERAL FUND	434000	FIRE	514	Protective Clothing	16,800.00
10	GENERAL FUND	434000	FIRE	553	RADIO REPLACEMENT	10,500.00
10	GENERAL FUND	434000	FIRE	694	Chimney Rock Volunteer Fire Dept	35,000.00
10	GENERAL FUND	434000	FIRE	695	Bills Creek Volunteer Fire Dept	42,800.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	100	SALARIES	629,939.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	101	OVERTIME	16,800.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	109	FICA	27,300.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	110	Retirement	63,000.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	111	Group Insurance	68,250.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	120	401 (K) Contribution	23,100.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	211	Supplies-Automotive	26,250.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	214	Supplies-Dept	1,260.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	215	Supplies-Materials	36,750.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	217	Supplies-Uniforms	8,400.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	310	Travel and Transportation	2,100.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	331	Utilities-Street Lights	15,750.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	334	Utilities-Buildings	15,750.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	350	Repairs and Maint-Buildings	31,500.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	351	Repairs and Maint-Grounds	12,600.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	353	Repairs and Maint-Equipment	31,500.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	354	Repairs and Maint-Vehicles	21,000.00
10	GENERAL FUND	451000	PUBLIC WORKS-STREETS	691	Contractual Services	21,000.00
10	GENERAL FUND	472000	SANITATION	691	Contractual Services	185,000.00
10	GENERAL FUND	472000	SANITATION	692	Contractual Services-Recycling	15,000.00
10	GENERAL FUND	472000	SANITATION	696	Tipping Fees	40,000.00
10	GENERAL FUND	473000	DAM/Watershed Protection	351	Repairs and Maint-Grounds	6,000.00
10	GENERAL FUND	492000	ECONOMIC DEVELOPMENT	100	SALARIES	80,163.00
10	GENERAL FUND	492000	ECONOMIC DEVELOPMENT	109	FICA	5,300.00
10	GENERAL FUND	492000	ECONOMIC DEVELOPMENT	110	Retirement	12,810.00
10	GENERAL FUND	492000	ECONOMIC DEVELOPMENT	111	Group Insurance	10,800.00
10	GENERAL FUND	492000	ECONOMIC DEVELOPMENT	120	401 (K) Contribution	3,500.00
10	GENERAL FUND	492000	ECONOMIC DEVELOPMENT	585	Community Branding	13,490.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	100	SALARIES	218,851.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	109	FICA	24,150.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	110	Retirement	56,700.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	111	Group Insurance	44,415.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	120	401 (K) Contribution	15,750.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	180	Legal Services	21,250.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	212	Supplies-Fuel	1,050.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	214	Supplies-Dept	6,301.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	310	Travel and Transportation	5,250.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	324	Dues and Subscriptions	2,100.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	370	Advertising	2,100.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	410	RENTS	21,000.00
10	GENERAL FUND	493000	COMMUNITY DEVELOPMENT	691	Contractual Services	19,950.00
10	GENERAL FUND	613000	PARKS, RECREATION & LAKE	100	SALARIES	119,292.00
10	GENERAL FUND	613000	PARKS, RECREATION & LAKE	109	FICA	25,200.00
10	GENERAL FUND	613000	PARKS, RECREATION & LAKE	110	Retirement	37,470.00
10	GENERAL FUND	613000	PARKS, RECREATION & LAKE	111	Group Insurance	30,000.00
10	GENERAL FUND	613000	PARKS, RECREATION & LAKE	120	401 (K) Contribution	9,126.00
10	GENERAL FUND	613000	PARKS, RECREATION & LAKE	212	Supplies-Fuel	5,000.00
10	GENERAL FUND	613000	PARKS, RECREATION & LAKE	213	Supplies-Boat Fuel & Supplies	15,000.00
10	GENERAL FUND	613000	PARKS, RECREATION & LAKE	214	Supplies-Dept	5,250.00

10 GENERAL FUND	613000 PARKS, RECREATION & LAKE	215 Supplies-Materials	5,000.00
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE	217 Supplies-Uniforms	1,575.00
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE	219 Boat and Fishing Permits	3,340.00
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE	310 Travel and Transportation	3,150.00
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE	330 Utilities	7,035.00
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE	335 Flowering Bridge Lighting	3,676.00
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE	353 Repairs and Maint-Equipment	5,000.00
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE	691 Contractual Services	5,000.00
10 GENERAL FUND	615000 BEACH & MARINA	214 Supplies-Dept	1,250.00
10 GENERAL FUND	615000 BEACH & MARINA	350 Repairs and Maint-Buildings	1,250.00
10 GENERAL FUND	615000 BEACH & MARINA	351 Repairs and Maint-Grounds	1,250.00
10 GENERAL FUND	615000 BEACH & MARINA	353 Repairs and Maint-Equipment	1,250.00
10 GENERAL FUND	800000 CAPITAL OUTLAY/SPECIAL PROJECTS	592 PW-Street Paving	175,000.00
10 GENERAL FUND	910000 DEBT SERVICE	550 Other Equipment	4,000.00
10 GENERAL FUND	910000 DEBT SERVICE	561 Brdwalk-Marina Bay	221,400.00
10 GENERAL FUND	920000 Non-Governmental	130 Unemployment	6,850.00
10 GENERAL FUND	920000 Non-Governmental	450 Insurance	210,000.00
10 GENERAL FUND	920000 Non-Governmental	751 Bank Fees	3,150.00
10 GENERAL FUND	980000 TRANSFERS	967 Transfer to Capital Reserve Fund	1,600,000.00
53 WATER AND SEWER FUND	713000 WATER	100 SALARIES	150,000.00
53 WATER AND SEWER FUND	713000 WATER	109 FICA	11,200.00
53 WATER AND SEWER FUND	713000 WATER	110 Retirement	24,000.00
53 WATER AND SEWER FUND	713000 WATER	111 Group Insurance	20,000.00
53 WATER AND SEWER FUND	713000 WATER	120 401 (K) Contribution	7,500.00
53 WATER AND SEWER FUND	713000 WATER	214 Supplies-Dept	15,000.00
53 WATER AND SEWER FUND	713000 WATER	310 Travel and Transportation	4,000.00
53 WATER AND SEWER FUND	713000 WATER	324 Dues and Subscriptions	2,000.00
53 WATER AND SEWER FUND	713000 WATER	330 Utilities	15,000.00
53 WATER AND SEWER FUND	713000 WATER	350 Repairs and Maint-Buildings	20,000.00
53 WATER AND SEWER FUND	713000 WATER	353 Repairs and Maint-Equipment	25,000.00
53 WATER AND SEWER FUND	713000 WATER	358 Repairs and Maint-Lines	9,000.00
53 WATER AND SEWER FUND	713000 WATER	430 Equipment Rental	500.00
53 WATER AND SEWER FUND	713000 WATER	691 Contractual Services	24,000.00
53 WATER AND SEWER FUND	714000 SEWER	103 Professional Services	3,000.00
53 WATER AND SEWER FUND	714000 SEWER	214 Supplies-Dept	800.00
53 WATER AND SEWER FUND	714000 SEWER	215 Supplies-Materials	99,825.00
53 WATER AND SEWER FUND	714000 SEWER	310 Travel and Transportation	6,000.00
53 WATER AND SEWER FUND	714000 SEWER	320 Postage	4,000.00
53 WATER AND SEWER FUND	714000 SEWER	330 Utilities	10,000.00
53 WATER AND SEWER FUND	714000 SEWER	350 Repairs and Maint-Buildings	15,000.00
53 WATER AND SEWER FUND	714000 SEWER	353 Repairs and Maint-Equipment	40,000.00
53 WATER AND SEWER FUND	714000 SEWER	355 Repairs and Maint-Collection System	12,000.00
53 WATER AND SEWER FUND	714000 SEWER	358 Repairs and Maint-Lines	7,500.00
53 WATER AND SEWER FUND	714000 SEWER	690 Contractual Services-Sludge Hauling	100,000.00
53 WATER AND SEWER FUND	714000 SEWER	691 Contractual Services	50,000.00
53 WATER AND SEWER FUND	714000 SEWER	699 Contractual Services-WWTP Operator	25,000.00
53 WATER AND SEWER FUND	800000 CAPITAL OUTLAY/SPECIAL PROJECTS	632 EDA	10,000.00
53 WATER AND SEWER FUND	820000 BONUSES (PERFORMANCE & LONGEVITY	100 SALARIES	7,500.00
53 WATER AND SEWER FUND	910000 DEBT SERVICE	611 SRL Fund Project	55,955.00
53 WATER AND SEWER FUND	910000 DEBT SERVICE	612 Joint Wrapping Project	63,990.00
53 WATER AND SEWER FUND	980000 TRANSFERS	958 Transfer to Fund Balance	400,000.00
56 ELECTRIC FUND	720000 ELECTRIC OPERATIONS	100 SALARIES	1.00

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI

CONSENT AGENDA

A. Approval of June 2025 minutes

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

Monday, June 2, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

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

Doug Ramsier, ICF

Absent:

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 10:01 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised an extension is through June 7, 2025. May find more items that need attention once the lake goes down. Can be added just more of a process.

Public Works:

Dean Lindsey advised that the West End Sewer project is going well. Equipment will be out this week to begin boring. Will be adding an additional manhole. This will not change the timeframe or project just needed an additional manhole. We are currently working to prepare for the lake drawn down that is beginning today. Waiting currently on the plans for the deep water access. Proctor Road is putting in soil anchors in today and still currently on schedule.

Parks & Rec:

Dana Bradley reported that Aldridge that has been clearing the creeks and rivers will be helping with the Buffalo Creek Trail in hopes to reconnect to Rumbling Bald. Playground is scheduled for October 13-15, 2025. Will begin gathering water samples from the mouth of river in Chimney Rock. This should be done weekly.

Rumbling Bald:

No updates from Rumbling Bald just thankful for the progress.

Community Development:

Mike Williams advised that that Vandy will no longer be the point of contact. Mark will take over the Lake Structure and Flowering Bridge. Lake Structures could possible move to the PPDR program. Discussion ensued and still waiting on timeframe. The Genevieve has an Asbestos plan, but has not filed the permits at this time. The event center is waiting on PPDR to demo building and will be adding the Chloe Moore marina condemnation hopefully next week to council.

Police Department:

Sean Humphries had no updates, but did advise that if you see someone on the Lake to call the non-emergency line to report.

Fire Department:

Will be attending Commissioners meeting tonight for the Fairfield Fire Department. We have currently 3 Volunteers and expect to see more once transfer is completed.

Communications:

Laura Krejci advised we have received positive feedback on news coverage. The Lake draw down has been posted. We have received a ton of requests for the Army Corp contact. People are wanting to reach out themselves. Discussion ensued.

ICF:

Doug Ramiser that there has been a new project created for the dumpster rentals. We have a scheduled site inspection with FEMA on Thursday. We are projected divers project to be obligated next week. Several projects have been submitted to the CRC and engineered letters have been sent to FEMA for docks.

Other:

Chimney Rock will be having a open meeting on Wednesday. Also meeting today at Fire Department.

Discussion ensued about placing a porta potty in Morse Park. Dana will work on ordering a couple through Triple A Sanitation.

Just a note that the 2025 Hurricane Season has begun.

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 COUNCIL STORM RECOVERY
STATUS**

Monday, June 9, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

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

Doug Ramsier, ICF
Mark Carswell, Army Corp
Evan Smith, FEMA

Absent:

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 10:03 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised that beach sand will be brought in and added to the beach tomorrow. Will be meeting with the Debris team on Wednesday.

Mark Carswell with the Army Corp:

Will be out for 2 weeks but will return after that. Update on the PPDR program.

Boathouses will be part of the PPDR program. Will begin the ROE process for all those that had not submitted an application. Will begin looking at the boathouses and accessing. Keep in mind this will be an all or nothing process. The objective is to remove the damaged boathouses safely without causing harm. There is no timeline right now. All other debris removal ROE's have been collected and properties have been inspected. Will update timeline once scope has been given by FEMA. We currently have 50 in Chimney Rock and 278 in Lake lure included 13 of the 38 boathouses.

The flowering bridge just waiting on the scope, have plan in place.

Public Works:

Dean Lindsey advised that there has been discussion of a temporary fence placed along the beach to keep people out of the lake bed. Will block of buildings too for safety.

West End sewer project is on schedule and moving forward. Manhole 35 is clogged and were working quickly to correct the issue. Beginning the water and sewer lines. Hydro seeding will begin tomorrow and will place new access Rd. to the pump station at a later time.

Proctor Road has been delayed. Ran into an unknown power line. Awaiting on Duke Energy to run new line. Could be a couple of weeks.

Parks & Rec:

Dana Bradley has been working on weed patch and buffalo creek trail. Has been determined the land is stable and able to build on them. Plans to move forward with fixing the issues.

Received notification of final approval for the playground. Will be having a session design on July 30, 2025. Kid's class will begin at 4:00pm and adult session will begin at 5:15pm.

Soil samples will be taken for the projected area for the playground.

Rumbling Bald:

Looking for help possibly moving the marina at Rumbling Bald. Sediment removal has been done all around it. Any guidance is helpful. No other updates at this time.

Community Development:

Mike Williams began by thanking Public Works for all they do. Was a water break and they were quick to respond.

Good with orange temporary fence being placed at the beach.

Police Department:

Sean Humphries advised just working to prepare for the upcoming events.

Fire Department:

Working on July 4, 2025 celebrations that will take place in the town.

Sewer leak at the Fairfield Fire Department but has been corrected.

Roof is almost completed at the Lake Lure fire station. No other updates at this time.

Communications:

Laura Krejci advised that there has been 53,430 tons of sediment removed this week.

The press has online feedback have been nothing but positive.

A reminder that Flag Day will take place this Friday at the Gazebo.

ICF:

Doug Ramiser advised that beach maintenance has been added as a line item.

50% letters have been wrote. Will review Labella reports first before submitting.

Labella working on sewer collection system. Working to determine eligibility.

Could possible send tanner gates to FEMA as a separate line item.

Will check with FEMA on qualifying the Deep Water access Ramp extension to support infrastructure.

Flowering bridge has been requested to the Army Corp.

Looking to have dumpster rentals obligated this week and ICF will be helping with the safer grant.

FEMA:

Working with debris removal clean up. Can help with coordinating. Keep in mind that the deadline for the county is June 20, 2025.

Other:

Master docks has made a proposal to purchase tractor treads to help with bringing in equipment and material for jobs. DEQ and other agencies are okay with the proposal.

Ultimately will be up to down if they will allow this type of equipment. Will have him present to council next week.

IV. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor



MINUTES OF THE REGULAR MEETING OF THE LAKE LURE MARINE COMMISSION HELD TUESDAY, JUNE 10, 2025, 4:00 P.M. AT LAKEVIEW TERRACE AT RUMBLING BALD

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

William Morgan, Jr., Town Attorney
Olivia Stewman, Town Manager

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol C. Pritchett called the meeting to order at 4:08 p.m.

II. AGENDA ADOPTION

Commissioner Jim Proctor made a motion to approve the agenda, as presented. Commissioner Patrick Bryant seconded and the motion carried 4-0.

III. PUBLIC HEARING

Commissioner Dave DiOrio motion to go into Public Hearing. Commissioner Scott Doster seconded the motion and motion carried 4-0.

Parks and Rec director Dana Bradley spoke on behalf of Resolution No. 25-06-10 Amending Lake Use Regulations. These changes include removing the weight limit of boats on Page 8 of the Lake Use Regulations. On page 9, transferring boat permits only if it is owned by the same person. This also means that permits do not transfer with the boat if sold. Page 12 is a reiteration of removing the weight limit and also on item # 6 adding the word boats for clarification. On Page 13 a change in sentencing referring to Buoys. Page 14 added language allowing digital copies of licenses. Also, change the no wake hours to “hours of darkness.” Finally on Page 26

Fines being added and changing to a class d fine for removing buoys. This will now be a \$1500.00 fine.

Council had some discussion regarding the hours for no wake.

Meeting was opened to the public for comment:

Kathie Hatfield from 125 Falcon Way suggested that the hours be from Sunrise to Sunset and not include the 30 minutes window. Also advised that the moving of buoys is also in the zoning and should be removed.

Commission Patrick Bryant made comment and agreed with Kathie Hatfield's statement.

At this time Council began deliberation.

Commissioner Dave DiOrio made a motion to approve Resolution No. 25-06-10 amending the Lake Use Regulations with additional edits to changing the no wake to "From Sunset to Sunrise". Commissioner Scott Doster seconded and the motion carried 4-0.

IV. PUBLIC COMMENTS

There are no Public Comments.

V. CONSENT AGENDA

Commissioner Patrick Bryant made a motion to approve the consent agenda as presented. Commissioner Dave DiOrio seconded and the motion carried 4-0.

VI. UNFINISHED BUSINESS

There is no unfinished business.

VII. APPEAL HEARINGS

There were no appeal hearings.

VIII. NEW BUSINESS

There is no new business to discuss.

IX. ADJOURNMENT

Commissioner Dave DiOrio made a motion to adjourn. Commissioner Jim Proctor seconded and the motion carried 4-0.

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

MINUTES OF THE TOWN OF LAKE LURE REGULAR TOWN COUNCIL MEETING

Tuesday, June 10, 2025 @ 5:00 pm
Lakeview Terrace at Rumbling Bald



Agenda

Roll Call:

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

Town Manager, Olivia Stewman
William Morgan, Attorney
Laura Krejci, Communications Director
Kimberly Martin, Town Clerk

I. Call to Order

Mayor Pritchett called the meeting to order at 5:05 pm.

II. Agenda Adoption

Commissioner Patrick Bryant made motion to approve agenda as presented. Commissioner Dave DiOrio seconded the motion and all were in favor.

III. Mayor's Communication

Mayor Carol C. Pritchett began by thanking everyone for coming out this evening. Thank you to Rumbling Bald for allowing the Town to continue to use there space for these meetings. Also, a thank you to Town Manager, Olivia Stewman and all town staff for all they do. We continue to work with FEMA and finding funding to continue in our recovery. Thankful for the progress.

IV. Town Managers Communication

Town Manager Olivia Stewman gave an update on the projects the Town is currently working on.

This all has been on a learning experience and we are working to review our action review plan.

We are working with a new audit firm and wrapping up the 2024 audit. So far things are going well.

Comprehensive plan is moving forward. Will begin Public input in October through November.

A reminder that Flag day is June 13, 2025 at 9:00am and many July 4th events will be taken place. Please reach out to Rumbling Bald and Ridgeline for more details.

V. Public Hearing

A. Ordinance No. 25-06-10 Adopting Fiscal year 2025-2026 Budget

Oliva Provide the staff report for the budget for the upcoming Fiscal year. With the projected revenue impacts and other factors we were still able to reduce the budget to 8.1 million. This does include adding a new position for the CDD department and 3% cola for all employees. Increase fees will increase about \$1000. Commissioner Scott Doster thanked the staff for all their hard work and eliminating almost 1 million of the budget. Commissioner Jim Proctor was thankful for no tax increase. Council began discussion.

Commissioner Jim Proctor made a motion to leave Public Hearing and Commissioner Scott Doster seconded the motion and all were in favor.

Commissioner Jim Proctor made a motion to approve the agenda as presented. Commissioner Scot Doster seconded the motion and all were in favor.

VI. Council Liaison Reports and Comments

Commission Scott Doster advised there was no meeting this month for the Zoning and Planning board. The ABC board did meet and continues to do well. Mayor Carol C. Pritchett set in on this meeting and is impressed and thankful for all the hard work. The ABC board also went to Southern Distillery and picked out a barrel specifically for Lake Lure. Will update with when this will be released.

Commissioner Dave DiOrio advised there was no BOA meeting this month. LAB met is focusing on the health of the Lake. So far there is no negative impacts especially on wildlife. Steadily getting better.

Commissioner Jim Proctor with Parks and Rec advised there was a total of 212 volunteer hours. Saved around \$7,000. Most trails are open excluding Buffalo Creek and Weed Patch. A 50,000 grant has been received and will be used to help reopen those trails.

Commissioner Patrick Bryant advised that the short-term rental board was formed before storm. Hopeful to have first meeting soon. A thank you to Public Works for all their hard work and putting up flags for the upcoming holiday.

VII. Consent Agenda

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

VIII. Unfinished Business

There was no unfinished business.

IX. New Business

A. Short Term Rental Board Appointment

There was 1 opening on the Short Term Rental Board. The council unanimously voted for Thomasina Coile for a 3 year appointment.

Commissioner Dave DiOrio made a motion to approve Thomasina Coile as new member of the short term rental board with a 3 year appointment. Commissioner Scott Doster seconded the motion and all were in favor.

B. Salary Grade Scale

Town manager, Olivia Stewman advised the proposed salary grade scale goes along with the budget including the 3% COLA and the increase in insurance.

Commission Scott Doster made a motion to approve the Salary Grade Scale as presented. Commissioner Dave DiOrio seconded the motion and all were in favor.

C. FY 25-26 Fee Schedule

Town manager Olivia Stewman advised there were no changes to the fee schedule except to the the utilities. This change is for any road cutting or boring under town roads will be at cost to the home owner.

Commission Patrick Bryant made a motion to approve the FY 2025-2026 Fee schedule as presented. Commissioner Dave DiOrio seconded the motion and all were in favor.

D. Ordinance 25-06-10A Amending the Town of Lake Lure Code of Ordinances to reenact a State of Emergency to be Codified as Chapter 33

Town manager, Olivia Stewman advised this ordinance was originally adopted in 1997. It has never been codified. A few minor changes made to meet state code. Will be changing to a class II misdemeanor. This includes a \$1000 fine and up to 60 days in jail.

Commission Scott Doster made a motion to approve Ordinance 25-06-10A amending the Town of Lake Lure code of ordinances to reenact a State of Emergency to be codified as chapter 33 as presented. Commissioner Dave DiOrio seconded the motion and all were in favor.

E. Proclamation of Suspension of Lake Access

Town manager, Olivia Stewman stated there has been some issues with people accessing the lake either by boat, kayak, or foot. The lake is still unsafe and this will give us the ability to enforce. This would be considered a Class II misdemeanor if charge.

Commission Patrick Bryant made a motion to approve the Proclamation of Suspension of Lake Access. Commissioner Jim Proctor seconded the motion and all were in favor.

F. Resolution No. 25-06-10 Support Dogwood Health Trust Grant Application

Communication's Director, Laura Krejci provided a statement with information for the grant. This grant is to help move forward with workforce housing allowing more people to live and work here in Lake Lure. The town will donate the land for this grant and the other portion would be for 450,000. The application is due this month.

Public asked where the location of the workforce housing will be located. There are several locations that will be considered. There is property across from Lake Lure classical academy, the green space and a few other locations. This has not been decided at this time, but is needed for the application and can change at a later date. Discussion ensued with council and the public.

Commissioner Jim Proctor made a motion to approve Resolution No. 25-06-10 Support of Dogwood Health Trust Grant Application as written. Commissioner Patrick Bryant seconded the motion and all were in favor.

At this time Commissioner Jim Proctor made a motion to amend the agenda and add storm recovery. Commissioner Patrick Bryant seconded the motion and all were in favor.

G. Storm Recovery

Town manager, Olivia Stewman gave the storm updates for the town.

Lost vessel deadline is July 1, 2025. If not picked up will be auctioned.
West End Sewer project going well and still on schedule. Will be boring the sewer and water line this week. Completion is still expected for July 10, 2025.

Grant for playground pushed to October 2025. Will have a community input meeting on July 30, 2025. All are welcome to attend.

Army Corp's personal property debris removal program is planned to begin in a few weeks. We are moving forward full steam with the sediment removal. Currently this week 53,430 tons of sediment has been removed.

6 projects are being obligated and looking to receive funds in the amount of 6.4 million total. We continue to work with FEMA and work on additional funding options.

X. Public Comment

Darren Blum: 206 Yacht Island.

Looking for information on the Cell Towner that will be going up on Boys Camp Rd. Community Development will get that information sent to him.

No other Public Comments.

XI. Adjournment

Commissioner Patrick Bryant made a motion to adjourn the meeting, Commissioner Jim Proctor seconded the motion and all were in favor. Meeting closed at 5:50pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL SPECIAL MEETING

Monday, June 16, 2025, at 9:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Stephen Ford, Finance Director
Sean Humphries, Police Chief
Alex Rector, Landings Representative
Dana Bradley, Park and Recreation Director

Absent:

Commissioner Dave DiOrio

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 9:02 am.

II. Consider Approval of Proposed Lease for Temporary Town Hall/ Police Department at The Landings

Olivia Stewman presented to council a lease for The Landings. This will be a temporary location for Town Hall and Police Department. It is a month to month lease for \$15,000 a month. This includes utilities and taxes. We can possibly justify \$10,000 being reimbursed by FEMA. This would leave \$5,000 that the town is responsible for which is about the same as what we pay currently. Alex Rector advised that same information. Only thing they are needing is an address for the Town. Will be using the PO Box and the start date being July 1, 2025. The IT department will do a walk through prior to the move and a temporary sign will be placed. Discussion ensued.

Commissioner Jim Proctor made a motion to approve the lease for a temporary Town Hall/Police Department at The Landings with a start date of July 1st. Commissioner Patrick Bryant seconded the motion and all were in favor.

III. Consider Approval of Amendment 2 to Task 23B-Sewer Replacement MH 34 to 32 (now 35B)

Olivia Stewman presented to the council adjusting the cost to Task 23B. The cost increase is due to additional sewer repairs, locating the sewer lines. This amount is for \$67,000. Olivia advised for them to approve. Council members had discussion.

Commissioner Scott Doster made a motion to approve Amendment 2 to Task 23B-Sewer Replacement MH 34 to 32 (now 35B). Commissioner Jim Proctor seconded the motion and all were in favor.

IV. Adjournment:

Commissioner Patrick Bryant made a motion to adjourn. Commissioner Jim Proctor seconded the motion and all were in favor.

Attest:

Kimberly Martin, Town Clerk
2

Carol C. Pritchett, Mayor

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

Monday, June 16, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Laura Krejci, Communications Director
Dana Bradley, Parks and Rec
Jeff Geisler, Rumbling Bald
Chris Melton, Assistant Fire Chief
Sean Humphries, Police Department
Dean Lindsey, Public Works Director
Mike Williams, Community Development

Doug Ramsier, ICF

Absent:

Commissioner Dave DiOrio
Dustin Waycaster, Fire Chief
Evan Smith, FEMA

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 10:03 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised that Master docks came today to present an idea to council. Meeting was turned over to them.

Master docks advised that they have an idea to use a snow cat (a tracked machine designed to travel mainly over snow, but can be used on other terrain). This would give us the ability to move along the lake bed to allow for demos and rebuild's of boathouses and docks while the lake is down. Questions and discussion ensued. Council is okay with this method for this year only while lake is down. Will need to be reviewed by project prior to moving forward.

Town Manager, Olivia Stewman stated that there was not many updates, however to inform everyone that the lease for The Landings to be used as a temporary Town Hall and Police department have been approved.

Public Works:

Dean Lindsey stated that the line in river was found for the tie end. Should be able to cap off on Wednesday or Thursday. Proctor road is still moving forward. Digging ditch today. All the soil nails have been placed and waiting on Duke Energy to run power line. Should have the bid in today for the flowering bridge. Lake levels are currently at 963. Will be going to 960.5 and will maintain till sediment removal is complete. Discussion ensued. No other updates at this time.

Parks & Rec:

Dana Bradley received the 1st water sample back and everything currently looks good. Reviewing the dredging grant to see what we can qualify for. Will be reaching out to see what FEMA will reimburse.

Rumbling Bald:

Looking to get Fire Department contract signed. No other updates.

Community Development:

Mike Williams continuing to work on the demos of lake structures. Discussion ensued and no other updates.

Police Department:

Sean Humphries advised there are no updates at this time.

Fire Department:

No updates at this time.

Communications:

Social media reaching about 75,000 people this weekend. No updates to report.

ICF:

Doug Ramiser advised that the tanner gate project has been created. The deep water access will most likely not be eligible. 5 projects totaling about 3.6 million will hopefully be obligated within the next few weeks. No other updates at this time.

FEMA:

No updates from FEMA as they were not in attendance.

Finance:

We had received 3.8 in a cash flow loan. Have been approved for another 2.8 million. Additional information will be given to Olivia to be presented to the board.

Other:

Reminder that Chimney Rock will have their meeting on Friday at 1pm. No other updates at this time.

IV. Adjournment:

Commissioner Patrick Bryant 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

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

Monday, June 23, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Dustin Waycaster, Fire Chief
Laura Krejci, Communications Director
Jeff Geisler, Rumbling Bald
Chris Melton, Assistant Fire Chief
Sean Humphries, Police Department
Dean Lindsey, Public Works Director
Mike Williams, Community Development

Evan Smith, FEMA
Doug Ramsier, ICF

Absent:

Dana Bradley, Parks and Rec

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 10:07 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman updated council that ICF sent a long term recovery and resilience plan.

Steve Garrett is working on the revision of the floodplain. This process could take up to 2 years to implement.

Bids have been received for the Lago Vista road project and Odom Engineering's recommendation is with Miller coming in at 1.9 million.

Flowering bridge demolition's lowest quote came in at \$190,000. The abutment would stay and a few items saved for the flowering bridge. This quote was with Mitch Contracting.

Public Works:

Dean Lindsey advised that the parts being saved for the flowering bridge would be placed on their property for display. We will have a pre- construction meeting prior to being the demolition.

Chimney Rock plans to keep their package plan for at least 2 years. Currently that leaves 1 resident without sewer or water. We have several options for running a line. Discussion ensued and council ultimately agreed to have line ran up the road as originally planned.

Tie-end will begin on Wednesday or Thursday. Will jet the line and use a camera to investigate any blockages or damage. The boring contractors had some delays and should be starting this week. The completion of this project is now estimated to be July 23, 2025.

20 Tank project is almost complete. Having test and should be online in a week.

Tanner gates have power and are operational.

Chase will meet with Doug to review roads and lake levels will remain at 30 feet down for the foreseeable future.

For the concern of the private wells running dry, this is not a Town issue and residents should reach out to the county for further assistances.

Parks & Rec:

Dana Bradley was unavailable and no updates were reported.

Rumbling Bald:

Thank you to the Town for all the progress. No updates to report.

Community Development:

Mike Williams continuing to work on the demos of lake structures. Still unsure of the timeline as we have no Army Corp response at this time. The Geneva is working towards the demolition of the lodge and continues to work with community development.

Emergency water for those without wells currently could be helped by the state. Looking at avenues for this but no direct information at this time. Will update when we have more.

Police Department:

Sean Humphries advised that his officers are working to keep people of the shore line at Morse Park and Pool Creek. Even utilizing drone patrol. Will continue our efforts to keep residents and visitors safe.

Fire Department:

Dustin Waycaster updated that training was recently done Chimney Rock State park. Continuing to work with the contractors on the Lago Vista road. Also working with the county to have a new response plan to take effect next year. Still moving forward and working on the safer grant.

Communications:

Laura Krejci update that one post had 137,000 views with mostly positive comments. Will have updates out later today. Last week was the largest so far of 70,000 of silt and sediment removed in a week. That is equivalent to 24 football fields. Water samples are in normal limits. Fox Weather interview with the Mayor went well. Many thanks to all involved. Draft for workforce housing is being sent out this week. A reminder that the county wide sign up for debris removal has been extended till June 30th. Be sure to get the word out.

ICF:

Doug Ramiser updated that there are 3 projects that should be obligated through public assistance. Has a list to discuss with FEMA tomorrow which includes the Debris and the hydro plant, flowering bridge, and the west end sewer project. Just to update I will be out the next 2 Mondays but will return the following week.

FEMA:

Evan Smith, advised that she is part of the Landslide taskforce, so please send those her way that have these issues. With Chimney Rock State park re-opening, we are aware of the traffic concerns. Will have some larger government officials here for a tour on June 30th. No other updates at this time.

Finance:

No updates at this time.

Other:

Commissioner David DiOrio advised that since the lake is down and the floodplain is being developed we should work on a plan for Morse Park so we can be ready to move forward once complete. Just a thought to put out there for the future. No other updates and news at this time.

IV. Adjournment:

Commissioner Patrick Bryant made a motion to adjourn Storm Recovery Status meeting. Commissioner Jim Proctor 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, June 25, 2025, at 8:30 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

Commissioner Dave DiOrio

Commissioner Scott Doster

Commissioner Jim Proctor

Mayor, Carol C, Pritchett

William Morgan, Attorney

Olivia Stewman, Town Manager

Laura Krejci, Communications Director

Dean Lindsey, Public Works Director

Sean Humphries, Police Chief

Liz Geary, Rumbling Bald

Mike Williams, Community Development

Steve Ford, Finance Director

Absent:

Commissioner Patrick Bryant

Mike Hager, Lobbyist

Dustin Waycaster, Fire Chief

Dana Bradley, Parks & Rec Director

I. Call to Order

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

II. Agenda Adoption:

Commissioner David DiOrio made a motion to approve the agenda as presented.

Commissioner Scott Doster seconded the motion and all were in favor.

III. Remission of Civil penalties request

Community Development Director, Mike Williams presented to the board the request for remission of civil penalties issued to the owners of a lot on Mintwood Ct. There have been a ton of issues with this property. A penalty was issued in the beginning and was

paid in the amount of \$1000.00. The contractor at that time abandoned the project. The issues continued to get worse. The owner has since hired a new contractor and has begun to rectify those issues. Owner is requesting the remission of these fines in the amount of \$1500.00 to be waived so she may continue with the project. Staff is in support of this, as the contractor has made good progress and continues to improve. Council asked questions and discussion continued.

Commissioner Jim Proctor made a motion to remit the civil penalties with the understanding that if issues persist fines will be re-issued and owner will be responsible for them plus any additional fines. Commissioner Scott Doster seconded the motion and all were in favor.

IV. Resolution No. 25-06-25A for Lake Structure Condemnation

Town Manager Olivia Stewman presented to council the condemnation of the Moore property. This has been in progress for several months. Discussion ensued.

Commissioner Jim Proctor made a motion to approve Resolution NO. 25-06-25A for Lake Structure Condemnation. Commissioner Scott Doster seconded the motion and all were in favor.

V. Review Proposed Change Order to Public Services Building Project

Town Manager, Olivia Stewman presented to council the wants to add additional office space to the already projected Public Service building. The cost for this is \$163,200. Discussion ensued from council.

Commissioner Jim Proctor made a motion to approve the proposed change order to the Public Services Building Project. Commissioner Dave DiOrio seconded the motion and all were in favor.

VI. Review Work Order No. 16- Proposal for Spillway Crest Repairs

Town Manager, Olivia Stewman turned over to Dean Lindsey and he presented to council a proposal from Schnabl. This is to place a seal plate and seal on the gate. This is engineered only. Will have to go through process to move forward. Discussion ensued.

Commissioner Jim Proctor made a motion to approve Work Order No. 16- Proposed for Spillway Crest Repairs. Commissioner Dave DiOrio seconded the motion and all were in favor.

VII. Resolution No. 25-06-25 South Mountains Regional Hazard Mitigation Plan

Town manager Olivia Stewman advised that this resolution is required by FEMA to have this updated. Asking for approval to move forward for future.

Commissioner Scott Doster made a motion to approve Resolution No. 25-06-25 South Mountains Regional Hazard Mitigation Plan. Commissioner Dave DiOrio seconded the motion and all were in favor.

VIII. Resolution No. 25-06-25B to Approve Round 2 North Carolina Cash flow Loan Agreement and Promissory Note for Cash Flow Loan Round 2

Town Manager, Olivia Stewman presented to the council the second round of a Cash Flow Loan. State has approved in support of this loan. Discussion ensued.

Commissioner Dave DiOrio made a motion to approve Resolution No. 25-06-25B to approve round 2 North Carolina Cash Flow Loan Agreement and Promissory note for Cash Flow Loan Round 2. Commissioner Scott Doster seconded the motion and all were in favor.

IX. Budget Amendment (Number 377)

Steve Ford, Finance Director presented to the board an amendment to the budget for an accounting procedure to help from going over budget. As far as the numbers, they will not change. Only the procedure we use will.

Commissioner Jim Proctor made a motion to approve Budget Amendment (Number 377). Commissioner Scott Doster seconded the motion and all were in favor.

X. Hager Strategic Solutions Updates

Mike Hager was unavailable today as he was in Raleigh, NC.

XI. Town Manager/Project Updates

Town Manager, Olivia Stewman advised that the 20 Tank project is almost complete. Just waiting on DEQ to complete.

Still working on gather funding to replace the Dam. Will be getting boring samples before August.

We are still moving forward with the Sewer replacement.

There is a delay in the West End sewer project and expected completion is now July 23, 2025. This however, does not include the addition.

We have received the bids back for the Lago Vista project. Will bring this information to the state in hopes of moving forward.

The temporary Town Hall and Police Department will be moving to the Landings beginning July 1, 2025.

We will be having a pre kick off meeting today for the Comprehensive Plan.

Playground Design Day will be July 30, 2025 at the Lake Lure Fire Department at 4:00pm. Will be looking for volunteers for October 13 through the 15. Will have more details as we get closer.

XII. Storm Recovery Updates

Town Manager, Olivia Stewman advised that she had a meeting with FEMA yesterday. No major updates or changes. Looking to separate a few projects out for quicker funding.

Proctor Road is on hold right now. Waiting on Duke Energy to re-establish the new line. Currently the road is passable and will update when more information is available.

No other storm updates at this time.

XIII. Public Comments

Steve Milito at 1412 Proctor Rd. made comment thanking the Town for the repairing of the road. It has been difficult but is managing and hopeful that the power will not be cut off during the heat wave. Wants the Town to be sure to include the residents of Proctor road in on the Lago Vista Road Project. Would like to be involved and have input before anything is done.

Olivia Stewman advised that we are currently in the exploring phase and no decisions have been made. Will be sure to involve and keep the residents of Proctor Road updated.

No other public comments were made.

XIV. Adjournment:

Commissioner Jim Proctor made a motion to adjourn. Commissioner Scott Doster seconded the motion and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE
REGULAR TOWN COUNCIL STORM RECOVERY
STATUS

Monday, June 30, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

Commissioner Jim Proctor
Commissioner Patrick Bryant
Commissioner Dave DiOrio

Town Manager, Olivia Stewman

Laura Krejci, Communications Director
Scott Martin, Rumbling Bald
Chris Melton, Assistant Fire Chief
Sean Humphries, Police Department
Dean Lindsey, Public Works Director
Mike Williams, Community Development
Dana Bradley, Parks and Rec
Evan Smith, FEMA
Leslie Bean, ICF

Absent:

Mayor, Carol C, Pritchett
Commissioner Scott Doster
Doug Ramsier, ICF
Dustin Waycaster, Fire Chief

I. Call to Order

Commissioner Dave DiOrio called meeting to order at 10:01 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised that Chimney Rock State Park opened on Friday to reservations only. Josh Stein signed a 575 million dollar bill and the EAP approved a Dam safety emergency action plan. Received the traffic study for Lago Vista and is being reviewed. No other updates to report at this time.

Public Works:

Dean Lindsey updated council that the boring is actively moving with the West End Sewer project and will be working on the pump station wiring this week. We have ran into some sewer line issues at the river. It is causing some flooding at the plant, but were actively working to fix them. Pushing to fix the belt press as that is needed. DEQ has been notified and will keep them up to date with the progress. Commissioner Dave DiOrio advised that this information needs to be given to FEMA. Flowering bridge demo is set for August 15 currently and will move forward with Mitch Contracting. Just holding on FEMA before beginning. Duke Energy is currently working to restore the Dam lights and we are beginning cleaning up below the Dam so we can get boring samples. Great lake petroleum will be helping to remove the pump at the marina. Duke Energy is scheduled to have the Proctor Rd power issues resolved by July 9th. Unsure of specific date that they will be closing the road but will reach out to Mike Hager for guidance.

Parks & Rec:

Dana Bradley will be getting water samples today and have the results in a couple of weeks. Amazing progress on the Buffalo Creek trail. Path is currently clear and will be meeting on Wednesday. Olivia will be signing off on the marina replacement this week. This project should be obligated. Discussion ensued.

Rumbling Bald:

Scott Martin advised that Ashbritt is progressing well with the sediment removal and to Parks & Rec, yes, the Buffalo Creek Trail is making amazing progress. Rumbling Bald is working to get Bald Mountain Lake sedimentation removed and on a side note we are sold out for the July 4th weekend.

Community Development:

Mike Williams continues to communicate with Army Corp on the removal of boathouses. They will not be removing docks, only boathouses. Some discussion ensued.

The personal property debris removal is still in progress and it looks to be about 45 days out. It is currently in the funding stage. Just to be advised that the lake draw down has cause some wells to run dry.

Police Department:

Sean Humphries advised his team is working on moving locations to the landings and is thankful to the town for their efforts in finding a more suitable place for them to continue their work. Preparing for the holiday weekend coming up. Will follow up with officer Shuford on the drone coverage.

Fire Department:

Chris Melton advised they had nothing storm related and are just preparing for the holiday weekend. Did advised that the park opening went well and had hardly any issues. No other updates at this time.

Communications:

Laura Krejci advised that the workforce housing grant application was submitted last week. Increasing assurance with the grant for the Dam replacement. CBS-60 minutes met with several people and some information has been clarified. Unsure of how these interviews will be used or when. Buffalo Shoals road will be down to 1 lane on Wednesday and Boys Camp road will have some delays next week. The sedimentation removal had a record week. Went from 70,000 tons to 78,580 tons removed. Discussion ensued.

ICF:

Doug Ramiser is out this week. Leslie Bean is filling up. Updated that 2 projects have been obligated. One for the dumpsters rented and the second on the lease for the Arcade building. We continue to monitor a bill that has been passed by the house for 700 million and we will be wrapping up the long term recovery plan. Reviewing recommendation and will meet with the state. Safer grant application draft has been sent over for review.

FEMA:

Evan Smith, advised she is working on inquire processes. Advised that Chimney Rock State Park will be open Friday thru Monday and trying to limit the cars to 40 per hour. They will monitor and update later if needed.

Finance:

No updates at this time.

Other:

Commissioner Doster and Proctor will be out the next 2 Mondays. Will cancel next Monday's storm recovery meeting.

IV. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

VII UNFINISHED BUSINESS

VII

NEW BUSINESS

- A. Resolution No. 25-07-08 Setting Public Hearing for August 12, 2025 to receive comments regarding recommended Text Amendments to Chapter 6 (“Lake structure Regulations”) and Chapter 36 (“Zoning”) ordinances**
- B. Consider Approval of Amendment 3 to LaBella Task 23B for Sewer Replacement- MH 34-32 (now 35B)**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 8, 2025

SUBJECT: Resolution No. 25-07-08 Setting Public Hearing for August 12, 2025 to Receive Comments Regarding Recommended Text Amendments to Chapter 6 (“Lake Structure Regulations”) and Chapter 36 (“Zoning”) Ordinances

AGENDA INFORMATION:

Agenda Location: New Business

Item Number: A

Department: Community Development

Contact: Michael Williams, Community Development Director

Presenter: Michael Williams, Community Development Director

BRIEF SUMMARY:

Resolution No. 25-07-08 will set the public hearings to be held at the August 12, 2025 regular meeting Town Council meeting beginning at 5:00 p.m. The purpose of the public hearings is to receive comments in regard to recommended text amendments of Chapter 6 (Lake Structure Regulations”) and Chapter 36 (“Zoning”) Ordinances.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 25-07-08 Setting Public Hearing for August 12, 2025 to Receive Comments Regarding Recommended Text Amendments to Chapter 6 (“Lake Structure Regulations”) and Chapter 36 (“Zoning”) Ordinances

ATTACHMENTS:

Proposed Text Amendments

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.



RESOLUTION NO. 25-07-08

RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL SETTING PUBLIC HEARING FOR AUGUST 12, 2025 TO RECEIVE COMMENTS REGARDING RECOMMENDED TEXT AMENDMENTS TO CHAPTER 6 ("LAKE STRUCTURE REGULATIONS") AND CHAPTER 36 ("ZONING") ORDINANCES

WHEREAS, the Town staff and the Zoning and Planning Board have provided the Town Council with recommended text amendments to Code of Ordinances Chapter 6 ("Lake Structure Regulations") and Chapter 36 ("Zoning"); and

WHEREAS, North Carolina General Statute § 160D-605 mandates that the Town must hold a public hearing prior to amending any development regulations.

NOW, THEREFORE BE IT RESOLVED, that the Town of Lake Lure will hold a public hearing, in accordance with North Carolina General Statutes, during its regular meeting on August 12, 2025 beginning at 5:00 p.m. or shortly thereafter to receive comments in regard to the recommended text amendments to Code of Ordinances Chapter 6 ("Lake Structure Regulations") and Chapter 36 ("Zoning").

READ, APPROVED AND ADOPTED this the _____ day of _____, 2025.

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

TEXT AMENDMENT PROPOSALS (From Community Development Staff, reviewed and recommended by Zoning & Planning Board on June 17, 2025)

- 1) Staff recommendation to limit the size of accessory structures within the Residential 1 district.

Accessory Structures:

Definition: Accessory building means a detached building subordinate to the principal building on a lot and used for purposes customarily incidental to the principal building and located on the same lot. The total cumulative square footage (or footprint) of accessory buildings shall not exceed 50% of the primary building.

Sample district language: The cumulative footprint of all accessory buildings shall not exceed 50% of the footprint of the principal building.

- 2) Staff recommendation to revise sections 36-5 and 36-70 of the Zoning Ordinance to eliminate contradictory language.

Section 36-5:

Definition: *Setback* means the minimum allowable distance measured on the horizontal plane between a property line, water's edge, right-of-way, or street centerline and specified improvements such as a building ~~or parking area~~ **structure**. No building or other structure may be placed within the setback area except as provided. (See **also the** definition of the term "yard", **36-70** and section 36-295.) Whenever the front, side, or rear portions of a lot abut a street right-of-way, setback lines shall be measured from said right-of-way. Where no street right-of-way exists, setback lines shall be measured from the center of the traveled way. **the front yard setback will apply.**

Section 36-70. Building site minimum dimensional requirements:

(c) For primary streets, the front yard setback shall be 40 feet from the ~~centerline~~ **center of the street**, ~~but not closer than~~ **and at least** ten feet from any right-of-way line where such line exists. For secondary streets, the front yard setback shall be 35 feet from the ~~centerline~~, ~~but not closer than~~ **center of the street and at least** ten feet from any right-of-way line where such line exists. In all commercial districts, setbacks shall be measured from the right-of-way line, or where no right-of-way exists, from a point 15 feet from the ~~centerline~~ **center of the street**. ~~In most situations, the front yard lies between the building and the street. However, for~~ **For** lots which abut a lake, the lake side is also considered a front yard. In any zoning district, **the** minimum setback from the lake is 35 feet measured from the shoreline.

(Section 36-70 "Attachment A" for review purposes)

- 3) Staff recommendation to eliminate sections 6-48 and 6-50 from the Lake Structures Ordinance, due to inclusion in the Marine Commission Lake Use Regulations.

Section 6-48 – Definitions:

~~Markers means floating buoys or fixed signs that give navigational or warning information.~~

Section 6-55. Markers:

No markers or signs, other than navigational aids that comply with the uniform waterway marking system and the state wildlife resources commission's regulations, shall be placed within the lakebed. Placement of these markers will be reviewed and approved by the lake advisory board. Appeals of the lake advisory board decision shall be sent to the marine commission. Unauthorized movement or removal of markers will result in the revocation of all lake lure boat permits held by the owner of the boat used for such activity and the penalties and civil fines described in section 6-65.

(Code 1989, § 94.09; Ord. of 8-14-2007; Ord. of 4-12-2016; Ord. of 9-11-2018)

ATTACHMENT A for Text Amendment 2:**Sec. 36-70. Building site minimum dimensional requirements.**

Zoning Classification	Lot Area (a)(g)	Lot Width at Building Site (b)(g)	Setbacks(g)			Rear Yard Open Space Percent of Lot (e)
			Front Yard *	Side Yard	Rear Yard (d)	
R-1	10,000 s.f.	100 ft.	(c)	10 ft.	10 ft.	30%
R-1A	2 acres	100 ft.	(c)	10 ft.	10 ft.	30%
R-1B	1 acre	100 ft.	(c)	10 ft.	10 ft.	30%
R-1D	0.5 acre	100 ft.	(c)	10 ft.	10 ft.	30%
R-1C	0.5 acre	60 ft.	(c)	10 ft.	10 ft.	20%
R-2/R-3						
Single-family	14,000 s.f.	60 ft.	(c)	7 ft.	10 ft.	20%
Two-family	18,000 s.f.	70 ft.	(c)	8 ft.	10 ft.	20%
Three-family	24,000 s.f.	85 ft.	(c)	10 ft.	10 ft.	20%
Four-family	29,000 s.f.	100 ft.	(c)	10 ft.	10 ft.	25%
R-4 (f)	10,000 s.f.		(c)	10 ft.	10 ft.	
CN	10,890 s.f.	50 ft.	10 ft. (c)	10 ft.	15 ft.	none
CTC	10,000 s.f.	50 ft.	0 ft. (c)	0 ft. or 10 ft.	15 ft.	none
CG	21,780 s.f.	100 ft.	10 ft. (c)	12 ft.	15 ft.	none
M-1	2 acres	100 ft.	(c)	12 ft.	15 ft.	none
S-1	25 acres	100	35 (c)	35	35	none

Maximum building height in any district shall be not more than 35 feet as measured from the average finished grade at building foundation line. The average finished grade is determined by adding the elevation of the highest corner of the proposed structure to the elevation of the lowest corner of the proposed structure and divide by two.

*See definition of "setback" for streets with no right-of-way in section 36-5.

(a) Plus 2,000 square feet of lot area for each additional dwelling unit in excess of four.

(b) The lot width at the building site minimum dimensional requirements shall not apply to existing lots of record as of the effective date of the ordinance from which this chapter is derived. For any residential lot, lot width at street line shall be not less than 35 feet. For any commercial lot, lot width at street line shall be not less than 100 feet. Lot width at street line for the R-4 district shall be not less than 50 feet. Any lot abutting Lake Lure shall have a frontage along the lake of not less than 100 feet.

(c) For primary streets, the front yard setback shall be 40 feet from the centerline, but not closer than ten feet from any right-of-way line where such line exists. For secondary streets, the front yard setback shall be 35 feet from the centerline, but not closer than ten feet from any right-of-way line where such line exists. In all commercial districts, setbacks shall be measured from the right-of-way line, or where no right-of-way exists, from a point 15 feet from the centerline of the street. In most situations, the front yard lies between the building and the street. However, for lots which abut a lake, the lake side is also considered a front yard. In any zoning district, minimum setback from the lake is 35 feet measured from the shoreline.

(d) From the rear property line to the nearest building on that lot.

(e) Excluding any space occupied by an accessory building which may be located between principal building and rear lot line.

(f) Maximum building size for office: 3,000 square feet (heated area).

(g) The minimum lot area, lot width and yard requirements may be reduced in an approved conservation design subdivision provided that the zoning and planning board approves such reduction in accordance with section 28-77(3)c. The reduced setbacks shall be clearly stated on the final plat. If the reduced setbacks are not stated on the final plat, the standard setbacks noted in this section shall apply.

(Code 1989, § 92.040; Ord. of 1-25-1994; Ord. of 12-12-1995; Ord. of 11-26-1996; Ord. of 2-9-1999; Ord. of 4-10-2007; Ord. of 8-12-2008; Ord. of 2-8-2011; Ord. of 12-9-2014; Ord. of 3-10-2015)

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 8, 2025

SUBJECT: Consider Approval of Amendment 3 to LaBella Task 23B for Sewer Replacement – MH 34 to 32 (*now 35B*)

AGENDA INFORMATION:

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

BRIEF SUMMARY:

LaBella previously engaged for the subject Task Order (TO) by virtue of a TO Proposal dated November 3, 2024, for emergency work that began on October 31. LaBella initially estimated that a budget of \$100,000 would be sufficient to complete the work. Subsequent changes, redesigns, scope additions and an extended period of construction have resulted in two prior Amendments (#1, dated 12/16/24; #2 dated 6/10/25) adding a total of \$207,000 to addressed continued Helene-related work.

The Town has now requested that addition of survey, design, permitting and construction support for approximately 1,100 linear feet of new gravity sewer extending from Boys Camp Road to Chimney Rock Inn. This proposed work is anticipated to be entirely within the NCDOT Right-of-Way (R/W) of Memorial Highway, but outside of the NCDOT pavement on the north side of the road, requiring no easements. This will restore sewer to all customers connected to the system pre-storm. This Amendment addresses that requested scope addition and is in the amount of \$50,000, to bring the current total for Helene sewer-damage related budget to \$417,100.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve Amendment 3 to LaBella Task 23B for Sewer Replacement – MH 34 to 32 (*now 35B*)

ATTACHMENTS:

Proposed Amendment 3 to LaBella Task 23B

FUNDING SOURCE:

Sewer Fund – FEMA Reimbursable

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

July 2, 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 23B – Sewer Replacement – MH 34 to 32 (now 35B)**

Dear Olivia:

We were previously engaged for the subject Task Order (TO) by virtue of a TO Proposal dated November 3, 2024, for emergency work that began on October 31. LaBella initially estimated that a budget of \$100,000 would be sufficient to complete the work. Subsequent changes, redesigns, scope additions and an extended period of construction have resulted in two prior Amendments (#1, dated 12/16/24; #2 dated 6/10/25) adding a total of \$207,000 to addressed continued Helene-related work.

The Town has now requested that addition of survey, design, permitting and construction support for approximately 1,100 linear feet of new gravity sewer extending from Boys Camp Road to Chimney Rock Inn. This proposed work is anticipated to be entirely within the NCDOT Right-of-Way (R/W) of Memorial Highway, but outside of the NCDOT pavement on the north side of the road, requiring no easements. This Amendment addresses that requested scope addition.

Scope

Specifically, LaBella will:

- 1) Obtain subsurface utility location data for the construction area and perform field survey to develop topo base mapping and NCDOT R/W location data sufficient for design.
- 2) Prepare construction drawings and specifications for the planned sewer extension.
- 3) Submit the design for NCDOT and NCDEQ Permitting approvals.
- 4) Continue weekly inspection efforts and coordination with the Contractor as questions arise. (We are assuming that the Town will continue to engage Morgan Corp to construct this Work on an emergency basis.)
- 5) Perform substantial and final inspections as necessary to certify completion to NCDEQ & NCDOT
- 6) Completion of record drawings, based on Morgan Corp markups ('as-builts')

Fee & Schedule

LaBella anticipates total labor and subconsultant costs of not more than \$50,000 to complete the above scope of work. We will continue to pass subconsultant costs related to Helene recovery thru to the Town with no markup. We are therefore requesting an **Amendment amount of \$50,000**, to bring the current total for Helene sewer-damage-related budget to \$417,100, as outlined below.

Task 23 (WWPS Bypass System)	\$20,100
Task 23A (WWPS Emergency Replacement)	\$40,000
Task 23B (Sewer Replacement – MH 34 to 32)	\$100,000
Amendment 1 (Task 23B) dated December 16, 2024	\$140,000
Amendment 2 (Task 23B) dated June 10, 2025	\$67,000
Amendment 3 (Task 23B) – Memorial Highway Gravity Sewer	\$50,000
Total Helene sewer-damage-related to-date	\$417,100

Effort under these tasks will continue to be billed on a T&M basis. T&M charges will be based on the then-current Rate Schedule, and our proposed 2025 rates are attached.



Brian Houston, P.E. will continue to serve as LaBella's Program Manager for this contract, providing direction and oversight for other staff and subconsultants 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 below to authorize the scope 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) 941-2110.

Sincerely,
LaBella Associates, P.C.



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

Town of Lake Lure, North Carolina

By: _____
Authorized Signature
Title _____
Date _____

c: Dean Lindsey

IX.

Storm Recovery Updates

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 8, 2025**

SUBJECT: Storm Recovery Updates

AGENDA INFORMATION:

Agenda Location: IX

Item Number:

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>.

X.

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.

XIIV.

ADJOURNMENT