

LAKE LURE TOWN COUNCIL MEETING PACKET

Tuesday, April 14, 2026

5:00 p.m.



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

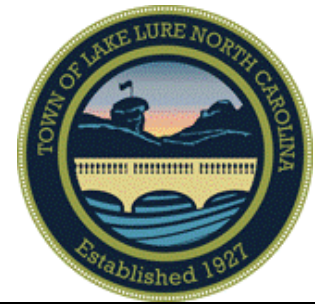
II

Agenda Adoption

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

Tuesday, April 14, 2026 at 5:00 p.m.

Town Hall at The Landings



Agenda

I. Call to Order

A. Pledge of Allegiance and Invocation

II. Agenda Adoption

III. Mayors Communications

IV. Town Manager's Communications

A. Monthly Report/Storm Recovery Update

V. Council Liaison Reports and Comments

VI. Consent Agenda

A. Approval of March Minutes (Page 18)

VII. Unfinished Business

VIII. New Business

A. Budget Amendment #381 for Public Works Building (Page 49)

B. Labella Task Order 31 for Bulk Chemical Storage Building (Page 52)

C. Resolution No. 26-04-14 Amending Sewer Capacity Allocation Policy (Page 56)

D. Resolution No. 26-04-14A Amending the Lake Lure Advisory Board and Statutory Board Handbook (Page 62)

E. Consider Labella Task Order 23C- Sewer Replacement- MH 35-37 (Page 69)

F. Request to install a private well within the town right-of-way along Charlotte Drive (Page 74)

G. Consider Town Managers Recommendation for Phase one "Soft Opening" of the Lake (Page 79)

IX. Public Comment

X. Adjournment

III
MAYOR'S
COMMUNICATIONS

IV

TOWN MANAGER'S

COMMUNICATIONS

**A. Monthly Report/Storm Recovery
Updates**



Town Manager Report March 2026

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

Public Services Department Report

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

Top Accomplishments & Project Updates

- **Water and Sewer Operations**

Staff continued installation of SCADA systems for the Town's utility systems. The concrete pad for the new dewatering belt press at the wastewater treatment plant was completed, and preparations for installation and commissioning continued.

- **Dam**

The tainter gates remain closed, and the lake is actively refilling in accordance with operational needs.

- **Morse Park and Lake Infrastructure**

The riverbank stabilization project remains ongoing. Construction of a new connector trail at the green space has begun, and staff assisted with the installation of Christmas trees in the lake to enhance fish habitat.

- **Road, Drainage, and Grounds Maintenance**

Ditch cleaning has been completed. Staff assessed asphalt potholes for upcoming repairs and began Operation Curbside Cleanup. The frisbee golf course has been completed, and preparations for spring landscaping, including flower beds and mulch installation, are underway.

Community Development Department Report

Director Williams reports that the department continues providing permitting support and guidance as residents move forward with repairs and rebuilding projects. Staff also continued assisting property owners affected by Tropical Storm Helene. The following permits were issued in March:

- **11 Zoning Permits**
- **9 Lake Structure Permits**
- **3 Vacation Rental Operator Permit**
- **12 Certificates of Completion**

Top Accomplishments & Project Updates

- **Zoning and Planning Board and BOA/LSAB**
The Zoning and Planning Board reviewed Sections 36-5 and 36-56 of the Zoning Ordinance related to accessory buildings after identifying that a prior text amendment may have been miscommunicated, resulting in unintended changes. Following review of prior meeting records and Council actions, the Board requested a redlined version of the ordinance for further consideration at the April meeting and discussed potential downzoning law implications. The Board of Adjustment considered and denied a variance request for a street front setback due to lack of demonstrated hardship. The Lake Structure Appeals Board also denied a variance request to reduce required rip rap standards.
- **Lake Structures and Code Compliance**
Staff continue working with property owners of substantially damaged and structurally unsafe lake structures to ensure repair or removal prior to the lake reopening. Ongoing coordination remains focused on safety and compliance with Town regulations.
- **Cell Tower Project**
Progress continues with the communication tower project in coordination with Tillman Construction. AT&T has completed antenna installation and fiber work and is currently in the calibration phase, with service anticipated by April 30. T-Mobile is scheduled to follow with antenna installation.
- **Debris Management and Cleanup Coordination**
Staff are maintaining and updating a list of known debris sites resulting from Hurricane Helene and are actively communicating with property owners regarding cleanup efforts. Coordination continues with the NC SMART Program contractor and partners to identify and address debris removal priorities.
- **Floodplain Mapping and FEMA Coordination**
Ongoing coordination with North Carolina Emergency Management and FEMA continues regarding updated floodplain maps. Preliminary data

indicates a reduction in base flood elevation by approximately eight feet, potentially removing Town Hall and numerous properties from the Special Flood Hazard Area. A public meeting was held on April 9 to review these changes with stakeholders and the community.

- **Floodplain Compliance and Recovery Efforts**

Staff continue working closely with property owners impacted by flooding to ensure compliance with floodplain regulations, particularly for damaged residential structures. Coordination with FEMA, NC Emergency Management, and the County Floodplain Administrator remains ongoing to support recovery and regulatory compliance.

- **Parks and Recreation**

As part of the Town's organizational changes, Rick Carpenter has begun working with the Parks and Recreation Board following the dissolution of the Parks and Recreation Department. He is coordinating closely with ROC and Public Works on trail maintenance and planning. During March, ROC facilitated five volunteer workdays across Buffalo Creek Park, Turtle Rock Trail, Dittmer-Watts Nature Trail, and Weed Patch, contributing a total of 77.5 volunteer hours focused on clearing trees, improving trail tread, and addressing drainage. Additional coordination, planning, and field work by the ROC Trail Programs Manager and staff brought the total time dedicated to Town trails to 118 hours for the month, reflecting strong progress in maintaining and improving the Town's trail network.

Fire / Emergency Management Department Report

The Fire / Emergency Management Department responded to 23 fire, medical, and rescue calls in March. Firefighters completed 539 hours of training, reflecting a continued commitment to professional development, preparedness, and operational readiness.

Top Accomplishments & Project Highlights

- **Fire and Emergency Response**

Crews responded to multiple incidents throughout the month, including structure fires on US 64/74A and in the Opossum Hollow area (Bat Cave) through mutual aid, as well as a brush fire in Rumbling Bald and a powerline-related brush fire that temporarily shut down Memorial Highway. Additional responses included a motor vehicle collision, fire alarm activation, smoke investigation, and follow-up monitoring of weekend wildland fires. Emergency medical calls included chest pain, breathing problems, possible stroke, sick person assist at a public event, and walk-in patients at the station. Staff also assisted with a stranded boat in the Dam Marina cove and supported operations during a bouldering competition.

- **Personnel and Training**
Staff participated in Holmatro rescue tool training, in-service training with AEMTs, department training on boat operations, and drafting operations training. Additional training included thermal imaging camera (TIC) training with Green Hill VFD and review of pump operations without a primer in emergency scenarios. A storm recovery meeting was also attended at Town Hall.
- **Apparatus, Equipment, and Facility Maintenance**
Routine maintenance was performed on the police boat, including battery replacement, fuel checks, and operational testing. Maintenance was also completed on UTVs, e-bikes, and the heart monitor. Hose testing was conducted, and an issue with the primer on Engine 2516 was identified, repaired, and returned to service. Station maintenance activities were also completed.
- **Community Support and Public Service**
Staff conducted a car seat installation, assisted Chimney Rock State Park personnel with rescue equipment checks, and supported community events and public safety needs throughout the month.

Police Department Report

Traffic increased notably throughout the month due to ongoing recovery efforts, including dump truck activity related to debris removal, with additional concerns reported along Memorial Highway near an active washout site; officers responded with increased patrols to maintain safety and traffic flow. At the same time, the department continues to rely heavily on dedicated reserve officers to cover shifts while working to fill two full-time vacancies, and is actively expanding its reserve force to support upcoming events and increased demand associated with the lake reopening.

Top Accomplishments & Project Updates

- **Investigations and Enforcement**
Officers are actively investigating two separate incidents involving significant property damage caused by large delivery trucks. In both cases, drivers left the scene after causing extensive damage to private property, including walls, driveways, and fencing. Security camera footage has aided in identifying the vehicles involved, and investigations are ongoing.
- **Calls for Service and Public Safety**
Officers responded to and investigated multiple incidents involving rental fraud and misuse of properties. In one case, an out-of-town visitor was the victim of an online rental scam involving a fraudulent listing. In another, a short-term rental property was misused for unauthorized gatherings and suspected illegal activity; officers assisted the homeowner in resolving the

situation, and the matter remains under investigation. Residents are encouraged to exercise caution when listing or renting properties online.

- **Department Personnel and Recognition**

The department welcomed K9 Officer Koda, who successfully completed training and began full-time service on the 28th, enhancing the Town's public safety capabilities. Additionally, Corporal Tyler Dills was awarded the Advanced Law Enforcement Certificate by the State of North Carolina in recognition of his nine years of service and professional achievement. He continues to serve as the department's Training Coordinator.

Finance Department Report

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

Top Accomplishments & Project Updates

- **Financial Status**

The Town's current financial position includes an unreconciled bank balance of approximately \$7,265,000 for all funds, excluding special revenue funds. The Dam Fund maintains a balance of \$8,000,000. As noted in prior reports, State revenue replacement loan proceeds, FEMA reimbursements, and ARPA funds continue to significantly enhance the Town's cash position.

- **Budget and Revenue Tracking**

Revenue and expenditure accounts are generally tracking with budget projections for all departments except non-governmental accounts, where insurance costs are estimated to exceed projections. Water and sewer collections are continuing to perform above budgeted levels.

- **FY 26-27 Budget Preparation**

Fiscal Year 2026-2027 budget preparations are underway. First drafts of departmental budgets are completed and projected revenues have been received from the County.

- **Audit**

The Finance Department is awaiting one final item to finalize FY 2024 audit. Staff have also begun preparing for the FY 2025 audit process.

Communications Department Report

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

Top Highlights & Project Updates

- **Emergency Communications and Public Information**
Managed emergency communications during weekend fire incidents and Memorial Highway closures, coordinating closely with Town leadership, Emergency Services, and the public. Issued timely updates and notifications to ensure public safety and awareness during rapidly evolving situations.
- **Marketing and Media Relations**
Expanded the Town's regional visibility through coordinated media outreach promoting key initiatives, events, and the lake reopening. Facilitated interviews with multiple regional and local outlets, significantly increasing awareness of recovery efforts and Town initiatives across Western North Carolina and Upstate South Carolina. Supported branding efforts through coordinated messaging, press releases, and promotional materials, including the "Together We Rise" campaign.
- **Social Media Growth and Management**
Continued management of the Town's growing social media presence, which now exceeds 42,059 followers, reflecting strong community interest and engagement. Content reached over 650,000 people this month, with a notable increase in comments and public interaction requiring active monitoring and timely responses. Overall feedback remains highly positive, though engagement volume continues to grow substantially.
- **Website and Digital Communications**
Website traffic showed significant growth, with approximately 28,000 active users in March, representing a 75% increase compared to the previous year. A total of 64 Town News articles were published, covering updates, events, alerts, and recovery efforts. Regular email communications were distributed to over 3,000 subscribers, providing summaries and links to key updates and the Town calendar.
- **Events and Community Engagement**
Coordinated and supported a wide range of events and meetings, including collegiate rowing activities, the Carolina Climbers Coalition "Rumble 2026," advisory board meetings, and multiple Town Council and committee meetings. Continued planning and preparation for upcoming events such as the Hydrow visit, Parrots and Pirates Music Festival, Arts and Crafts Festival, and lake reopening celebrations.
- **Grants and Project Coordination**
Advanced multiple major grant initiatives, including the FY22 30% design project and FY24 detailed design project for the Lake Lure replacement dam. Managed grant documentation, coordinated with contractors and state agencies, processed reimbursements, and supported budget amendments approved by Town Council. Continued coordination on the Dogwood Trust grant opportunity, including stakeholder meetings and follow-up for additional guidance.

- **Media Production and External Partnerships**
Coordinated video production and promotional filming efforts in partnership with regional tourism and media organizations to support the lake reopening campaign. Facilitated commercial filming and worked with external partners to enhance the Town’s regional marketing presence.
- **Community Outreach and Customer Service**
Responded to 35 online inquiries within 24 to 48 hours in coordination with Department Heads. Managed online engagement and supported public inquiries related to Town services, events, and recovery updates. Maintained communication channels to ensure accessibility and responsiveness to residents and visitors.
- **Grants and Project Coordination**
 - FY24 Detailed Design Grant**
The Town received the grant contract for the FY24 Detailed Design project; however, execution is pending revision of the project timeline. Staff coordinated with Schnabel Engineering to develop an updated schedule to meet grant requirements and are awaiting their response. Once the revised timeline is finalized, the contract will be executed and presented to Town Council along with the associated budget amendment and Work Order 10B for approval.
 - Dogwood Trust Collaboration & Innovation Grant**
Staff followed up with the Town Attorney to request outstanding procedural guidance related to the proposed workforce housing project and use of Town property. Additional coordination with project partners remains pending receipt of this guidance. Staff continue to monitor the upcoming grant cycle opening April 20th through May 18th, 2026, and will proceed with application development as appropriate once direction is received.

Manager / Administration Department Report

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

Top Highlights & Project Updates

- **FEMA Coordination and Grant Funding**
 - **FEMA Public Assistance & HMGP (Hazard Mitigation Grant Program):** The Town continues ongoing coordination with FEMA leadership and grant consultants to advance recovery funding and project reimbursement efforts. HMGP applications have been submitted, and staff are actively working to move priority projects forward through these programs.

- **CDBG-DR (Community Development Block Grant – Disaster Recovery):** The Town is working on submitted various applications through the Community Development Block Grant for Disaster Recovery.
- **EDA Sewer Replacement Grant:**
The Economic Development Administration sewer replacement grant application is nearing completion, with final supporting materials and analyses currently being finalized. The Town continues to receive support through the Governor’s Recovery Office for Western North Carolina and NC Growth for the EDA application, including assistance with ROI and impact analyses to support federal funding applications.
- **American Flood Coalition Grant (Dam Failure Impact Study):**
The Town has received confirmation of a grant award from the American Flood Coalition to support a dam failure impact study.
- **State Revolving Fund (SRF) Loan – Sewer Replacement:**
The Town has been issued a Letter of Intent for a State Revolving Fund loan totaling \$31 million, which includes \$6 million in principal forgiveness for the sewer replacement project. The Town is currently assessing its capacity and ability to accept and implement the loan.
- **Hurricane Helene State Revolving Fund (SRF) Principal Forgiveness Loans:**
The Town has received three Hurricane Helene SRF principal forgiveness loans, including \$5 million for the wastewater treatment plant replacement project, more than \$6 million for the Yacht Island waterline project, and \$464,000 for a bulk chemical storage building.
- **House Appropriations Committee Community Project Funding Requests:**
The Town has submitted funding requests through the House Appropriations Committee Community Project Funding program for multiple priority projects, including a public safety facility, Town Hall, extrication equipment, two police vehicles, fire apparatus, remaining Fire Station 2 upfits, the sewer replacement project, the wastewater treatment plant replacement project, and additional shoreline stabilization.
- **Project Obligations and Reimbursements**
FEMA reimbursement amounts:
 - \$862,186.69 –Vegetative, C&D, and White Goods debris from Lake Lure and waterways
 - \$754,185.81 –Town-wide Emergency Protective Measures
 - \$65,390.00 –Vegetative debris from ROW and public property
 - \$503,580.00 –Design of permanent Boys Camp Road Bridge
 - \$118,323.67 –Temporary hydroelectric plant emergency repairs
 - \$8,250.00 –Temporary Town Hall Facility

- \$13,255.75 –Dumpster rentals
- \$28,531.78 –Temporary Relocation Costs – Town Hall Facility
- \$9,681.02 –Municipal Water Supply Damage – 100% Complete Work
- \$745,485.13 –Emergency Access Restoration at Dam
- \$8,913.73 –Municipal Water Supply System Damage – Boys Camp Road Bridge Waterline
- \$977,417 –WWTP A&E
- \$118,943 – Temporary Emergency Wastewater Treatment Plant Repair
- \$5,250 – Lakeshore River Sand Washout
- \$101,487.47 – Sediment Pond Culvert
- \$72,852.05 – Temporary Municipal Water Supply Project.
- \$300,000 – A&E – Hydroelectric Generating Plant Damages
- \$64,677.34 – Temporary Town Hall Facility – 90%

The following items are obligated, but pending reimbursement:

- \$1,996,515.95 – Marina Docks Damages (Marina Replacement Project)
- \$1,482,977.10 – Lake Safety Facilities
- \$584,385.62 – Town Wide Roads and Culverts Damages 1 – Completed Work
- Proctor Road and the Flowering Bridge. Final amounts pending agreed upon fixed cost offer.

- **Fuel Pump, LLT Docks and Marina**

Work continues to advance on the fueling pump, stationary dock, and marina projects. The fueling pump and stationary dock are anticipated to be completed by Memorial Day. The marina project, originally scheduled for mid-July completion, is currently ahead of schedule; however, a revised completion date has not yet been finalized.

- **Comprehensive Plan**

All public input sessions for the Town’s planning process have now been completed. The Comprehensive Plan Steering Committee has reviewed initial findings and will meet again in May as the Foothills Regional Commission continues compiling data into a draft plan. Once the draft is finalized and recommended by the Steering Committee, it will be forwarded to Town boards for review and recommendations before being presented to Council for final consideration. Adoption of the plan is anticipated by July.

- **Statutory and Advisory Board Luncheon**

The Communications Director and Town Clerk coordinated the annual statutory and advisory board luncheon to welcome incoming board members, recognize returning members, and provide training and discussion on roles and responsibilities.

- **Boom Installations**

Contractors have begun installing support anchors for the debris boom previously located near the dam before it was displaced by Hurricane Helene. The Town is also working on an engineered design for the debris boom that was formerly located in the river channel near Morse Park, as updated

engineering is required due to significant post-storm changes in the river and surrounding landscape.

- **Sewer Replacement Project**

The Town is advancing permitting efforts for the next phase of the project in coordination with NCDEQ and the U.S. Army Corps of Engineers as design and planning progress. The Town is also continuing work on securing necessary easements for future phases, with coordination ongoing with affected property owners and the project team. Project status continues to be contingent upon available funding.

- **Marina Building**

The Town is working with Peacock Architects on a conceptual design for the replacement marina building, envisioned in a Mediterranean style and including a ticketing area, restrooms, storage for Lake Lure Tours, and a covered pavilion. In the interim, the Town is also exploring options for a temporary structure to allow Lake Lure Tours to continue operations while the permanent facility is being constructed.

- **Dredging**

Sediment haul-off is still needed to fully close out this year's dredging operations. The small mound off Boys Camp is expected to be removed in the near term, and a portion of the larger mound will also be removed as remaining grant funding is utilized. The Town continues to work with LaBella Associates to secure an individual dredging permit, which would allow for expanded operations, and anticipates obtaining the permit ahead of the 2027 dredging cycle.

- **Organizational Changes**

Organizational changes and new office hours are now in effect. These updates are intended to improve coordination, efficiency, and overall service delivery, and have been implemented smoothly so far. Key changes include the creation of an Emergency Services Department, bringing together the police and fire/emergency management departments to strengthen coordination and allow for shared resources. The former Public Services Director has transitioned into a Project Manager role to focus on capital projects, while a new Public Services Director has been promoted from within to oversee day-to-day operations. Additionally, the Parks, Recreation, and Lake Department has been dissolved to streamline operations. Services previously managed by Parks, Recreation, and Lake are continuing without interruption and are now supported across multiple departments, including Police, Administration and Finance, Public Services, and Community Development. Staff will continue to monitor operations and make adjustments as needed to ensure a smooth transition and continued high level of service.

- **Shooting Range Remediation**

The Town recently partnered with the Foothills Regional Commission (FRC) to submit a brownfields grant application for remediation of the shooting range near LLCA. While the application was not selected for funding, the Town

remains committed to this effort and is developing a plan to pursue future funding opportunities to support remediation of the site.

- **Lake Debris Cleanup**

The SMART Program is actively addressing lake debris and has collected over 1800 CY to date. The program is also assisting with the removal of excess sediment in Morse Park. Once sediment haul-off is completed in the coming weeks, the Town will grade the remaining material and complete site beautification efforts.

- **Wastewater Treatment Plant Replacement**

The Town's wastewater treatment plant (WWTP) design is advancing, with several site configuration concepts developed following recent coordination with the design team. The design team is now developing high-level construction cost comparisons for each option, including infrastructure needs such as road access and influent/effluent piping, to support future decision-making.

- **Replacement Dam**

Schnabel is progressing on the 30% design, which is expected to be completed in June, after which work on the detailed design will begin.

- **Boys Camp Bridge Replacement**

Bids are now due April 14th due to timing concerns related to AT&T relocation and an outstanding easement. Staff are meeting with AT&T next week to address these issues. At this time, at least six bids are anticipated, meeting formal bidding requirements and avoiding the need to re-advertise. Staff will bring a recommendation for award to Council shortly after bid opening.

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI

CONSENT AGENDA

A. Approval of March 2026 Minutes

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

Monday, March 2, 2026 at 10:00 a.m.
Town Hall at the Landings



Agenda

Roll Call:

Commissioner Jim Proctor
Commissioner Dave DiOrio
Commissioner Patrick Bryant
Mayor, Carol C, Pritchett
Olivia Stewman, Town Manager

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

Absent:

Evan Smith, FEMA

I. Call to Order

Mayor Carol C. Pritchett called meeting to order at 10:00 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised the town secured \$1.4 million for the lake safety facility but faces major hurdles with FEMA on debris removal funding.

The FEMA SMART program was halted just as work was set to begin, with FEMA disputing the debris as a hazard since it's not yet in the water.

Despite this, internal contingency plans exist with a line item for future debris removal dating back to May last year.

Town officials are preparing to push elected officials to intervene and are considering using town staff for labor if FEMA funding fails.

The rowing teams currently manage floating debris with rented pontoon boats, while town-owned boats are undergoing urgent repairs to assist with debris pushing. The town plans immediate action to start debris cleanup using town resources if FEMA delays continue.

Repairs to the town's pontoon boats are underway to enable debris pushing, supplemented by potential rental of skimmer barges for faster cleanup. The cleanup will require coordination with Freeman for debris unloading, as current disposal points are limited.

Temporary labor, including possible volunteer crews from boat owners, is being considered to augment cleanup efforts.

Town staff may be redirected from lower priority projects to focus on debris removal starting within days.

Legal and procurement constraints complicate contractor hiring for debris removal but multiple approaches will be explored to start quickly.

Large debris piles on shore pose a safety risk and need prompt removal, but formal bidding rules require care to maintain legality.

Splitting work into smaller contract zones or day-rate arrangements may allow faster start without violating bidding laws.

Volunteer participation and controlled burning of organic debris are being planned to reduce volume before mechanical removal.

Town officials remain hopeful FEMA will eventually reimburse cleanup costs but prepare to act independently to avoid delays.

The stationary dock project downtown has started pier driving with 86 piers planned, but rising water could halt work if levels reach construction zones.

If water rises too fast, lake gates may be opened to slow the increase temporarily until pier installation finishes.

Dredging operations continue steadily with two large dirt piles ready for use, targeting 30,000 cubic yards of material moved.

Stabilization work at Morris Park and marina float projects are moving forward with some design work ongoing on dam gate changes.

Public Works:

Dean Lindsey, Public Works Director, advised of updates with Town projects. Mostly stated above with bank stabilization, ongoing dredging, marina installation, and beach house remodeling projects moving forward accordingly.

Key infrastructure projects are progressing but are sensitive to rising lake water levels that may impact construction schedules.

Engineers recommend narrowing spillway gates to widen dam gates, balancing flow with spillway capacity.

Installation of booms and anchors to capture debris near the dam is planned with a 4-6 week lead time on materials.

The "boom buster" design allows debris to pass through certain sections, reducing maintenance disruptions.

Officials monitor potential impacts from upcoming rain and coordinate to maintain lake usability for recreation and construction.

Parks & Rec:

Water quality monitoring and habitat projects are progressing to support lake health and public confidence.

Installation of Christmas trees and fish habitat structures is scheduled to start soon, with ongoing adjustments as water levels rise.

Monthly water sampling is underway with extensive creek monitoring planned before the lake reaches full pond level.

Data will be shared publicly to demonstrate environmental progress and address community concerns.

Trail improvements in Buffalo Creek Park and Party Rock areas enhance access and emergency response capacity.

Rumbling Bald:

Jeff Giesler advised they are willing to help wherever it's needed and thanks the town for all the support and guidance they have provided in this time. Working hard to get the marina back together before the water levels rise.

Community Development:

Mike Williams had no updates to provide at this time.

Police Department:

No storm related updates currently.

Fire Department:

Chirs Melton advised there were no storm related updates to provide, but the Fire Department is ready to help when ever needed.

Communications:

Laura Krejci, Communications Director advised that she is currently preparing for the upcoming Rumble this weekend. Clean up will follow directly after.

ICF:

Doug Ramiser advised there currently are no updates but there should be over \$500,000 in FEMA projects obligated this week.

FEMA:

Evan Smith, FEMA was unavailable for an update at this time.

Finance:

No updates to report currently.

Other:

No further discussion needed.

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.

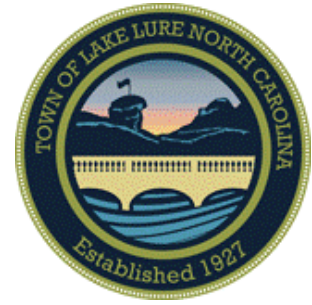
Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Tuesday, March 10, 2026 @ 5:00 pm
Town Hall at The Landings



Agenda

Roll Call:

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

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

I. Call to Order

Mayor Pritchett called the meeting to order at 5:01 pm.

II. Agenda Adoption

Commissioner Dave DiOrio made a motion to adopt the agenda with the change of adding a Item X for A motion to enter into closed session in accordance with G.S. 143-318.11(a) (3) for attorney client privilege or legal claims. Commissioner Patrick Bryant seconded the motion and all were in favor.

III. Mayor's Communication

Mayor Carol C. Pritchett expressed appreciation for the community's support and patience throughout the lake restoration efforts over the past 18 months. She noted that the lake's continued improvement is evident daily and emphasized that the success is a collective effort involving many community members and groups rather than any single individual or organization. The Mayor expressed confidence in the positive trajectory for the coming year and thanked all participants for their dedication to the project.

IV. Town Managers Communication

A. Monthly Report/ Storm Recovery

Current lake elevation: 982.3 feet and continuing to rise

Public Works staff completed shoreline debris cleanup (approximately 400 cubic yards removed)

SMART program is now mobilizing to address additional debris, prioritizing debris closest to the water line

Marina replacement project is progressing on schedule; full completion anticipated in mid-July when water reaches full pond capacity

Fueling station and tour boat slips anticipated for completion by Memorial Day lake opening

Town working with Peacock Architects on temporary marina office while permanent building construction is underway; permitting currently in progress

SMART program assisting with hauling excess sediment from Morse Park left over from Army Corps operations

Remaining sediment will be utilized to grade Morse Park consistent with completed stormwater drainage plan

Beautification process to continue upon completion of removal and grading

Morse Park designated as green space pending completion of comprehensive plan

All public input sessions completed

Foothills Regional Commission compiling feedback; presentation to steering committee anticipated at end of month

Initial review indicates wide range of opinions, particularly regarding parks planning

Multiple development options with costs and feasibility analysis to be presented

Final draft anticipated for council approval around July

Dredging Operations:

Nearly complete with all sediment for current cycle removed from lake

Material temporarily stored off Boyce Camp Road; hauling to begin early the following week

Public Safety:

Fire Department response times in roaming vault area reduced by approximately 50% since relocation to former Fairfield Volunteer Fire Department one year ago

Dam Replacement Project:

Schnabel Engineering continuing 30% design work; completion anticipated in June

Detailed design to begin shortly thereafter

Marketing and Funding:

TDA creating advertisements featuring "Lake Lure One" focused on lake's return; link available on town website

Additional marketing materials for post-lake opening use in development

Grant applications continuing; pending determinations on several projects

Awarded \$31 million DEQ SRF loan with \$6 million principal forgiveness; awaiting letter of intent to fund

23 FEMA public assistance projects obligated; \$4.75 million in reimbursements received for 18 projects

Additional projects continuing through system awaiting reimbursement

Cell tower in final week of calibration; availability to AT&T and T-Mobile users anticipated shortly

Verizon application still not received; continued efforts underway

Rumble event held over weekend marked first large event since Hurricane Helene

Upcoming events list available.

V. Council Liaison Reports and Comments

Commission Scott Doster reported that the ABC Board met on February 9th. Sales increased in January 2026 compared to the prior year, with continued strong foot traffic from both visitors and residents. Upcoming barrel picks are scheduled to commemorate Full Pond, with additional picks in development.

The Zoning and Planning Board continues work on accessory structure regulations. Language revisions were made to previous versions, and the item is anticipated to return to council at the end-of-month work session pending zoning board vote on revised language.

Commissioner Dave DiOrio advised the Lake Advisory Board reported two significant initiatives:

Lake Buoys and Fish Habitat: Buoys will be reset as the lake rises to normal levels. Submerged Christmas trees will be installed to support fish habitat. While counterintuitive given recent debris removal efforts, this practice supports fish population health. A study will be conducted this year to monitor fish health.

Lake Opening Plan Framework: The framework details a phased approach based on lake elevation:

Current elevation: approximately 982 feet

Contractor-only boat ferrying phase: Once lake reaches approximately 985-986 feet, contractors will begin ferrying boats back to boathouses. This phase allows approximately three weeks for professional contractors with knowledge of lake conditions and ramp status to ferry boats before general opening.

General Lake Opening: Once water approaches normal range, general public lake opening will be announced, allowing residents to launch boats at their discretion. All boat permits will be required at this stage.

Contractors will be permitted to ferry existing boats without permits during the restricted period, but all boats must have permits before operation.

Commissioner Jim Proctor was unable to attend the meeting but provided an update. Parks and Recreation reported 157 volunteer hours contributed to park improvements. Buffalo Creek Trail and Wheat Patch Trail now have new signage allowing partial opening, with Buffalo Creek Trail anticipated to open fully within weeks. Discussion was held regarding the future of Farming Bridge.

Commissioner Patrick Bryant advised the Short-Term Rental Board met on February 26th. All board appointments have been filled across all advisory boards, with new members officially beginning in March.

Continued review of rental registrations and planning board oversight of registration items.

Discussion began regarding occupancy limits and enforcement mechanisms. The town contains diverse home structures ranging from small family cabins to larger homes with multiple bedrooms and amenities. Current occupancy limit of 12 persons has worked historically, with enforcement focus on parking, restroom availability, and other elements. Planning and Zoning Board will be asked to review regulations and signage requirements for short-term rentals.

New short-term rental decal format under development (approximately 16 options reviewed); one option selected that will display contact information, 24/7 notation, and identification as a short-term rental for neighbor awareness.

TDA working on management software to identify all rental properties and verify compliance with occupancy tax rates.

The Mayor expressed appreciation for all advisory board members, noting the critical nature of their work and integral role in town decision-making. All council members were reminded of the advisory board luncheon scheduled for Wednesday, March 18, from 11:00 a.m. to 1:00 p.m. at The Landings. The luncheon is for all board members (not limited to new or retiring members) and includes an educational component. RSVP requested to Laura Krejci.

VI. Consent Agenda

A. Approval of February Minutes

B. Approval of Town Manager Employment Agreement Renewal

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

VII. Unfinished Business

A. Consider Approval of Easement with Duke Energy for Parcel #219448

The Town Manager reported that this easement request was previously tabled at the February storm recovery meeting pending a meeting with impacted property owners. The requested easement allows Duke Energy to upgrade operations and install underground lines in the Sunset Cove area.

The Town Manager met with Duke Energy, Chief Wacaster, and affected property owners to discuss concerns. Changes were made based on feedback, and all updated information

was provided to council. The Town Manager recommended approval, noting that affected property owners are supportive.

Commissioner Jim Proctor made a motion to approve Easement with Duke Energy for Parcel #219448. Commissioner Patrick Bryant seconded the motion and all were in favor.

VIII. New Business

A. Consider Approval of Easement with Duke Energy for Parcel #1657963 and #1616909

The Town Manager reported that Duke Energy is conducting significant work in the area. The proposed easement involves rerouting poles and lines along Memorial Highway near Lake Lure green space and the fire department, representing an upgrade from existing infrastructure.

Chief Wacaster and the Town Manager met with Duke Energy and recommend approval. Discussion ensued regarding the location of the work relative to Memorial Highway and a recently replaced culvert. It was confirmed that the line work will occur on the westbound side of Memorial Highway and underneath Charlotte Drive, downstream of the culvert.

Commissioner Scott Doster made a motion to approve easement with Duke Energy for parcel #16657963 and #1616909. Commissioner Dave DiOrio seconded the motion and all were in favor.

B. Consider Adoption of Resolution No. 26-03-10 Approving Updated Organization Chart and Position Description

The Town Manager presented organizational efficiency recommendations developed over the past two years:

Establishment of Emergency Services Department: A new Emergency Services Department would consolidate the Police Department and Fire/Emergency Management Department under Dustin Wacaster. This structure will:

- Improve coordination and communication between departments
- Align with trends in small municipalities toward joint departments
- Maintain separate, specific duties for each department (no cross-training)
- Support long-term planning for a future public safety building
- Improve coordination outside emergency situations
- Potentially generate cost savings through shared resources
- Open opportunities for additional grant funding

Dissolution of Parks, Recreation and Lake Department: Responsibilities will be reassigned as follows:

Lake Enforcement: Police Division (Emergency Services Department)

Permitting will continue under Corbie, relocating to Finance and Administrative Department

Trails: Public Works Department maintenance with Parks and Recreation Board collaboration; Rick Carpenter designated as main staff liaison for planning and operations

Public Works: Will continue maintaining parks and executing trail plans

This restructuring allows better focus on lake enforcement and operations.

Dean Lindsey will transition to a separate Project Management position to better focus on project management operations as funding increases

Randy Rawlins will be promoted internally to Public Services Director

Overall Impact these changes streamline operations and generate budget savings while maintaining all service coverage.

Commissioner Jim Proctor made a motion to approve Resolution No. 26-03-10 Updating Organization Chart and Position Description. Commissioner Dave DiOrio seconded the motion and all were in favor.

C. Consider Adoption of Resolution No. 26-03-10A Amending the Town of Lake Lure Personnel Policy

The Town Manager presented two personnel policy amendments:

Administrative Office Hours: Current policy establishes 8:00 a.m. to 5:00 p.m. hours with optional lunch. Many employees do not live within town limits and prefer staggered schedules (some 8:00 a.m. to 4:00 p.m., others 9:00 a.m. to 5:00 p.m.). When employees with different schedules take time off, coverage gaps occur.

Proposed Change: Uniform 8:30 a.m. to 4:30 p.m. schedule for all administrative staff with option for either two 15-minute breaks or one 30-minute lunch break. This ensures consistent coverage and customer service hours.

Flexibility: Hourly staff accumulate compensatory time under personnel policy, and vacation hours are approved each pay period. Staff may use accumulated comp time or vacation hours for extended lunch periods or time off during the year as needed.

Effective Date: Next Monday (March 16, 2026)

Travel Reimbursement Policy Update: Current policy is outdated. Proposed change aligns meal reimbursement policy with state guidelines, eliminating need for future updates as state rates change. Transportation policy updates previously made.

Effective Date: Immediately

Discussion: Council member raised concern about loss of flexibility for staff to take full lunch hours when needed. Town Manager clarified that compensatory time and vacation

hour policies provide flexibility for extended breaks throughout the year, and the change primarily addresses the need for consistent administrative coverage.

Commissioner Jim Proctor made a motion to approve Resolution No. 26-03-10A Amending the Town of Lake Lure Personnel Policy. Commissioner Dave DiOrio seconded the motion. Commissioners Jim Proctor and Scott Doster seconded the motion. Commissioner Patrick Bryant opposed the motion. The motion carried 3 to 1.

D. Consider Sewer Request from Lake Lure Senior Living Facility

The Town Manager reported that Lake Lure Senior Living Facility (currently under construction adjacent to town offices) is requesting sewer services through the town.

Project Details:

74 individual units (one and two-bedroom apartments)
Requested capacity: 8,475 gallons per day
Located outside town limits; requires town council approval
Capacity Analysis:

Town operates under wastewater moratorium with 84,000 additional gallons per day available capacity
Requested allocation represents approximately 10% of available capacity
Current residential allocations total approximately 1,000-2,000 gallons per day
Approximately 8-9 residential applications pending for homes requiring 200-300 gallons per day each
Fee Structure: If approved, applicant would pay \$3.25 per gallon per day allocated = \$27,534 total fee. Residents do not pay this additional fee.

Annexation Option: Annexation into town limits was offered to the applicant, which would provide town with property tax revenue. Applicant chose to pursue fee payment option and remain outside town limits.

Council Discussion: Council members expressed concern about allocating limited sewer capacity to properties outside town limits that do not contribute property tax revenue. Discussion noted that the town had previously denied a similar development request for the same reason, creating inconsistency in policy.

Suggestions included reconsidering annexation as a condition of service formalizing a policy on sewer allocation to properties outside town limits potential long-term beneficial analysis for both the town and applicant

Commissioner Jim Proctor made a motion to table this topic until the Town Council Work Session meeting scheduled for March 25, 2026. Commissioner Scott Doster seconded the motion and all were in favor.

E. Consider Adoption of Resolution NO. 26-03-10B Accepting Emergency Management Disaster Relief and Mitigation Fund Grant for Dam Failure Impact Assessment

The Town Manager reported that the town has been awarded \$194,200 from the North Carolina Disaster Relief and Mitigation Fund to conduct a dam failure impact assessment.

The assessment will demonstrate the widespread impact of potential dam failure and support efforts to secure funding for the dam replacement project. Council member provided clarification that the town is pursuing inclusion in the Greater North Carolina Flood Mitigation Program to increase the state's prioritization of the town's dam. To accomplish this, the town must conduct comprehensive engineering and impact studies including:

- Dam failure impact assessment
- Current dam performance evaluation
- Flood control capacity analysis

These data points will demonstrate to state legislators and North Carolina that the dam is critical infrastructure worthy of state investment.

The town is collaborating with the American Flood Coalition, a regional organization of western North Carolina communities post-Hurricane Helene, to coordinate flood mitigation efforts.

Hydroelectric Considerations: Discussion addressed whether state involvement in dam funding would result in state ownership or loss of hydroelectric generation capability. Council clarified that:

- State ownership is not a requirement of state funding programs
- Hydroelectric generation is a separate financial consideration
- Technology options for water use are evolving and will be evaluated as needs and capabilities develop
- Any revenue generation decisions will be made based on financial feasibility

F. Consider Amendment to Set Meeting Location for the Lake Advisory Board and parks and Recreation Board to 920 Buffalo Creek Road (The Landings)

Town Manager, Olivia Stewman advised them with the changes of Personnel and organization, it is advised to have all meetings at the current Town Hall.

Commissioner Dave DiOrio made a motion to approve meeting location for the Lake Advisory Board and Parks and Recreation board to 920 Buffalo Creek Road. Commissioner Scott Doster seconded the motion and all were in favor. 3

IX. Public Comment

Ray Frankburg (154 Downey Place, Lake Lure) presented information on the Lake Lure Parrots and Pirates Music Festival scheduled for May 1-2 on the town beach. The festival is designed to attract visitors and generate economic activity for local businesses recovering from Hurricane Helene.

Event Details:

Ticketed event for ages 21+

Location: Town beach

Dates: May 1-2, 2026

First major festival of the year celebrating the community

Entertainment:

Music featuring tropical rock and sea shanty genres

Local performers: "5 O'Clock Somewhere" band and Nelson's Blood (both from western North Carolina)

Emcee: Captain Moss, well-known pirate genre figure

Parrots from Free Spirit Parrot Sanctuary available for photos

Local Business Participation Include La Strada, Chimney Rock Smokehouse, Lake Lure Inn, Burnshirt Vineyards, and Fay Nectar. Proceeds benefit Feed the Children program at Lake Lure Classical Academy and the Foundation for Lake Lure and Chimney Rock area businesses.

Sponsorships include Low Country Parrot Head Club, Rutherford County Tourist Development Authority, Lake Lure. Expressed appreciation to Laura Krejci and her team for guidance and event approval. Flyers are available with QR code to website and Facebook page. Parrot and pirate attire encouraged but not required.

Joyce Keenan (104 Lost Cove Dr.)

Inquired about decisions regarding when residents could put kayaks in the water and why kayak access would not be allowed during the initial lake opening period.

Council member explained the phased lake opening plan:

Significant debris remains in the lake and continues entering as water rises

Much debris is submerged near water lines, creating hazards even for non-motorized vessels

Ongoing construction activities in the lake

Ramps not yet fully operational; limited parking availability

Water level remains low and conditions unstable

Limited to professional contractors with knowledge of lake conditions and ramp status

Contractors have liability insurance and training for safe boat transfer

Private individuals lack these protections and knowledge base

Period anticipated to last only approximately two weeks. Once debris removal is complete and testing confirms safety, general lake opening will be announced

At that point, all residents will be able to launch boats at their discretion

This brief restriction is a safety precaution to prevent injury and property damage

Council members emphasized the proximity to full lake opening and urged residents to wait for the general opening announcement.

Kathie Hatfield (125 Falcon Way)

Raised transparency concerns regarding the advisory board application process. Application Applications submitted in the most recent board selection process were incomplete. Many applicants simply wrote "reapplying" rather than completing full applications, making it difficult for the public to assess qualifications. Many applications were submitted after the December 31st deadline. Approximately 40-50% of submitted packages had issues with deadline compliance or incomplete information. If the town wants to maintain transparency, applications should be completely filled out so the public can see who represents them on boards and can assess their qualifications, regardless of prior board service. For boards with both on-time and late applications, those submitted before the deadline should receive higher consideration than late submissions.

Council acknowledged the validity of concerns and noted that limited volunteer availability in the community sometimes requires outreach beyond the deadline to fill positions. When boards have no applications by the deadline, council must actively recruit candidates. However, when applications are received before the deadline, those should receive priority consideration over late submissions. Previous applications from returning board members could be referenced in current materials (with notation to "see previous application") rather than requiring complete resubmission. Council agreed to clarify and improve the application process for transparency, adjust the application deadline from December 31st to March 1st to better align with board start dates (boards take effect March 1st), ensure complete applications are submitted and available for public review and prioritize on-time applications over late submissions when both exist.

No other public comments

X. Closed session in accordance with G.S. 143-318.11(a) (3) for attorney client privilege or legal claims

Commissioner Scott Doster made a motion to go into closed session in accordance with G.S. 143-318.11(a) (3) for attorney client privilege or legal claims

XI. Adjournment

Commissioner Jim Proctor made a motion to adjourn the meeting, Commissioner Patrick Bryant seconded the motion and all were in favor. The meeting ended at 6:25 pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Monday, March 16, 2026 at 10:00 a.m.
Town Hall at the Landings



Agenda

Roll Call:

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

Olivia Stewman, Town Manager

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

Absent:

Evan Smith, FEMA

I. Call to Order

Mayor Carol C. Pritchett called meeting to order at 10:00 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman did not have any new updates.

Public Works/Project Manager:

Dean Lindsey, Project Manager Director, advised the boat marina reconstruction and dock projects are progressing steadily despite weather and logistical challenges. The council agreed on marine-grade decking for the floating boat dock, replacing Trex with a more durable material.

Bronze-colored railings and gazebo elements were chosen to maintain a consistent aesthetic.

The marine-grade decking is more resilient and suitable for direct water exposure, although FEMA reimbursement may be limited to Trex costs.

This choice balances durability needs with FEMA funding limitations.

The stationary boat dock project is advancing well, with rain causing only minor delays. The lake water level has risen to the edge of the worksite, requiring careful gate adjustments to maintain workable conditions until Thursday.

Floating dock components are largely pre-manufactured, and power is being set up on-site to support construction.

The team praised the quality and attention to detail of the workers.

The town is still awaiting a proposal from Peacock for the new marina facility to proceed.

The architectural design direction is expected to be decided at the end-of-month work session meeting. The Mediterranean style is favored to align with town aesthetics, but cost concerns may prompt simpler design alternatives. The permanent building plan now replaces any temporary structure, with a projected construction timeline of about four months after bidding.

Debris removal has increased beyond the last reported 30 cubic yards, but updated numbers are pending. Manual debris removal continues due to delayed arrival of skimmer boats and nets. Dredging is underway on small dirt piles, with the large pile postponed until after Crowder work concludes.

Stabilization measures like grass seeding are planned for the large pile to control erosion.

Decisions on town hall repairs and public safety building projects remain stalled pending FEMA funding clarity and engineering reports. The town awaits an engineering report on foundational damage to finalize repair costs and FEMA funding eligibility. FEMA currently values repair estimates low, complicating efforts to secure adequate funds for full renovation or replacement.

Alternate project funding (Section 428) totaling \$428,000 is available but not yet obligated for use.

Leadership expressed frustration over the prolonged timeline and the need to decide on renovation versus replacement soon.

An engineering report confirming structural damage due to flooding could increase FEMA's validated repair costs or justify replacement.

FEMA generally accepts licensed engineer reports unless contested, in which case they may conduct their own analysis.

The report is expected imminently, and its findings will guide the town's next steps on town hall. Renovation plans are contingent on the building's ability to support upgrades without extensive foundation work.

The public safety building has more time before urgent decisions are needed, allowing focus on the town hall first. The town is considering renovating the existing town hall for short-term use while planning a new public safety complex.

Renovated town hall space may be repurposed as a community center, while police functions shift to the public safety building. Coordinated project planning is ongoing to align funding and construction timelines.

Randy Rollins Public Works Director advised three manholes are undergoing reconstruction; two are completed, and one is nearly finished.

A new stone gully near the fire station is experiencing heavy red clay runoff, possibly linked to recent construction. Upcoming power line burial projects may increase erosion risks, prompting monitoring and potential mitigation measures.

Riprap work at Morris Park has been successful in stabilizing the riverbank.

The opposite bank's stabilization is on hold due to lack of funding and FEMA coverage.

The town intends to reassess this area's risk and prioritize if future funding becomes available. The current erosion is manageable, but large weather events pose ongoing threats.

Parks & Rec:

Water quality monitoring and habitat projects are progressing to support lake health and public confidence. No other updates at this time.

Rumbling Bald:

Jeff Giesler advised the rowing teams are going well. The marina docks are moving forward as scheduled. Currently our bookings are slow but anticipate a large surge once lake opens.

Community Development:

Mike Williams advised there still working on debris removal and kudos to the Town's public works department for all their hard work during this time. It does not go unnoticed.

The expiration for lake structure permits and reconstruction was extended to the end of 2026, allowing existing docks to be replaced without dimension increases.

After 2026, grandfathering for unaddressed structures will end, potentially requiring compliance with new regulations. Parking and fire code access remain critical constraints for commercial lakeside developments. This extension provides flexibility but sets a firm deadline for property owners to act.

Police Department:

No storm related updates currently but advised that Sargent Collins was able to save a life over the weekend. Thank you for your dedication.

Fire Department:

Dustin Waycaster, Fire Chief advised no storm related update but did advise that they had the Olympiad meeting and will be scaled back some this year.

The county line siren site is approved for replacement through FEMA, with installation planned. Maintenance and installation of sirens at Dogwood, Snow, wastewater treatment plant, and Station 2 are ongoing or complete. String gauges to monitor lake and creek water levels are prioritized for installation and public access. These upgrades aim to enhance early warning capabilities before hurricane season.

Communications:

Laura Krejci, Communications Director advised that recent community events have strengthened local engagement.

Over 300 attendees participated in Rumble 2026, with no major issues reported. Event logistics were well managed despite limited facilities, earning praise from participants. Positive media coverage and social media engagement boosted the town's visibility. The event attracted potential new residents, emphasizing its role in promoting Lake Lure's appeal.

The town is running the "Together We Rise" campaign on social media and streaming platforms like Hulu. A new commercial featuring local rowers and climbers is scheduled to be filmed Friday, aiming for long-term promotional use. The campaign focuses on showcasing the lake's natural beauty and community activities. Efforts include exploring local news station advertising, though streaming is currently more cost-effective.

Weekly updates on lake elevation are shared publicly, with 99% positive feedback. The community closely monitors rising water levels as a sign of recovery progress. Concerns remain around trash accumulation, prompting coordination with county beautification efforts. The town is considering additional clean-up initiatives to maintain public spaces.

The lake reopening ceremony is set for May 15th with two events: 11 a.m. at Morris Park and 2 p.m. at Rumbling Bald. Colonel Morgan is expected to attend, enhancing the event's significance. The reopening plan has been reviewed by key town officials and is nearing finalization. Messaging clarifies that lake structure contractors are optional, addressing community concerns.

ICF:

Doug Ramiser advised FEMA's reimbursement process is slow, with some projects like the flowering bridge pending resolution for over nine months. Communication with FEMA and DHS has been limited due to federal shutdowns, further delaying progress. The town relies on contractor and engineering reports to contest low FEMA repair estimates. Funding is strictly reimbursement-based, requiring upfront town expenditure before payment.

The town has \$428,000 in alternate project (Section 428) funding, but no fixed cost offers have been obligated yet.

These funds could supplement FEMA reimbursements for projects like town hall renovations. Leadership is evaluating how to prioritize and allocate these funds once available. The process depends heavily on final FEMA project estimates and approvals.

FEMA disaster recovery often spans multiple years, sometimes decades, depending on project complexity and administration changes. Town officials emphasize the need for clear communication to manage community expectations. Administrative changes at FEMA can shift priorities and slow progress unpredictably. The town recognizes the necessity of interim solutions while awaiting final FEMA decisions.

The town must decide whether to accept FEMA's low repair estimate for town hall or pursue additional engineering and contractor bids. Renovation offers a quicker, lower-cost solution but might not meet long-term needs. Replacement would require substantial funding beyond FEMA's base allocation. The engineering report on foundation integrity is critical to this decision-making process.

FEMA:

Evan Smith, FEMA was unavailable for an update at this time.

Finance:

No updates to report currently.

Other:

No further discussion needed.

IV. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Wednesday, March 26, 2025 at 8:30 a.m.

Town Hall at the Landings



Agenda

Roll Call:

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

Marty Benson, Attorney
Olivia Stewman, Town Manager

Dean Lindsey, Public Works Director
Laura Krejci, Communications Director
Sean Humphries, Police Chief
Dustin Waycaster, Fire Chief
Mike Williams, Community Development
Mike Hager, Lobbyist (Brianna)

Absent:

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:38 am.

II. Agenda Adoption:

Commissioner Patrick Bryan made a motion to amend the agenda by adding Resolution No. 26-03-25, moving item XII and XIII to the beginning and shifting all other items down. Commissioner Jim Proctor seconded the motion and all were in favor.

III. Resolution No. 26-03-25 Appointing Corbie Bradley as Deputy Town Clerk

Town Manager, Olivia Stewman advised with the recent changes for the town Rick Carpenter our current deputy clerk is task with additional duties making it difficult for him to stay on as deputy clerk. We are recommending appointing Corbie Bradley as she has experience with the clerk duties and feel this will be well suited for her.

Commissioner Jim Proctor made a motion to approve Resolution No. 26-03-25 Appointing Corbie Bradley as Deputy Town Clerk. Commissioner Dave DiOrio seconded the motion and all were in favor.

IV. Hager Strategic Solutions

Mike Hager, Lobbyist advised New County Commissioners Newly elected commissioners Alan Martin and Scott Haynes pledged to improve cooperation across government bodies.

Martin highlighted the persistent issues of poor communication and government infighting, promising personal availability and engagement.

Haynes brought experience from local law enforcement and stressed better ties with Lake Lure for mutual benefit. This renewed focus is expected to foster unified efforts on county-wide priorities like EMS and infrastructure.

The county has seen a net gain of only two jobs in eight years, while unemployment remains above state averages. Property taxes increased by nearly 40% over eight years, but household income rose only 23%, highlighting economic strain. These disparities inform the urgency of collaborative problem solving between town and county officials.

The town and county discussed partnerships to address strained ambulance and EMS resources, especially medical response. Training firefighters to higher medical levels is one mitigation strategy underway. There is no ambulance currently stationed in the town, despite high dependence on emergency care.

Ongoing efforts include coordination with surrounding areas and new facility developments to improve response.

V. Waterline Proposal

Rick Carpenter provided the proposal for a resident needing a new well. There are some constraints to the property owner as the property is oddly shaped and lacks depth. Advised could provide an encroachment agreement if needed but because of Chapter 26 it is required to have permission from council to move forward.

Commissioner Jim Proctor made a motion to allow further negotiations to allow property owner to have waterline placed under Ridge Road. Commissioner Dave DiOrio seconded the motion and all were in favor.

VI. Peacock Architects Presentation on Marina Building

Peacock Architects proposed two styles: Craftsman (mountain lodge) and Mediterranean pavilion inspired by Lake Lure's sister city Lake Como. The Mediterranean style uses lightweight, cost-efficient metal memory roofing mimicking clay tiles.

The Craftsman style aligns with local mountain town aesthetics, reflecting community preferences. An at-grade building design was recommended for better lake and park integration and improved accessibility without ramps or stairs.

The building will be dry flood-proofed to withstand water up to the base flood elevation of 992 feet. Techniques include sealed reinforced walls, deployable barriers, and protected utilities for non-residential code compliance. This approach balances flood safety with permanent, accessible construction.

A similar pavilion built in 2022 cost \$460,000, and the town aims to keep the new marina building under \$500,000. Design flexibility allows blending styles and adjusting space to meet marina operators' needs, such as expanding seating and functional areas.

VII. Labella Task 30 For Charlotte Drive Waterline

Significant funding and project planning are underway to improve waterlines and sewer management, with coordinated engineering and policy updates.

The town accepted \$6,636,349 from the SRF program for the Yacht Island/Charlotte Drive waterline, mostly principal forgiveness with a 0% interest loan of \$525,087 over 20 years. Novilla was tasked for design, permitting, bidding, and construction admin at a cost of \$761,500. The project covers 12,250 linear feet of waterline including valves, hydrants, and service connections. The scope will be carefully managed to fully utilize funding without overdesign.

Commissioner Scott Doster made a motion to approve Labella Task 30 for Charlotte Drive Waterline. Commissioner Dave DiOrio seconded the motion and all were in favor.

VIII. Review Proposed Amendments to Sewer Capacity Allocation Policy

Town Manager, Olivia Stewman advised the amendments integrate temporary moratorium policies with permanent Chapter 32 ordinances, especially regarding out-of-town connections and annexation. The update clarifies that Chapter 32 overrides in conflicts and reinstates permanent rules post-moratorium.

Board members were invited to review and submit feedback before April approval.

IX. Review Proposed Amendments to the Lake Lure Advisory and Statutory Board Handbook

We addressed concerns raised at our last regular meeting and have made the following updates to the handbook:

We updated information regarding board applications to reflect our new online application process and provided a direct link for applicants. We revised the facility reference from "Lake Lure Municipal Center" to "Town Offices" with a directive to check the website for the current address, as our location may change within the next few years. We maintained the January 1st deadline for March appointments. However,

we added clarification that applications received after the deadline will be considered if there are insufficient applications to fill vacancies. We specified that returning members seeking to continue service must submit a new application at the end of their three-year term. Applications from all other candidates remain active for two years. We added supplementary information regarding the role of town staff to provide additional clarity.

In the general schedule section, we reiterated that applications submitted after the January 1st deadline will be reviewed if vacancies exist or if circumstances warrant consideration. These updates ensure flexibility in our appointment process while maintaining clear guidelines for prospective and returning board members.

X. Consider Appointment of Two Vacancies on the Parks and Recreation Board

We currently have two recent vacancies on the Parks and Recreation Board. Application were provide and council reviewed.

Commissioner Jim Proctor made a motion to approve Kristen Steffell and Cory Coile as new members of the Parks and Recreation Board. Commissioner Patrick Bryant seconded the motion and all were in favor.

XI. Property Owner Request for Remission or Reduction of Civil Fines Issued with a Notice of Violation Regarding Erosion and Sedimentation Control Violations

Property owner Nick Kent requested remission or reduction of a \$5,000 fine related to concrete wash spills and runoff during construction.

Despite repeated incidents, Kent has been cooperative and remedied issues promptly after each event. Town staff and contractors confirmed remediation efforts and ongoing compliance improvements.

Commissioner Jim Proctor made a motion to reducing the fine to \$500 recognizing cooperation and project difficulties. Commissioner Dave DiOrio seconded the motion and all were in favor.

XII. Request to Condemn and Demolish the Boathouse at 114 Heming Way Parcel 1633886

A boathouse at 114 Hemingway was condemned due to structural instability and safety hazards. Both properties received 90-day deadlines to repair or demolish structures under town ordinance. Inspections revealed broken pilings and significant deterioration, with contractors reluctant to undertake repairs.

The condemnations aim to prevent accidents and clarify owner responsibilities while allowing time for remediation.

Commissioner Dave DiOrio made a motion to condemn the boathouse at 114 Heming Way Parcel 1633886. Commissioner Scott Doster seconded the motion and all were in favor.

XIII. North Shore Drive Condemnation Request

A boathouse at 335 N Shore Dr. was condemned due to structural instability and safety hazards. Both properties received 90-day deadlines to repair or demolish structures under town ordinance. Inspections revealed broken pilings and significant deterioration, with contractors reluctant to undertake repairs.

The condemnations aim to prevent accidents and clarify owner responsibilities while allowing time for remediation.

Commissioner Dave DiOrio made a motion to condemn the boathouse at 335 N. Shore Dr. Commissioner. Commissioner Patrick Bryant seconded the motion and all were in favor.

XIV. Town Manager/Project Updates

The town is progressing on several capital projects and operational changes while managing lake access and event coordination

New office hours and roles are in effect, with ongoing budget preparations involving department heads and consultant Brian Epley. Changes to budget line items reflect recent organizational restructuring.

Current lake level is 986.2 feet, about one foot below safe boat ramp operation levels. Plans are to open the dam ramp for contractors at roughly 987 feet, with full ramp access anticipated after about two more feet rise.

Safety protocols require homeowners to be present when boats are delivered and tied to docks.

Floating and stationary marina docks are being installed with poles set and deck construction ongoing. Fuel pump operations will begin with a temporary control box, pending permanent building completion. Plans to relocate the hot dock to Morse Park were approved to improve safety and access near the playground area. Additional floating docks for six boats will be installed near the pool ramp area in a subsequent phase.

The Smart debris removal program has increased truck loads to 20 trucks per day, moving about 804 cubic yards daily. Work includes shoreline and floating debris removal, with a barge planned for larger items. The contract extends through September but aims to synchronize debris removal with lake refilling to ensure safe navigation.

Portions of Buffalo Creek Park and Weed Patch Mountain Trails are reopening. North Carolina Emergency Management will hold a flood hazard open house on April 9th to discuss updated risk data with the public.

XV. Public Comments

Senator Moffat provided insight into state budget challenges and disaster recovery efforts impacting local governance and funding.

The state budget has grown from \$20 billion in 2011 to \$32 billion, outpacing population growth and raising sustainability concerns.

Medicaid costs surged from \$121 million six years ago to a forecasted \$1 billion next year, consuming large budget shares.

Moffat emphasized the need for tough decisions due to escalating costs and limited resources.

The 18-month disaster recovery window is closing, requiring continued focus to maintain resource support. Efforts are underway to create a State Flood Insurance Program to replace the National program, allowing more local control and a crowdfunding model for resilience.

Moffat praised local leadership for their ongoing work and encouraged continued collaboration.

Senator Berger's primary loss introduces uncertainty in legislative leadership.

Despite perceptions, the state does have a budget framework but faces challenges balancing needs versus escalating wants.

Moffat reaffirmed commitment to addressing key needs while acknowledging the political and fiscal difficulties ahead.

XVI. Closed Session in accordance with G.S. 143-318.11 (a) (6) for the Purpose of Discussing Personnel Matters

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

Council entered closed session.

XVII. 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, March 30, 2026 at 10:00 a.m.
Town Hall at the Landings



Agenda

Roll Call:

Commissioner Jim Proctor
Commissioner Dave DiOrio
Commissioner Scott Doster
Commissioner Patrick Bryant

Olivia Stewman, Town Manager

Laura Krejci, Communications Director
Dustin Waycaster, Fire Chief
Dean Lindsey, Public Works Director
Doug Ramiser, ICF
Scott Martin, Rumbling Bald

Absent:

Evan Smith, FEMA
Mayor, Carol C, Pritchett
Mike Williams, Community Development Director

I. Call to Order

Commissioner Dave DiOrio called meeting to order at 10:00 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager Olivia Stewman expressed gratitude to all emergency services and surrounding jurisdictions for their assistance over the weekend. Special recognition was given to Laura on her birthday. Key updates include the appointment of a new Project Management Group representative, Jessica Larson. The Town continues to work on easements in coordination with legal counsel. Contractors remain on standby pending clearance to proceed. The Washburn Marina boat ramp will remain closed during ongoing construction. Buoys will be placed prior to reopening, with consideration given to implementing a no-wake zone initially. Operations will be re-evaluated as the opening date approaches.

Public Works/Project Manager:

Dean Lindsey, Project Manager Director, reported that debris removal efforts continue. Approximately 25,000 tons of soil have been removed from Morse Park, and approximately 1,400 cubic yards of debris have been removed through the SMART program. Grading confirmation is still pending.

Projects are advancing on schedule for the removal of the old fuel site and preparation of the new fuel site. The floating dock project is progressing on schedule.

A pre-bid meeting was held for the Boys Camp Bridge replacement project, which has an estimated lead time of 14 to 16 weeks. Updates will be provided as additional information becomes available. Speeding has been identified as an ongoing concern, and the Police Department will increase monitoring efforts.

Anchor installation for dam booms is progressing well.

Sewer line issues have been identified near the west end, with a line break currently being located. Several solutions are being evaluated pending feedback from LaBella.

Parks & Rec:

No updates currently.

Rumbling Bald:

Scott Martin expressed gratitude to the Town for accommodating the rowing community and extended special thanks to Laura, Dustin, and all emergency personnel for their rapid response and consistent communication. The venue has scheduled its first wedding for April 10, 2026.

Community Development:

Mike Williams was unavailable and no updates provided.

Police Department:

No storm related updates currently.

Fire Department:

Fire Chief Dustin Waycaster reported an increased volume of calls regarding damaged access roads, which residents will need to address with the county. Frustrations were noted regarding AT&T's response time to clearing damaged communication lines.

The weekend fire in Rumbling Bald presented significant risk. The Fire Chief expressed appreciation for the dedicated work of all staff, as well as Dale Shields for the use of his bulldozer and the Lake Lure Police Department for their assistance and preparation efforts.

Communications:

Laura Krejci, Communications Director, reported that contract details for the dam replacement project are being finalized. She noted that feedback received to date has been predominantly positive and encouraging.

ICF:

Doug Ramiser provided clarification regarding the marina and advised that all sewer-related work should include scope documentation from LaBella and that hours should be tracked for FEMA reimbursement purposes.

FEMA:

Evan Smith, FEMA was unavailable for an update at this time.

Finance:

No updates to report currently.

Other:

A cell tower update was unavailable at this time. Town Manager Olivia Stewman will provide an update at a later date.

IV. Adjournment:

Commissioner Jim Proctor 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

VII
UNFINISHED
BUSINESS

VIII.

NEW BUSINESS

- A. Budget Amendment #381 for Public Works Building
- B. Labella Task Order 31 for Bulk Chemical Storage Building
- C. Resolution No. 26-04-14 Amending Sewer Capacity Allocation Policy
- D. Resolution No. 26-04-14A Amending the Lake Lure Advisory Board and Statutory Board Handbook
- E. Consider LaBella Task Order 23C- Sewer Replacement- MH 35-37
- F. Request to install a private well within the Town right-of-way along Charlotte Drive

**A. Budget Amendment #381 for Public
Works Building**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: April 14, 2026**

SUBJECT: Budget Amendment #381 for Public Works Building

AGENDA INFORMATION:

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

BRIEF SUMMARY:

The Town had previously budgeted for the construction of a Public Works building in Fiscal Year 2024–2025; however, the project was placed on hold due to shifting priorities following Hurricane Helene. As a result, funding was not carried forward into the current fiscal year budget. Town Council has since expressed interest in advancing the project, and discussions with the contractor have resumed. Budget Amendment #381 transfers \$450,000 from the General Fund balance to provide the necessary funding to proceed with the project during the current fiscal year.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve Budget Amendment #381 for Public Works Building.

FUNDING SOURCE:

General fund balance

ATTACHMENTS:

Budget Amendment #381 for Public Works Building

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval if Council would like to proceed with the project prior to July 1st.

**TOWN OF LAKE LURE
BUDGET AMENDMENT**

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

Department: General-Capital

Purpose: To provide funding for Public Works facility that has been proposed, discussed and authorize in earlier funding and budget discussions.

Section 1. To amend Fund 10, the revenues and expenditure are to be changed as follows:

| Line Item | Account Number | Amount Decrease | Amount Increase | Amended Budget |
|-----------|----------------|-----------------|-----------------|----------------|
| 516 | 800000 | | \$450,000 | |

*

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

Account Name: Transfer from Fund Balance
Account Number: 10-398600
Amount: \$450,000

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

Finance Officer

Date

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

Adopted this _____ day of _____, 2026.

**B. Labella Task Order 31 for
Bulk Chemical Storage
Building**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: April 14, 2026

SUBJECT: Consider LaBella Task Order 23C - Sewer Replacement - MH 35 to 37

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Currently, bulk water treatment chemicals are stored in 5-gallon containers within the chemical room at the Wastewater Treatment Plant (WWTP), which also serves wastewater operations. The WWTP site is located within the 100-year floodplain and was inundated by approximately four to five feet of floodwater during Hurricane Helene, highlighting the vulnerability of existing chemical storage. This task order initiates the planning phase for development of a new bulk chemical storage building to serve water treatment operations. The consultant will prepare an Engineering Report in accordance with Drinking Water Infrastructure (DWI) requirements and funding deadlines. The report will evaluate options for the building's location and determine whether additional environmental documentation is required, depending on the selected site. The Engineering Report is due July 15, 2026, with work beginning upon issuance of a Notice to Proceed by April 15, 2026. The total lump sum cost for this phase is \$30,000, funded through the SRF Helene Drinking Water State Revolving Fund (DWSRF), which includes \$464,000 in total grant funding with 100% principal forgiveness awarded to the Town.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve LaBella Task Order 31 for Bulk Chemical Storage Building

FUNDING SOURCE:

Helene SRF

ATTACHMENTS:

Proposed LaBella Task Order 31

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

March 20, 2026

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

**SUBJECT: Lake Lure On-Call Professional Services
Task 31 Bulk Chemical Storage Building**

Dear Olivia:

LaBella Associates appreciates the Town's confidence in us, and our continued working relationship with you. We have previously provided an engineering services agreement (Contract), and this work would be performed under that Contract. This proposal letter provides a scope of work and fee to provide the Task 31 deliverables as described below.

OVERVIEW

Currently, all bulk chemicals used for water treatment are kept in sealed 5-gallon containers within the chemical room (that also stores chemicals for wastewater treatment) at the Wastewater Treatment Plant (WWTP). The current WWTP site is located entirely within the 100-year floodplain and so is very prone to flooding. During Hurricane Helene, the entire WWTP site, including the chemical room, was submerged in four to five feet of flood waters.

SCOPE

The current scope addressed by this Task Order is for initial efforts related to development of a new Bulk Chemical Storage Building. LaBella anticipates completing the design and construction administration for this future building to store water treatment chemicals, including all civil/site, structural, electrical, and mechanical design and site and building-related permitting. However, depending on whether the building is included at the new WWTP site or elsewhere, the effort involved may be substantially different and/or synergies with the WWTP development may or may not be realized, and so effort beyond the initial DWI-mandated Engineering Report is not yet included below.

Specifically, LaBella proposes the following Scope of Work at this time:

A. Engineering Report (ER)

1. **Engineering Report** will be written per DWI guidelines and submitted in accordance with the milestone dates listed within the Letter of Intent to Fund.
 - a. Depending on the selected location for the new Chemical Storage building, an Environmental Information Document (EID) may or may not be required, and so it is not scoped or budgeted at this time. If ER conclusions lead to an EID being required, LaBella will submit an Amendment for this Task Order. *An EID is not anticipated if the new WWTP site is selected as the location for the new Chemical building.*

SCHEDULE

LaBella commits to meeting the ER submittal deadline indicated by the DWI Letter of Intent to Fund (LOIF) (July 15, 2026), assuming a Notice to Proceed is provided to us by April 15, 2026.

FEE

LaBella proposes a Lump Sum Fee of **\$30,000** for this phase of this initial phase of the project, which will be billed monthly based on percentage completion for each Scope Task (only one at this time). Payment will be due within thirty (30) days of receipt of the invoice.



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. Resolution No. 26-04-14
Amending Sewer Capacity
Allocation Policy**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: April 14, 2026

SUBJECT: Resolution No. 26-04-14 Amending Sewer Capacity Allocation Policy

AGENDA INFORMATION:

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

BRIEF SUMMARY:

The Sewer Capacity Allocation Policy was originally adopted to guide the Town in managing limited sewer capacity under the NCDEQ-imposed moratorium. Its primary focus was on temporary measures, including allocating the limited flow, prioritizing in-town connections, and addressing immediate operational needs. Since its adoption, Town staff have recognized the benefit of incorporating guidance from Chapter 32 of the Town Code, which provides the Town's existing authority and standards for utilities, including permitting, annexation, and out-of-town connections. Resolution No. 26-04-14 integrates Chapter 32 provisions into the policy, particularly regarding out-of-town connections and annexation requirements, while preserving the original intent to manage limited capacity during the moratorium. The amendments clarify that all out-of-town service is contingent upon submission of an irrevocable petition for voluntary annexation. Temporary moratorium-specific rules are clearly identified, and the policy now includes guidance for transitioning back to standard procedures once the moratorium ends.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

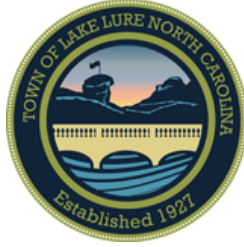
To adopt Resolution No. 26-04-14 Amending Sewer Capacity Allocation Policy

ATTACHMENTS:

Resolution No. 26-04-14 Amending Sewer Capacity Allocation Policy

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.



RESOLUTION NO. 26-04-14

RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL AMENDING THE SEWER CAPACITY ALLOCATION POLICY

WHEREAS, the Sewer Capacity Allocation Policy was originally adopted to guide the Town in managing limited sewer capacity during the NCDEQ-imposed moratorium and to address temporary allocation and operational needs; and

WHEREAS, Town staff have identified the need to align the policy more closely with Chapter 32 of the Town Code, which governs utility standards, permitting, annexation, and related requirements; and

WHEREAS, the proposed amendments incorporate applicable provisions of Chapter 32 into the policy, clarify procedures for in-town and out-of-town connections, and provide updated guidance for administration during and after the moratorium; and

WHEREAS, these amendments are intended to improve consistency with Town ordinances, provide clearer direction for staff and Council, and ensure continued effective management of sewer capacity.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Lake Lure, North Carolina, as follows:

NOW, THEREFORE BE IT RESOLVED, the Town of Lake Lure Sewer Capacity Allocation Policy shall be amended as follows:

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~]

Town of Lake Lure Sewer Capacity Allocation Policy

I. Purpose

This policy governs the allocation of wastewater treatment capacity for the Town of Lake Lure, with the goal of ensuring that the Town's limited capacity is used efficiently and equitably, with priority given to residents and developments within municipal limits. This policy is adopted pursuant to Sec. 32-91 of the Town Code and is intended to implement the Town's sewer capacity allocation authority during the current moratorium.

II. Background and Regulatory Context

On March 15, 2022, the NC Division of Water Resources (DWR) placed the Town of Lake Lure under a sewer moratorium, prohibiting the addition of new waste to the Lake Lure Wastewater Treatment Plant (WWTP), under the authority of NCGS 143-215.67. The moratorium remains in effect until the Town is able to demonstrate that its system can adequately treat additional flow.

On April 1, 2025, the Town requested approval for a new flow allocation totaling 84,000 gallons per day (GPD). On May 23, 2025, the Division approved this allocation, with the following conditions:

- Flow will be allocated through sewer extension permits issued by the Division.
- Once all 84,000 GPD has been allocated, any additional requests during the moratorium will be reviewed on a case-by-case basis.

This policy ensures the responsible allocation of that limited capacity and complies with both 15A NCAC 02T .0114 and the restrictions in place under the moratorium.

~~This policy shall remain in effect until such time as the statutory moratorium is lifted. This policy shall remain in effect during the moratorium, after which all allocations and approvals will revert to standard procedures established in Chapter 32 of the Town Code. In the event of a conflict, Chapter 32 shall control.~~

III. Capacity Allocation Policy

~~General Allocation Standard (applies to all connections): All allocations, whether in-town or out-of-town, apply exclusively to properties currently under development or permitted and shall not be reserved for future or speculative development.~~

A. In-Town Connections

- All requests for sewer service within the Town limits shall be processed ~~on a first-come, first-served basis~~ generally on a first-come, first-served basis, subject to system capacity, evaluation criteria, and limitations established in Chapter 32, contingent upon available system capacity. This provision applies exclusively to structures that are currently under development or in the permitting process, and shall not be used to reserve capacity for future or speculative development.
- These requests may be administratively approved by staff under the authority of the Town Manager or their designee, provided sufficient capacity remains.
- All allocations are contingent upon submission and approval of a sewer application and issuance of a service permit in accordance with Sec. 32-73 of the Town Code.

B. Out-of-Town Connections

- All new requests for sewer connections outside the Town limits shall require a case-by-case review by Town Council, following staff evaluation and recommendation by the Town Manager. ~~This provision applies exclusively to structures that are currently under development or in the permitting process, and shall not be used to reserve capacity for future or speculative development.~~

- All approvals of sewer capacity allocations for properties outside of the Town limits shall be conditioned upon compliance with the annexation requirements set forth in Chapter 32 of the Town Code, including submission of an irrevocable petition for voluntary annexation. Such requirements shall be incorporated into the sewer service permit.
 - Council may consider the following elements when evaluating a requested out-of-town connection
 - Capacity Thresholds
 - Public Benefit
 - Environmental Impact
 - Consistency with Town Plans
 - Financial Feasibility / Cost Recovery
 - Compliance with Sec. 32-72 and other applicable provisions of Chapter 32
 - The Town may limit, condition, phase, or deny allocations in accordance with Sec. 32-84 to ensure the most beneficial use of system capacity.
 - The Town reserves the right to limit, defer, or deny such requests to preserve capacity for in-town residents.
 - All out-of-town connections must comply with Sec. 32-72 of the Town Code, including approval by the ORC and satisfaction of all technical and legal requirements.
-

IV. Sewer Capacity Fee (Out-of-Town Only)

- A sewer capacity fee shall be applied to out-of-town customers requesting connection to the Town's sewer system. The fee shall be calculated based on projected average daily flow (GPD), using NC DEQ design standards or certified engineering calculations.
 - Current Rate: \$3.25 per GPD allocated
(This rate is subject to periodic review and adjustment by Town Council through the annual fee schedule.)
 - The fee must be paid in full prior to issuance of any allocation or approval.
-

V. Out-of-Town Commercial & Institutional Developments

To discourage high-volume out-of-town usage:

- Commercial and institutional developments outside Town limits may be required to:
 - Enter into annexation agreements or submit for voluntary annexation. Any development seeking annexation shall be constructed in compliance with all applicable Town codes, ordinances, and standards.
 - Sign utility service agreements.
 - Phase their development and connection schedule.
 - Offset flows or provide flow-reduction mechanisms.
- All out-of-town developments shall remain subject to the annexation requirements set forth in Chapter 32, including submission of an irrevocable petition for voluntary annexation as a condition of service where applicable.

VI. Monitoring and Review

- An annual review will be conducted by staff to monitor:
 - Remaining available capacity.
 - Approved and pending allocations.
 - Any adjustments needed to this policy.

VII. Post-Moratorium Transition

Upon lifting of the sewer moratorium:

- Allocations under this policy shall be reconciled with Chapter 32 requirements.
- All future connections and service approvals shall revert to standard procedures under Chapter 32.
- The temporary measures of this policy shall remain in effect only as long as the moratorium continues.

VIII. Legal Authority

This policy is issued under the authority of:

- NCGS 143-215.67 and related wastewater treatment laws,
- 15A NCAC 02T .0114, and
- ~~The Town's delegated authority to manage public utility systems within and outside its corporate limits.~~
- Chapter 32 of the Town Code, including Secs. 32-66 through 32-91, governing sewer system management, permitting, and capacity allocation

Terms used in this policy shall have the same meaning as defined in Chapter 32 unless otherwise specified.

Allocation of capacity under this policy does not guarantee final approval of connection, which remains subject to compliance with all applicable ordinances, permitting requirements, and system limitations.

READ, APPROVED, AND ADOPTED this 14th day of April, 2026.

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

**D. Resolution No. 26-04-14A
Amending the Lake Lure
Advisory Board and Statutory
Board Handbook**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: April 14, 2026

SUBJECT: Resolution No. 26-04-14A Amending the Lake Lure Advisory and Statutory Board Handbook

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Resolution No. 26-04-14A updates the Advisory and Statutory Board Handbook to clarify the application process, improve overall usability, and better align expectations between board members and Town staff. Revisions include allowing applications to be considered after the stated deadline if there are insufficient applicants to fill vacancies, requiring returning board members to submit a new application at the end of their three-year term, and clarifying that applications remain active for two years. The application section has also been updated to reflect current submission options, including online access and delivery to Town Administrative Offices, with direction to consult the Town website for location details. Additional updates clarify the role of Town staff in supporting boards, including providing requested information and helping members understand realistic expectations as they relate to the Town's budget, ordinances, and operational constraints.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 26-04-14A Amending the Lake Lure Advisory and Statutory Board Handbook.

ATTACHMENTS:

Resolution No. 26-04-14A Amending the Lake Lure Advisory and Statutory Board Handbook

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.



RESOLUTION NO. 26-04-14A

RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL AMENDING THE LAKE LURE ADVISORY BOARD AND STATUTORY BOARD HANDBOOK

WHEREAS, the Lake Lure Advisory and Statutory Board Handbook provides guidance on the application process, board procedures, and expectations for board members and Town staff; and

WHEREAS, the Town has identified the need to improve clarity and usability of the handbook, including updates to the application process, submission procedures, and term-related requirements; and

WHEREAS, the proposed revisions are intended to better align expectations between board members and staff, clarify application timelines and procedures, and update guidance regarding staff support and board operations; and

WHEREAS, these updates will enhance consistency, transparency, and overall effectiveness in the administration of Town boards and committees.

NOW, THEREFORE BE IT RESOLVED, the Town of Lake Lure Advisory and Statutory Board Handbook shall be amended a follows:

[ADDITIONS TO TEXT ARE UNDERLINED; DELETIONS ARE ~~STRUCK THROUGH~~]

Lake Lure Advisory and Statutory Board Handbook

Thank you for your interest in public service and your dedication to your community. This handbook may assist you in understanding the purpose of statutory and advisory boards and provide you guidance to take full advantage of the opportunity that your service offers. The Town leadership appreciates your contributions of experience and judgment and is ready to help you advise the decision-making process. You represent the citizens of Lake Lure and it is important to be the voice of the community in your deliberations. Your experience is essential and your personal views are important, but researching and presenting general consensus is a vital part of helping Town Council formulate policy for the greater good of all residents.

The Lake Lure Town Council has chartered several statutory and advisory boards in accordance with North Carolina General Statutes G.S. 160A-146. North Carolina law stipulates that “The council may create, change, abolish, and consolidate offices, positions, departments, boards, commissions, and agencies of the city government and generally organize and reorganize the city government in order to promote orderly and efficient administration of city affairs ... and may not abolish any board required by law.” Statutory Boards required by law include the ABC Board, Zoning and Planning Board, and

Board of Appeals/Lake Structure Appeals Boards. All other boards are considered “Advisory Boards” chartered by the Town Council to address Lake Lure specific issues and serve at the discretion of Town Council.

Applying to Serve on a Volunteer Board:

- Applications can be accessed and submitted online at <https://www.cognitoforms.com/TownOfLakeLure/VolunteerBoardApplication>.
- Applications may also be submitted to the attention of the Town Clerk via email at ostewman@townoflakelure.com kmartin@townoflakelure.com ~~or~~ , delivered to the Lake Lure Municipal Center-Town Administrative Offices (please check the Town website for the current address), or mailed to The Lake Lure Municipal Center is located at 2948 Memorial Highway, Lake Lure, NC 28746 and the mailing address is P.O. Box 255, Lake Lure, NC 28746.
- The application deadline for March appointments is January 1st.
- Applications submitted after the January 1st deadline may still be considered if there are insufficient applications to fill vacancies.
- ~~Applications will be considered active for two years. Following two years, applications will become inactive and an updated application submittal will be required for past applicants who are still interested in serving on a board.~~ Applications will remain active for two years. Board member terms last for three years. Returning members who wish to continue serving must submit a new application at the end of their three-year term to be considered for reappointment.

Roles and Responsibilities:

Town Council or Marine Commission:

- Charter and Appoint Members to Statutory and Advisory Boards. Town Council has the broad authority to determine how vacancies are filled (with some exceptions set by law). Appointment and removal decisions of board members must occur during open meetings.
- Adopt Rules of Procedure as stipulated in your specific board charter. However, the default position is that boards exercise procedural rules consistent with state law and general parliamentary principles such as Robert’s Rules of Order. Boards are “public bodies” and must conform to laws on public notice, public access and minutes under the state open meetings law.
- Delegate Authorities as Appropriate. The most prominent *delegated authorities* for Lake Lure Statutory Boards include:
 1. The authority for the ABC Board to buy, sell, and transport, possess, and administer alcoholic beverages.
 2. The authority for the Board of Adjustment to conduct quasi-judicial proceedings to enforce zoning regulations and decide appeals to zoning and regulation determinations made by Town staff, and issue Special Use Permits.
 3. The authority of the Zoning and Planning Board to conduct public hearings on proposed changes to the Lake Lure Zoning Ordinances.
- **Note:** Advisory Boards are strictly advisory and do not normally exercise decision-

making or possess approval authority unless specifically directed by Town Council or the Marine Commission.

- Task and Direct Boards to make recommendations on issues of concern.
- Review and Approve/Deny Board recommendations for changes or additions to Town ordinances, regulations, appropriations, policy and plans.
- Conduct Periodic Reviews of Board Charters and By-Laws to ensure compliance with State Statutes and maintain relevance to current Lake Lure issues.
- Designate a Town Council liaison to each board.

Town Council Liaison:

- Appointed by Town Council to serve as the primary communication conduit between the board and Town leadership.
- Provides the Chairman of the board the tasks directed by the Town Council or Marine Commission and works with the Chairman to develop annual goals and objectives.
- Briefs Town Council on board deliberations and solicits Town Council approval to explore additional issues or tasks not included in the annual goals and objectives statement.
- Forwards Board recommendations to Town Council via the Mayor for review and possible inclusion in the Town Council monthly agenda.
- Collaborates with the Board Chairman on suggested approaches or courses of action to resolve issues of concern.
- Monitors Board Meetings and may participate to clarify Town Council guidance or provide information as requested by Board members.

Board Chairman or Vice Chairman in their absence:

- Nominated and Elected by the Board Members.
- Determines Board Agenda and Presides at meetings and decides all points of order consistent with North Carolina Statutes, the Board charter, and Robert's Rules of Order.
- Serves as the Board Team Leader for deliberations and formulation of recommendations.
- Collaborate with Town Council Liaison to provide strategic focus and develop goals and objectives relative to the interests of the Town of Lake Lure.
- Advocates for the interests of the Board with Town Staff and Town Council.
- Presents the Board Annual Report that includes specific goals and objectives for the upcoming year to the Town Council or Marine Commission.

Board Member:

- Appointed by the Town Council normally for a three-year term.
- Actively participates in monthly Board deliberations. Members may be subject to dismissal if they are absent from three consecutive regularly scheduled meetings in a calendar year, and/or a total of four meetings in a calendar year. Board chairs have the discretion to recommend board member dismissals to Council if

attendance issues arise.

- Understands the purpose of their board and their role in providing community expertise or viewpoints.
- Presents research, community viewpoints, or other relevant data for Board consideration.
- Votes for recommendations. Majority consensus recommendations will be forwarded to the Town Council or Marine Commission.

Notes:

1. Boards are encouraged to rotate members and positions to build a depth of experience and promote new ideas in keeping with the evolving concerns of the community.
2. Members are not employees, and thus do not have protection under personnel privacy exemptions from public records laws, however, a range of information collected about members (e.g., Social Security numbers, driver's license numbers) may not be released (G.S. 132-1.10(b)(5) & 14-113.20(b)). The following may be made public: Name, Address, Telephone/Cellphone number, E-mail address, Internet ID names.

Town Staff:

- Applicable Town Department Head will be assigned to each Board by the Town Manager.
- Town Staff member will present Town issues for consideration or general information as stipulated in the Board Charters/By-Laws or as directed by the Town Manager.
- Boards do not have directive authority over Town Staff but may request specific Staff assistance from the Town Manager.
- Support each Board with a recording secretary to develop and maintain Board minutes for public record.
- Town Staff will assist Boards with providing information when requested and help members understand realistic expectations that align with the Town budget, Town ordinances, North Carolina General Statutes, and overall operations.

General Schedule:

| | |
|-------------------------------|--|
| January 1 st | Volunteer Board Applications Due <u>Applications received after this date may still be considered if vacancies exist.</u> |
| January Board Meeting | Review Board Applications and Make Recommendation(s) to Council |
| January Town Council Meeting | Appointment of Town Council Liaisons as necessary |
| February Town Council Meeting | Recognition of departing Board members and |

Appointment of New/Renewed Members

March Board Meeting

New Member Orientation and Selection of
Chairman/Vice Chairman

December Town Council Meeting

Chairman (Advisory Boards) Presentation of
Annual Report and Proposed Goals and
Objectives

Reports:

- Annual Report from the Board to Town Council. Report should include:
 - a. Short list of the most important topics addressed or decisions made
 - b. Ongoing topics for formulating advice (goals and objectives for the upcoming year).
 - c. Membership status and connection to the community (including diversity of members/representativeness to the overall community).

READ, APPROVED, AND ADOPTED this 14th day of April, 2026.

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

E. Consider Labella Task Order 23C-
Sewer Replacement- MH 35-37

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: April 14, 2026**

SUBJECT: Consider LaBella Task Order 23C - Sewer Replacement - MH 35 to 37

AGENDA INFORMATION:

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

BRIEF SUMMARY:

The Town's sewer system serving Morse Park and areas south and west was damaged by Hurricane Helene and subsequent USACE/FEMA dredging activities. Under emergency Task 23B, LaBella designed and supported construction of replacement sewer infrastructure serving areas west of the Broad River Memorial Highway bridge, discharging into Manhole 35.2 in Morse Park. With lake levels now returned to normal, additional downstream damage has been exposed. A separate partial blockage downstream of Manhole 32 has also been identified and, despite extensive effort, could not be cleared. While flow is currently passing the obstruction, there is ongoing risk of failure. LaBella proposes continuation of prior emergency recovery work under a new Task 23C. The proposed solution includes installation of two pump stations, Pump Station #35 near Manhole 35.1 and Pump Station #32 replacing Manhole 32, along with horizontal directional drilled force mains. The system would connect PS#32 across the Broad River to PS#35 and extend from PS#35 to Manhole 37, integrating with the broader BFM system to restore reliable service. The scope includes surveying, utility locating, final design, NCDEQ permitting, bidding support, and full construction administration with inspection services. Estimated construction cost is \$1.5 million to \$2.2 million, with engineering services under Task 23C performed on a time and materials basis with a proposed \$260,000 budget.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve LaBella Task Order 23C - Sewer Replacement - MH 35 to 37.

ATTACHMENTS:

Proposed LaBella Task Order 23C - Sewer Replacement - MH 35 to 37

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval. It is anticipated that this will be a FEMA eligible repair.

April 8, 2026

Olivia Stewman, Town Manager
Dean Lindsey, Project Manager
Town of Lake Lure
920 Buffalo Creek Road
Lake Lure, NC 28746

**SUBJECT: Lake Lure On-Call Professional Services
Task 23C – Sewer Replacement – MH 35 to 37**

Dear Olivia & Dean

LaBella Associates appreciates the Town's confidence in us, and our continued working relationship with you. We have previously provided an engineering services agreement (Contract), and this work would be performed under that agreement. This proposal letter provides a scope of work and fee to provide the Task 23C deliverables as described below.

Overview

The Town's sewer system serving Morse Park and points south and west was damaged by Hurricane Helene and/or USACE/FEMA restorative dredging activities that followed. Under Task 23B on an emergency basis, LaBella designed and supported the Town through construction of replacement sewers to serve areas west of the Broad River-Memorial Highway bridge, discharging into Manhole 35.2 in Morse Park. As Lake Level has been raised back to normal pond, damage downstream of Manhole 35.2 has revealed itself to be rendering the Morse Park sewers to be unusable as well.

While restorative dredging operations were ongoing, the Town also identified a partial blockage downstream of the Manhole 32 (north of the Broad River, opposite Morse Park) connection to the Lake-bottom sewer, and this blockage was unable to be removed despite substantial effort and cost expended to do so. Flow is currently passing this obstruction to the Lake-bottom sewers downstream, but substantial concern continues for potentially worsening conditions that would necessitate emergency corrective action.

LaBella has already working on Helene-related recovery work under Tasks 23, 23A and 23B. We are proposing continuation of that same approach for this newly-identified need. This 23C effort will require survey, design, permitting through NCDEQ, procurement and construction coordination.

Scope

Schematic design has already begun, and a solution chosen to include the already-planned next downstream components of the BFM system – namely a BFM Pump Station (PS#35) near Manhole 35.1, and a horizontal-directionally-drilled continuation of the BFM force main system from 35.1 directly to Manhole 37 (behind the old ABC Store). Further, a BFM Pump Station (PS#32) will replace Manhole 32, and a horizontal-directionally-drilled force main can be extended from this location across the River to tie into the BFM force main at PS#35. LaBella believes the Town should anticipate a construction cost of between \$1.5 and 2.2 million for the proposed approach.

Specifically, LaBella proposes to:

- 1) Perform topographical and property line surveys (suitable to ensure work is contained within Town-owned properties) along the sewer alignments and in the area of the proposed pump station. In conjunction with these surveys, we will obtain the services of a utility locator (Sweetwater Utility Exploration) to locate lines that must be connected to the new system, and utilities that must be avoided during installation.
- 2) Prepare the design and if so authorized by the Town, coordinate with suppliers of longer-lead components (e.g., pumps and controls) to obtain them on an advanced purchase basis.
- 3) Coordinate with NCDEQ for permitting related to the designs and operation of the replacement sewer infrastructure. (LaBella has advised NCDEQ of the intent to execute the work concurrent with approvals, but we anticipate a formal submittal of the completed design will be required. LaBella will submit drawings and specifications to NCDEQ as appropriate for review and approval / acceptance.



- 4) Support the Town through a public advertisement and bidding process to contract with a construction contractor. This will include a pre-construction meeting, responding to questions during bidding and issuing addenda as may be necessary, performing a bid opening, reviewing bids, and making a recommendation to the Town regarding award.
- 5) Assist the Town during construction, including performing a preconstruction meeting, reviewing submittals and requests for information, performing monthly construction progress meetings, reviewing pay requests, and performing substantial and final punchlist inspections.
- 6) Provide construction monitoring services via a Resident Project Representative (RPR), up to 25 hours per week. The RPR will document construction progress and oversee compliance with the approved drawings and specifications, and serve as the primary communication channel between the Contractor and LaBella/Town staff.

Fee & Schedule

This Task 23C will be billed on a T&M basis. We believe a **budget under 23C of \$260,000** should be conservatively sufficient to complete the entire scope as defined above, consisting of the components outlined below. T&M charges will be based on the then-current Rate Schedule, the 2026 version of which is attached. Invoices will be based on effort and expenses during LaBella’s billing period and payable within 30 days of receipt by the Town.

| <u>Work Description</u> | <u>Portion of Budget</u> |
|-------------------------|--------------------------|
| Data Collection | \$20,000 |
| Design & Specifications | \$80,000 |
| Permitting | \$15,000 |
| Bidding & Award | \$15,000 |
| Construction Support | \$130,000 |
| Total | \$260,000 |

LaBella believes the design effort can be completed and approved by July 1, 2026 (design efforts have already begun based on a verbal approval from the Town). Permitting and Bidding and Award should thereafter be completed by mid-July, and construction could be anticipated to be completed within approximately six (6) months thereafter, depending on Contractor availability to begin work, and availability of long-lead equipment.

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 _____

EXHIBIT A

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

**RATE SCHEDULE FOR HOURLY + EXPENSES TASKS
JANUARY 1, 2026 – DECEMBER 31, 2026***

| <u>CLASSIFICATION</u> | <u>BILLING RATE</u> |
|-----------------------------------|-------------------------|
| Principal | \$297.00/hour |
| Project Manager | \$270.00/hour |
| Senior Engineer / Surveyor | \$258.00/hour |
| Senior Project Engineer | \$213.00/hour |
| Project Engineer | \$172.00/hour |
| GIS Analyst | \$167.00/hour |
| Design Engineer | \$161.00/hour |
| Senior Engineering/GIS Technician | \$148.00/hour |
| Engineering / Survey Technician | \$143.00/hour |
| Construction Inspector | \$137.00/hour |
| Engineering Co-op | \$111.00/hour |
| Clerical | \$113.00/hour |
| | |
| Mileage | at current IRS rate |
| Expenses | at cost |
| Sub-consultants | at cost plus 10 percent |

*Note: Rates subject to increase annually thereafter on each January 1.

**F. Request to Install a Private Well
withing the Town Right-of-Way
along Charlotte Drive**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: April 14, 2026**

SUBJECT: Request to install a private well within the town right-of-way along Charlotte Drive.

AGENDA INFORMATION:

Agenda Location: New Business

Item Number: **A**

Department: Community Development

Contact: Mike Williams, Community Development Director

Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

David Odom is seeking approval to encroach onto town right-of-way for well installation. The property is located at 372 Charlotte Drive, parcel #230224.

1) Relevant Ordinances:

a. *Lake Lure Code of Ordinance Sec. 26-2. Excavations—Permit required.*

No person shall make any excavation or opening or dig any ditch, trench, tunnel, or hole in, along, across, or under any street, sidewalk, or other public place for the purpose of laying or placing therein any pipe, wires, or poles or for any other purposes unless a written permit therefor has been issued by some officer of the town vested with proper authority, provided that a permit shall not be required where the work is performed under a contract with the town, but in the event the work requires a sidewalk or street to be wholly or partially obstructed, the party performing the work shall notify the town at least two hours before obstructing the sidewalk or street, unless prevented by sudden emergency.

(Code 1989, § 40.15)

b. *NC GS §160A-296. Establishment and control of streets; center & edge lines.*

A city shall have general authority and control over all public streets, sidewalks, alleys, bridges, and other ways of public passage within its corporate limits except to the extent that authority and control over certain streets and bridges is vested in the Board of Transportation. General authority and control includes but is not limited to all of the following:

(1) The duty to keep the public streets, sidewalks, alleys, and bridges in proper repair.

(2) The duty to keep the public streets, sidewalks, alleys, and bridges open for travel and free from unnecessary obstructions.

(3) The power to open new streets and alleys, and to widen, extend, pave, clean, and otherwise improve existing streets, sidewalks, alleys, and bridges, and to acquire the necessary land therefor by dedication and acceptance, purchase, or eminent domain.

(4) The power to close any street or alley either permanently or temporarily.

(5) The power to regulate the use of the public streets, sidewalks, alleys, and bridges.

(6) The **power to regulate**, license, **and prohibit digging in the streets,** sidewalks, or alleys, or placing therein or thereon any pipes, poles, wires, fixtures, or appliances of any kind either on, above, **or below the surface.** To the extent a municipality is authorized under applicable law to impose a fee or charge with respect to activities conducted in its rights-of-way, the fee or charge must apply uniformly and on a competitively neutral and nondiscriminatory basis to all comparable activities by similarly situated users of the rights-of-way. No fee or charge for activities conducted in the right-of-way shall be assessed on businesses listed in G.S. 160A-206(b), except the following:

a. Fees to recover any difference between a city's right-of-way management expenses related to the activities of businesses listed in G.S. 160A-206(b) and distributions under Article 5 of Chapter 105 of the General Statutes.

b. Payments under agreements subject to G.S. 62-350.

(7) The power to provide for lighting the streets, alleys, and bridges of the city.

(8) The power to grant easements in street rights-of-way as permitted by G.S. 160A-273.

2) Development Review has identified possible areas of concern:

- a. Discharge from drilling process must be contained on land and not enter the waterway.
- b. Road closure/blockage for well installation must be scheduled through Community Development to allow public notice.
- c. Encroachment agreement should be required to be consistent with prior approvals.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve the requested encroachment into the town right of way provided the following conditions are met:

1. Storm Ridge entrance shall be left unobstructed to allow for ingress/egress.
2. Reasonable measures take to contain discharge outside of the trout buffer during the drilling process and be hauled away afterwards.
3. Applicant accepts responsibility for repairing any resulting damage to the town roadway upon completion of the proposed project.
4. A signed encroachment agreement between Town and applicant is executed prior to beginning work.
5. Well shall be abandoned at such time that the Town's public water service becomes available for this address.

ATTACHMENTS:

AIRF

Property Owner's Request Letter

Plans

STAFF'S COMMENTS AND RECOMMENDATIONS:

Community Development Staff reviewed the applicant's submittal and believe the project can safely move forward if the aforementioned conditions are adhered to.

March 9, 2026

Mike Williams
mwilliams@townoflakelure.com
Community Development Director
Town of Lake Lure

Subject: Proposed Well Site

Dear Mr. Williams:

Please find attached the **proposed well site for our home at 372 Charlotte Drive**. We selected this location due to the **drilling accessibility, the retaining wall along the front of the property, and the required separation from the septic system**. Please note that our **current well is located next to the proposed well**. The existing well was shallow and went dry when the lake was drained; the pump breaker has since tripped, indicating it is full of mud.

It is my intention to abandon the new well and connect to city water once service becomes available on Charlotte Drive.

Please feel free to contact me if you have any questions.

Sincerely,



David Odom, P.E.
davidodom@odomengineering.com

**G. Consider Town Managers
Recommendation for Phase one"
Soft Opening" of the Lake**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: April 14, 2026**

SUBJECT: Consider Town Manager’s Recommendation for Phase One “Soft Opening” of the Lake

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Lake levels are approaching full pond, anticipated early next week. Staff recommend a Phase One “soft opening” on April 20 to allow time to verify safety measures and operations under full conditions. Phase One would include limited access with restrictions, including no public launching from Town ramps, continued closure of the Washburn Marina/Morse Park ramp, allowance of non-motorized use, and a prohibition on towing activities. Staff also recommend consideration of a temporary lake-wide speed limit. This phased approach supports a safe and controlled reopening, with the full recommendation provided as an attachment for Council consideration.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve, deny, or amend the Town Manager’s Recommendation for Phase One “Soft Opening” of the Lake

ATTACHMENTS:

Town Manager’s Recommendation Memo

STAFF’S COMMENTS AND RECOMMENDATIONS:

Staff recommends Council discuss and consider.



Office of the Town Manager

TO: Mayor and Town Council
FROM: Olivia Stewman, Town Manager
DATE: April 9, 2026 – Revised April 10, 2026
RE: Recommendation for Lake Re-Opening Date

Town staff has been closely monitoring lake levels and overall conditions as recovery efforts continue. As of today, the lake level is 989.22, with the typical operating range identified at 989.5 and full pond at 990.5. Based on current trends, we anticipate that the lake will reach full pond early next week.

I understand there is strong interest in reopening the lake as soon as full pond is achieved. While we have been actively preparing for reopening and have made significant progress on operational and safety measures, I recommend a target reopening date of April 20th to ensure that everything is fully in place and functioning as intended. This recommendation is for a Phase One “soft opening.”

Allowing approximately one week at full pond will provide the opportunity to confirm that all preparations perform as expected under normal conditions. This includes:

- Completing final safety checks and on-the-water assessments under full pond conditions
- Verifying that installed safety measures, including buoys currently being installed, are properly positioned and functioning as intended
- Finalizing coordination of enforcement presence and emergency response readiness
- Confirming that access points, staging areas, and traffic flow operate safely and efficiently once in use
- Allowing the SMART Program to complete an additional week of uninterrupted cleanup work; however, contractors have indicated they are able to continue work even after the lake is reopened to the public
- Ensuring clear public communication and guidance are in place ahead of reopening

For Phase One operations, I recommend the following parameters:

- Motorized vessels must be properly permitted and may be operated only when placed into the water by an approved contractor or launched from private property where lawful water access is available and authorized by the property owner. In all cases, vessels may not be launched from Town-owned ramps or access points during Phase One, except by authorized contractors coordinating with the Town for operational or recovery-related purposes. Once launched, vessels may be operated only by the owner or a properly licensed operator authorized by the owner.
- The ramp in the Washburn Marina/Morse Park area should remain closed due to ongoing work in that area
- Non-motorized vessels, fishing, and swimming would be appropriate for use during this phase, with all participants doing so at their own risk and acknowledging that Phase One conditions include ongoing recovery-related hazards and variable lake conditions

- Towing of any kind is prohibited during this Phase One period, including skiing, tubing, and similar activities
- Operations should be conducted in accordance with the Town of Lake Lure Lake Use Regulations, with the additional temporary restrictions serving as an overlay for enhanced safety during the soft opening period
- All vessel operators shall comply with direction from Town law enforcement
- Boaters proceed at their own risk due to potential submerged debris and changing lake conditions associated with ongoing recovery and restoration activities
- Operations are subject to modification or suspension based on safety conditions as determined by Town Emergency Services staff

I would also ask Council to consider implementing a temporary lake-wide speed limit during this phase. This limit would be set below the typical maximum speed identified in the Lake Use regulations and could include consideration of a no-wake implementation in areas that are typically outside of the established no-wake zone, if Council feels that is the most appropriate measure for ensuring safe and controlled conditions during this initial reopening period.

Council should also be aware that the lake fuel pump is not expected to be operational until closer to the originally anticipated opening timeframe around Memorial Day.

This phased approach is intended to ensure we have the benefit of observing conditions at full pond and can confidently confirm that all systems, safety measures, and operations are fully ready for broader public use. As conditions change and additional access points become available, a subsequent phase of reopening should be evaluated and brought back for Council consideration.

While the decision to reopen the lake ultimately rests with the Town Council, I believe an April 20th Phase One soft opening best balances the community's desire for access with our responsibility to ensure a safe and well-managed reopening.

Please let me know if you have any questions or would like additional information.

Thank you,

Olivia Stewman
Town Manager

IX

PUBLIC COMMENT

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

X

ADJOURNMENT