

**LAKE LURE TOWN COUNCIL
MEETING PACKET**

Tuesday, June 9, 2026

5:00 p.m.



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

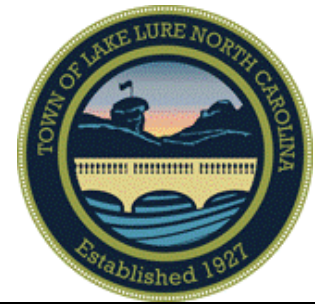
II

Agenda Adoption

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

Tuesday, June 9, 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. Public Hearing**
 - A. Ordinance No. 26-06-09 Adopting the Fiscal Year 2026-2027 Budget**
 - i. Staff Report**
 - ii. Public Hearing**
 - iii. Commission Deliberation**
 - iv. Consideration for Adoption of Ordinance No. 26-06-09 Adopting the Fiscal year 2026-2027 Budget**
 - B. Ordinance No. 26-06-09A Amending Chapter 36 ("Zoning") to Limit the Size of Accessory Buildings**
 - i. Staff Report**
 - ii. Public Hearing**
 - iii. Commission Deliberation**
 - iv. Consideration for Adoption of Ordinance No. 26-06-09 Amending Chapter 36 ("Zoning") to Limit the Size of Accessory Buildings**
- VII. Consent Agenda**
 - A. Approval of May Meeting Minutes**
- VIII. Unfinished Business**

IX. New Business

A. Consider Approval of 2027 Drawdown Schedule

B. Consider Adoption of FY26-27 Utility Fee Schedule, Land Use Fee Schedule, and General Fee Schedule.

C. Consider Adoption of FY26-27 Salary Grade Scale

D. Review Draft Memorandum of Understanding with Camp Lurecrest and Consider Authorization for the Town Attorney to Finalize the MOU, with Assistance from Town Staff, and for the Town Manager to Execute the Final Agreement

E. Consider Approval of LaBella Task 27 for Mallard Cove Deep Water Access Ramp

F. Consider Adoption of Resolution No. 26-06-09 Supporting Legacy Tree Fund Grant Application

G. Consider Approval of Amendment to the FY 2024 Audit Contract and Authorization to Execute the FY 2025 Audit Contract

H. Resolution No. 26-06-09A Directing the Town Clerk to Investigate a Petition Received Under G.S. 160A-31

X. Public Comment

XI. Closed Session in Accordance with G.S. 143-318.11 (a)(3) for Attorney Client Privilege or Legal Claims

XII. Adjournment

III
MAYOR'S
COMMUNICATIONS

IV TOWN MANAGER'S COMMUNICATIONS

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



Town Manager Report May 2026

Below are key highlights from each department for the month of May. 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

- **Lake and Beach Operations**
Staff assisted with setup of the new water park equipment at the Beach Marina and completed cleanup of the beach area in preparation for the summer opening season. Staff also launched the lake debris cleanup program, with cleanup operations now occurring on the first and third Wednesdays of each month to support ongoing lake maintenance and safety efforts.
- **Parks, Trails, and Community Support**
Downtown park areas were cleaned and maintained, and staff prepared flower beds, planted seasonal flowers, spread mulch, and installed hanging baskets throughout the downtown area to enhance community appearance. Staff also provided setup and takedown support for multiple community events, including the Lake Opening Ceremony at Morse Park, the craft fair, and the Memorial Day event at the Lake Lure Inn. In addition, staff unloaded a truckload of art supplies and donations at Lake Lure Classical Academy and cleaned the AT&T lot in preparation for the ribbon cutting ceremony.
- **Road, Grounds, and Infrastructure Maintenance**
Staff completed repairs to the roadway at Proctor Road and Wolf Creek and finished asphalt patching operations on Washburn Road, Asa Gray Drive, and Fred A. Olds Road. Roadside and intersection mowing and weed eating

activities continued throughout Town to maintain visibility and appearance. Staff also assisted with setup of the belt press at the Wastewater Treatment Plant to support utility operations.

- **Training and Professional Development**

Utility Maintenance Technicians Cody McFalls and Donnie Martin completed the Hand Built Trail class to support continued improvements and maintenance of Town trail systems.

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 May:

- **17 Zoning Permits**
- **12 Lake Structure Permits**
- **8 Vacation Rental Operator Permit**
- **13 Certificates of Completion**

Top Accomplishments & Project Updates

- **Zoning and Planning Board**
The Zoning and Planning Board did not meet this month.
- **Board of Adjustment and Lake Structures Appeals Board**
The Board of Adjustment and Lake Structures Appeals Board did not meet this month.
- **Cell Tower Project**
AT&T service is active and customers should now experience significantly improved signal strength throughout Chimney Rock, along the main channel of the lake, and extending toward the dam area. T-Mobile has received required permits and can begin antenna installation at any time.
- **Floodplain Management and Code Compliance**
Staff continue working with property owners to meet floodplain requirements for dwellings and lake structures damaged during Hurricane Helene. Coordination is ongoing with FEMA, NC Emergency Management, and the County Floodplain Manager. The Riverside Event Center obtained its demolition permit and plans to complete demolition by June 6. Property owners have until June 13, 2026.

Emergency Services Department - Fire Report

The Fire / Emergency Management Department responded to 36 fire, medical, and rescue calls in May. Firefighters completed 428 hours of training, reflecting a continued commitment to professional development, preparedness, and operational readiness.

Top Accomplishments & Project Highlights

- **Fire and Emergency Response**

Fire Department personnel responded to numerous emergency incidents throughout the month, including structure fires, woods fires, fire alarms, hazardous condition calls, gas leaks, flooded roadways, downed trees, downed powerlines, motor vehicle crashes, smoke investigations, and multiple medical emergencies throughout Town. Significant incidents included a structure fire in Sunnyview Mutual Aid, a structure fire on Buffalo Creek Road, a woods fire near Vista Apartments, multiple motor vehicle crashes on Memorial Highway, and several emergency tree removal responses on Boys Camp Road, Buffalo Creek Road, Memorial Highway, Justice Drive, Gateway Drive, Lurewoods Drive, and Washburn Road. Staff also responded to numerous EMS-related calls, including chest pain, breathing difficulties, sick person calls, falls, and public assist calls.

- **Personnel Development and Training**

Department personnel continued ongoing firefighter and operational training activities throughout the month. Staff participated in Buffalo Creek Park trail training, held firefighter training sessions at the Main Station for area firefighters, and continued the department's firefighter certification series. Personnel also conducted hydrant flow testing and warning siren testing operations. In addition, the department provided dispatch center tours and training opportunities for firefighter class participants and newer department members. The department also hired a new part-time employee during the month.

- **Apparatus, Equipment, and Facility Maintenance**

Staff completed ongoing maintenance and operational readiness activities on department apparatus and equipment. Maintenance activities included service and equipment maintenance on department engines, installation of a new gas monitor on Engine 2512, flow testing of newly ordered fire hose, and coordination for repairs to the heart monitor from Station 1. Staff also continued preparations and coordination activities related to the Station 2 remodel project through meetings with contractors.

- **Community Support and Public Service**

Fire Department personnel continued supporting Town operations and community events throughout the month. Staff assisted Public Works with operations at Morse Park, helped prepare parking and access areas for the

beach festival, and provided standby support for several public events, including the Relay for Life event at LLCAs, events at Morse Park, activities at Rumbling Bald Resort, the AT&T event on Boys Camp Road, and events at the Lake Lure Beach area. Additional support activities included operation of the light tower for community events and assistance with Town operational readiness and safety efforts.

Emergency Services Department - Police Report

Throughout the month, officers maintained a strong presence across Town while supporting numerous community events celebrating the reopening of Lake Lure and the start of the busy season. With hundreds of visitors returning to enjoy the lake, downtown, and local attractions, officers remained actively engaged in traffic control, event support, public safety operations, and routine patrol activities. The increased activity throughout Town reflects the continued return to normalcy and the community's excitement as Lake Lure welcomes residents and visitors back for the summer season.

Top Accomplishments & Project Updates

- **Community Policing and Event Preparation**
The Pirate Music Festival was successfully held during the month, with Police personnel providing traffic control, pedestrian assistance, and public safety support throughout both days of the event. Officers also assisted during the Spring Arts and Craft Show, helping visitors safely cross Memorial Highway and supporting traffic flow during a weekend that brought significant visitation to Town. Both events were completed without major incidents or public safety issues. Officers additionally provided support during the Lake Opening and ribbon cutting events, which brought hundreds of visitors to Town and increased boating activity throughout Lake Lure. During Memorial Day Weekend, officers maintained a strong presence throughout the downtown area and beach opening festivities to support crowd safety and monitor traffic and public activity.
- **Staffing and Personnel Development**
The Police Department is currently accepting applications for two Patrol Officer vacancies, with positions posted on the Town of Lake Lure website. Due to ongoing staffing shortages affecting agencies throughout the region, Chief Humphries has continued assisting with calls for service and operational coverage. The Department continues to benefit from the support of Reserve Officers, including officers from neighboring agencies who are assisting with shift coverage as needed while recruitment efforts continue.
- **Officer Safety and Incident Response**
Sergeant Gittens has returned to work following the near head-on collision involving an 18-wheeler that occurred last month. During the month, the

patrol vehicle involved in the crash was officially deemed a total loss and removed by the State of North Carolina. Police and Fire personnel also monitored conditions and stood by during periods of heavy rainfall and localized flooding on May 25 to assist with public safety operations and roadway monitoring.

- **Community Partnerships and Department Operations**

Chief Humphries and department personnel attended the ribbon cutting ceremony for the new AT&T cell tower on May 22. The Department continues to utilize AT&T FirstNet services for first responder communications, which proved critical during Hurricane Helene operations. Additionally, the totaled vehicle destroyed during Hurricane Helene flooding was removed from the Green Space area by the State of North Carolina, completing the final disposition process related to the damaged vehicle.

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 continues to maintain a stable financial position with an unreconciled bank balance of approximately \$6,000,000 for all funds excluding special revenue funds. The Dam Fund currently maintains a balance of approximately \$7,500,000 and continues to accrue interest income averaging approximately \$24,000 per month.

- **Budget and Revenue Tracking**

Revenue and Expenditure Reports are provided as separate attachments to supplement this summary. Revenues continue to track in line with projections, and departments continue to efficiently manage resources within individual budget line items. State shared revenues are anticipated to exceed projections in several categories, and local revenues associated with zoning and community development activities are also trending above budget expectations.

- **Audits**

The Town's external auditors have scheduled presentation of the final FY 2024 audit report for June. In addition, preparation and implementation activities for the FY 2025 audit process are underway to support improved audit tracking, scheduling, and the continuation of regular and timely annual audits.

- **Department Operations**

The integration of Finance staff operations with Parks and Recreation collection functions has been implemented successfully. This transition has occurred smoothly due to the efficiency, professionalism, and experience of Corbi Bradley as she adapted to a new physical workspace and workflow structure. Staff have also begun identifying and recommending operational modifications and process improvements where needed.

Communications Department Report

Throughout May, 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

- **Website, Social Media, and Other Communications**
The Town's digital communications continued to expand significantly during May 2026, strengthening public outreach, engagement, and access to timely information. Social media channels reached 42,894 followers, reflecting a 15% year-over-year increase, with 73 posts published throughout the month. Content continued to generate strong engagement and reach, while staff actively monitored and responded to public comments and inquiries to maintain effective two-way communication. Website activity also increased, with approximately 24,000 active users in May 2026, representing a 9% increase over May 2025. Staff published 47 Town News articles, maintained regular updates for meetings, events, and public notices, and coordinated ongoing inquiries submitted through the website. A monthly Town News email was distributed to 3,088 subscribers, consolidating key updates and providing direct access to Town information and resources. Staff also continued coordination with CivicPlus on website functionality, system maintenance, and ADA-related accessibility updates to ensure compliance with evolving federal requirements and maintain reliable, user-friendly access to Town services and information across all digital platforms.
- **Marketing and Media Relations**
The Town strengthened regional visibility through coordinated media outreach promoting key initiatives, events, and lake recovery efforts. Communications around the Lake Lure reopening and ongoing recovery positioned the Town as a highly visible success story across Western North Carolina and Upstate South Carolina. These efforts resulted in more than 30 television and print media features during the month, working with regional and statewide outlets to highlight progress and community impact.
- **Events and Community Engagement**
Staff planned and led several major community events, including the

Ceremony Announcing Dates for the Reopening of Lake Lure with the Governor and dignitaries, the AT&T Ribbon Cutting Ceremony, the Memorial Day Program, and the Swim Event Around Lake Lure. Additional coordination supported partnerships with local organizations and schools, including the Cajun Navy Give Away event, strengthening community engagement and collaboration.

- **Grants and Project Coordination**

- **FEMA FY22 Dam Design Grant (30% Design – Lake Lure Replacement Dam)**

- The Town continued administration of the FEMA-funded FY22 30% Design Project for the Lake Lure Replacement Dam during May 2026. The project has a total cost of \$745,341, with 65% funded through FEMA and a 35% local match provided by the Town's dam reserve fund. Work during the month focused on invoice review, reimbursement processing, and ongoing coordination with NC Emergency Management. Staff also prepared to submit the next reimbursement request pending receipt of updated progress documentation from Schnabel Engineering.

- **FEMA FY24 High Hazard Potential Dam Grant (Detailed Design)**

- Staff continued coordination and management of the FEMA FY24 High Hazard Potential Dam Detailed Design Project, a \$3.5 million, three-year phased initiative supported by a 35% local match totaling \$1.225 million. During May, staff focused on contract administration, budget tracking, and coordination with state and federal partners. The project is scheduled to proceed into detailed design following completion of the 30% design phase.

Manager / Administration / Project Management Report

May 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**

- The Town continues ongoing coordination with FEMA leadership and grant consultants to advance public assistance recovery funding and project reimbursement efforts.

- **Hazard Mitigation Grant Program (HMGP):**

- Various HMGP applications have been submitted, and staff are actively working to move priority projects forward through these programs. Award determinations remain pending.

- **Community Development Block Grant – Disaster Recovery (CDBG-DR):** The Town is working on submitting various applications through the CDBG-DR.
- **EDA Sewer Replacement Grant:**
The Town submitted the Economic Development Administration sewer replacement grant application. 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.
- **Disaster Relief Mitigation Fund (DRMF):**
The Town has received confirmation of a grant award from the DRMF to support a dam failure impact study. Unfortunately, the Town was not selected for the town hall mitigation study or the public safety facility mitigation study applications submitted through this program.
- **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.
- **OSBM Helene Local Government Capital Grant Program**
The Town received \$562,500 in funding toward the sewer replacement project. Additional applications submitted through the program that were not awarded include lake structure removal and shoreline stabilization projects.
- **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. The State Water Infrastructure Authority (SWIA) recently voted to provide the Town with additional funding through this program; however, a formal letter of intent with specific funding details has not yet been received.
- **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. Award determinations remain pending.
- **Appalachian Regional Commission Area Development Program:**

The Town submitted pre-applications for both the sewer replacement project and a Long-Term Recovery and Resilience Plan. The sewer replacement project was approved to move forward into the full application phase, marking continued progress toward securing funding for critical sewer infrastructure improvements. The Long-Term Recovery and Resilience Plan pre-application was determined to be ineligible and will not advance further in the grant process.

- **Project Obligations and Reimbursements**

FEMA Public Assistance 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%
- \$584,385.62 – Town Wide Roads and Culverts Damages 1 – Completed Work

The following items are obligated, but pending reimbursement:

- \$31,939.35 – Town Structures Damages
 - \$1,996,515.95 – Marina Docks Damages (Marina Replacement Project)
 - \$1,482,977.10 – Lake Safety Facilities
 - \$77,550.72 – Debris Removal (force account labor costs from staff lake cleanup)
- **Fuel Pump, LLT Docks, Marina Building, and Marina/Boardwalk**
Work continues to progress on the fuel pump, Lake Lure Tours (LLT) docks, and marina reconstruction projects. The initial phase of the project, which was

originally anticipated to be completed by Memorial Day and includes the fuel pump and LLT docks, has experienced delays due to the late delivery of decking materials. The Town expects to receive the decking materials during the first week of June and anticipates completion of the tour boat docks and issuance of a partial Certificate of Occupancy (CO) by mid-June. At that time, a temporary marina building will be installed to allow Lake Lure Tours to resume operations while design work continues on the permanent replacement facility. In the interim, the Town has coordinated with LLT to allow temporary operations from the beach peninsula. The project has also been impacted by delays in the delivery of the fuel tank. Town staff is currently working with the awarded contractor to identify alternative manufacturers and expedite procurement. The fuel pump equipment and associated infrastructure are available and ready for installation once the decking work is complete and the tank is delivered. The larger marina and boardwalk reconstruction project remains on schedule for completion in mid-July. In addition, Town staff is coordinating efforts to replace the hot docks formerly located near the motorized boat ramp and the courtesy docks at Pool Creek Park.

- **Lake Opening**

The Town entered into Phase 2 of the lake reopening plan, which allows unrestricted boating activities subject to the provisions of the Town's Lake Use Regulations. The final phase of reopening will be achieved once all lake recreational facilities have been restored and are fully operational for public use.

- **Boys Camp Bridge**

Contract documents for the Boys Camp Bridge Replacement Project have been finalized and executed by both the Town and the selected contractor, NHM Constructors. An on-site preconstruction meeting is scheduled for early June, and issuance of the Notice to Proceed (NTP) is anticipated by late June. Following execution of the NTP, construction activities are expected to commence. The contractor has a 120-day contract duration to complete the bridge replacement once work begins.

- **Boom Installations**

Support anchors for the debris boom at the dam have been installed, and a temporary debris boom is currently in place while the Town awaits delivery of the permanent replacement system. The Town is also advancing the engineering and design of a new anchoring system for the debris boom located in the river channel near Morse Park. Updated engineering is necessary due to significant changes in river conditions and the surrounding landscape resulting from the storm. While the final designs are being completed, the Town anticipates advertising for bids on both debris boom systems to facilitate procurement and ensure materials are available for installation once the engineering work is finalized.

- **Sewer Replacement Project**

The Town continues 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. In addition, the Town is working with LaBella Associates to update the Special Order by Consent, which is set to expire in July. Project status remains contingent upon available funding; however, recent conversations with FEMA have been positive regarding the potential for at least partial Public Assistance funding, given that the system was impacted by Tropical Storm Helene.

- **Comprehensive Plan**

The Foothills Regional Commission continues to assist the Town in finalizing the Comprehensive Plan. The steering committee met this month to review the latest draft, and recommended revisions have been incorporated. The plan is scheduled to be presented to the Parks and Recreation Board for additional input in June, followed by review by the Zoning and Planning Board in July. A public hearing is also anticipated in July, with Town Council consideration of adoption expected in August.

- **Dredging**

Sediment haul-off operations are nearing completion. The Town continues to coordinate with LaBella Associates to secure an individual dredging permit, which would allow for expanded dredging operations moving forward. The Town has recently been notified that an archaeological study has been requested as part of the permitting process. The Town continues to work toward obtaining the permit in advance of the 2027 dredging cycle.

- **Stream and Lake Level Gauges**

Installation of lake level gauges was completed and the Town has implemented an IP-based access to real-time data, which can be found on the Town website. Stream gauge installation is currently underway, though a confirmed timeline has not yet been established.

- **Charlotte Drive Waterline**

The Town received Helene SRF funding for the installation of a waterline in the Charlotte Drive area, where many residents experienced loss of well water following Tropical Storm Helene due to necessary lake drawdown conditions. This project will connect affected properties to the Town's water system, providing a more resilient long-term solution and eliminating reliance on private wells during future disaster events. The Town is currently working with LaBella Associates and NCDEQ to advance design of the project, which remains in progress. In addition, the Town has confirmed that an extension of the waterline into the Lakeridge area may be included if funding is available; therefore, the project will be bid with the original scope and an additive alternate for the extension to evaluate whether the full scope can be

completed within available funding. Coordination remains ongoing to refine design details and move the project forward.

- **Lake Debris Cleanup**

The SMART Program operations concluded and the Town has resumed responsibility for lake debris cleanup operations, with Town staff collecting floating debris from coves and around boat docks beginning immediately. For the first six months, pickups will occur on the 1st and 3rd Wednesdays of each month, transitioning thereafter to the 3rd Wednesday of each month, with the schedule subject to adjustment based on lake conditions, debris volumes, staffing, and program performance. The program is limited to floating lake debris only and does not include household trash, construction debris, yard waste, vegetation, subsurface debris, or materials located under docks or inside boathouses; property owners remain responsible for managing debris in those areas and relocating eligible material to accessible pickup locations. All requests must be submitted through the Town's service request system under "Lake Debris Pickup" by 7:00 AM on collection days, and each request is subject to staff review based on safety, accessibility, environmental conditions, and operational capacity.

- **Wastewater Treatment Plant Replacement**

The Town's wastewater treatment plant (WWTP) schematic design is complete, and a meeting is scheduled with LaBella Associates to review the design prior to proceeding into the next phase of project development.

- **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.

- **Public Works Building**

All necessary paperwork has been submitted to initiate construction of the Public Works building, and site work has commenced with grading and survey activities now underway. Materials for the building have been ordered.

- **Town Hall**

The Town has determined that FEMA will not fund replacement of the Town Hall building, and efforts will instead focus on rehabilitating the existing structure damaged by Helene. FEMA and the Town currently have differing cost estimates, with FEMA's estimate significantly lower than the Town's contractor-provided estimate. The Town has submitted a detailed cost breakdown from its contractor and requested that FEMA validate and reconcile the project costs. Once a mutually agreed-upon and realistic cost estimate is established, the Town will proceed with full restoration. In the interim, the Town is beginning to advance preliminary work, including interior demolition and landscaping, to prepare the site for rehabilitation activities.

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
411000 COMMISSION							
411000 COMMISSION							
102	Salaries-Part Time	1,100.00	12,100.00	13,200.00	13,200.00	1,100.00	92 %
109	FICA	84.15	925.65	1,100.00	1,100.00	174.35	84 %
214	Supplies-Dept	0.00	1,756.13	3,200.00	3,200.00	1,443.87	55 %
215	Supplies-Materials	0.00	3,220.69	20,000.00	20,000.00	16,779.31	16 %
310	Travel and Transportation	0.00	176.40	0.00	0.00	-176.40	%
	Account Total:	1,184.15	18,178.87	37,500.00	37,500.00	19,321.13	48 %
	Account Group Total:	1,184.15	18,178.87	37,500.00	37,500.00	19,321.13	48 %
413000 ADMINISTRATION							
413000 ADMINISTRATION							
100	SALARIES	30,803.80	375,880.60	423,135.00	423,135.00	47,254.40	89 %
102	Salaries-Part Time	0.00	220.00	810.00	810.00	590.00	27 %
103	Professional Services	0.00	70,652.15	92,439.00	92,439.00	21,786.85	76 %
109	FICA	2,320.22	28,309.80	31,243.00	31,243.00	2,933.20	91 %
110	Retirement	6,678.28	78,895.47	82,146.00	82,146.00	3,250.53	96 %
111	Group Insurance	4,130.12	46,131.70	52,467.00	52,467.00	6,335.30	88 %
120	401 (K) Contribution	762.52	9,208.89	8,419.00	8,419.00	-789.89	109 %
180	Legal Services	0.00	65,451.65	69,441.00	69,441.00	3,989.35	94 %
190	Engineering Services	0.00	10,294.00	35,000.00	35,000.00	24,706.00	29 %
212	Supplies-Fuel	0.00	156.49	0.00	0.00	-156.49	%
214	Supplies-Dept	2,980.00	29,665.27	14,380.00	14,380.00	-15,285.27	206 %
215	Supplies-Materials	0.00	2,737.42	4,041.00	4,041.00	1,303.58	68 %
310	Travel and Transportation	160.95	3,419.15	3,766.00	3,766.00	346.85	91 %
320	Postage	0.00	279.94	2,761.00	2,761.00	2,481.06	10 %
321	Telephone	0.00	0.00	546.00	546.00	546.00	%
322	Printing	0.00	213.51	4,092.00	4,092.00	3,878.49	5 %
324	Dues and Subscriptions	834.20	6,261.09	4,658.00	4,658.00	-1,603.09	134 %
330	Utilities	0.00	11,520.84	43,763.00	43,763.00	32,242.16	26 %
350	Repairs and Maint-Buildings	0.00	3,489.20	0.00	0.00	-3,489.20	%
353	Repairs and Maint-Equipment	0.00	1,358.75	0.00	0.00	-1,358.75	%
370	Advertising	78.76	2,542.13	1,635.00	1,635.00	-907.13	155 %
614	Lobbyist	0.00	37,000.00	45,000.00	45,000.00	8,000.00	82 %
691	Contractual Services	0.00	97,001.71	108,867.00	108,867.00	11,865.29	89 %
	Account Total:	48,748.85	880,689.76	1,028,609.00	1,028,609.00	147,919.24	86 %
	Account Group Total:	48,748.85	880,689.76	1,028,609.00	1,028,609.00	147,919.24	86 %
420000 CENTRAL SERVICES-Technology &							
420000 CENTRAL SERVICES-Technology & Telecommunications							
109	FICA	25.20	289.90	0.00	0.00	-289.90	%
111	Group Insurance	63.21	676.36	0.00	0.00	-676.36	%
321	Telephone	1,006.24	24,583.72	28,350.00	28,350.00	3,766.28	87 %
325	Internet Services	0.00	0.00	5,460.00	5,460.00	5,460.00	%
380	IT Support Services	0.00	81,124.37	95,940.00	95,940.00	14,815.63	85 %
527	TECH-Website Update	0.00	0.00	5,250.00	5,250.00	5,250.00	%
	Account Total:	1,094.65	106,674.35	135,000.00	135,000.00	28,325.65	79 %
	Account Group Total:	1,094.65	106,674.35	135,000.00	135,000.00	28,325.65	79 %

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000 POLICE							
431000 POLICE							
100	SALARIES	43,039.63	613,499.65	766,749.00	766,749.00	153,249.35	80 %
101	OVERTIME	123.93	720.00	5,775.00	5,775.00	5,055.00	12 %
102	Salaries-Part Time	1,990.00	13,640.00	29,400.00	29,400.00	15,760.00	46 %
104	Separation Allowance-Law	1,641.74	25,019.64	21,525.00	21,525.00	-3,494.64	116 %
109	FICA	3,437.27	48,129.66	51,975.00	51,975.00	3,845.34	93 %
110	Retirement	10,097.48	137,482.91	119,700.00	119,700.00	-17,782.91	115 %
111	Group Insurance	7,326.30	92,970.45	108,885.00	108,885.00	15,914.55	85 %
112	Special Benefit Fund-Police	2,158.17	29,039.41	28,544.00	28,544.00	-495.41	102 %
212	Supplies-Fuel	0.00	11,835.63	28,875.00	28,875.00	17,039.37	41 %
214	Supplies-Dept	0.00	26,459.94	11,550.00	11,550.00	-14,909.94	229 %
217	Supplies-Uniforms	196.37	8,222.82	10,500.00	10,500.00	2,277.18	78 %
220	Alcohol & Drug Ed.	0.00	0.00	1,050.00	1,050.00	1,050.00	%
310	Travel and Transportation	0.00	279.54	3,150.00	3,150.00	2,870.46	9 %
324	Dues and Subscriptions	0.00	298.00	6,615.00	6,615.00	6,317.00	5 %
330	Utilities	0.00	9,190.14	0.00	0.00	-9,190.14	%
333	Utilities-Boat House and Range	0.00	0.00	525.00	525.00	525.00	%
351	Repairs and Maint-Grounds	0.00	1,200.00	0.00	0.00	-1,200.00	%
353	Repairs and Maint-Equipment	0.00	5,013.14	4,200.00	4,200.00	-813.14	119 %
354	Repairs and Maint-Vehicles	2,004.44	12,417.54	26,250.00	26,250.00	13,832.46	47 %
490	Miscellaneous	0.00	1,151.00	1,050.00	1,050.00	-101.00	110 %
524	Computers	0.00	11,247.07	10,500.00	10,500.00	-747.07	107 %
691	Contractual Services	0.00	4,303.00	21,053.00	21,053.00	16,750.00	20 %
	Account Total:	72,015.33	1,052,119.54	1,257,871.00	1,257,871.00	205,751.46	84 %
	Account Group Total:	72,015.33	1,052,119.54	1,257,871.00	1,257,871.00	205,751.46	84 %
434000 FIRE							
434000 FIRE							
100	SALARIES	44,539.07	567,962.19	740,274.00	740,274.00	172,311.81	77 %
101	OVERTIME	110.69	9,228.88	26,250.00	26,250.00	17,021.12	35 %
102	Salaries-Part Time	5,783.67	72,531.72	39,165.00	39,165.00	-33,366.72	185 %
109	FICA	3,747.54	48,129.36	40,740.00	40,740.00	-7,389.36	118 %
110	Retirement	10,620.85	134,969.78	86,835.00	86,835.00	-48,134.78	155 %
111	Group Insurance	7,248.62	86,422.02	88,095.00	88,095.00	1,672.98	98 %
120	401 (K) Contribution	1,809.62	25,009.85	24,575.00	24,575.00	-434.85	102 %
212	Supplies-Fuel	0.00	11,913.69	21,000.00	21,000.00	9,086.31	57 %
214	Supplies-Dept	0.00	9,226.64	4,120.00	4,120.00	-5,106.64	224 %
215	Supplies-Materials	0.00	23,004.23	10,500.00	10,500.00	-12,504.23	219 %
217	Supplies-Uniforms	360.00	483.09	6,300.00	6,300.00	5,816.91	8 %
218	Supplies-Equipment	730.77	13,822.12	23,325.00	23,325.00	9,502.88	59 %
310	Travel and Transportation	352.00	1,640.40	6,300.00	6,300.00	4,659.60	26 %
324	Dues and Subscriptions	25.00	8,277.13	9,975.00	9,975.00	1,697.87	83 %
330	Utilities	0.00	7,684.81	12,600.00	12,600.00	4,915.19	61 %
351	Repairs and Maint-Grounds	0.00	653.55	6,300.00	6,300.00	5,646.45	10 %
353	Repairs and Maint-Equipment	2,380.05	9,201.71	16,800.00	16,800.00	7,598.29	55 %
354	Repairs and Maint-Vehicles	1,559.37	61,171.86	22,050.00	22,050.00	-39,121.86	277 %
490	Miscellaneous	0.00	38,269.00	4,200.00	4,200.00	-34,069.00	911 %
514	Protective Clothing	0.00	18,638.63	16,800.00	16,800.00	-1,838.63	111 %
553	RADIO REPLACEMENT	0.00	5,864.67	10,500.00	10,500.00	4,635.33	56 %
694	Chimney Rock Volunteer Fire	0.00	35,000.00	35,000.00	35,000.00	0.00	100 %

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 5 / 26

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
695	Bills Creek Volunteer Fire	0.00	21,400.00	42,800.00	42,800.00	21,400.00	50 %
	Account Total:	79,267.25	1,210,505.33	1,294,504.00	1,294,504.00	83,998.67	94 %
	Account Group Total:	79,267.25	1,210,505.33	1,294,504.00	1,294,504.00	83,998.67	94 %
451000	PUBLIC WORKS-STREETS						
451000	PUBLIC WORKS-STREETS						
100	SALARIES	25,951.68	480,222.60	629,939.00	629,939.00	149,716.40	76 %
101	OVERTIME	0.00	0.00	16,800.00	16,800.00	16,800.00	%
109	FICA	1,532.18	19,477.36	27,300.00	27,300.00	7,822.64	71 %
110	Retirement	4,341.12	52,633.60	63,000.00	63,000.00	10,366.40	84 %
111	Group Insurance	3,950.89	44,969.47	68,250.00	68,250.00	23,280.53	66 %
120	401 (K) Contribution	569.70	7,368.69	23,100.00	23,100.00	15,731.31	32 %
211	Supplies-Automotive	0.00	19,334.02	26,250.00	26,250.00	6,915.98	74 %
212	Supplies-Fuel	0.00	1,951.66	0.00	0.00	-1,951.66	%
214	Supplies-Dept	0.00	2,356.50	1,260.00	1,260.00	-1,096.50	187 %
215	Supplies-Materials	381.26	24,873.01	36,750.00	36,750.00	11,876.99	68 %
217	Supplies-Uniforms	0.00	5,742.84	8,400.00	8,400.00	2,657.16	68 %
310	Travel and Transportation	0.00	806.17	2,100.00	2,100.00	1,293.83	38 %
330	Utilities	0.00	1,901.24	0.00	0.00	-1,901.24	%
331	Utilities-Street Lights	0.00	1,276.07	15,750.00	15,750.00	14,473.93	8 %
334	Utilities-Buildings	0.00	0.00	15,750.00	15,750.00	15,750.00	%
350	Repairs and Maint-Buildings	0.00	3,825.31	31,500.00	31,500.00	27,674.69	12 %
351	Repairs and Maint-Grounds	2,484.93	114,085.84	12,600.00	12,600.00	-101,485.84	905 %
353	Repairs and Maint-Equipment	74.49	63,171.36	31,500.00	31,500.00	-31,671.36	201 %
354	Repairs and Maint-Vehicles	289.18	31,365.00	21,000.00	21,000.00	-10,365.00	149 %
691	Contractual Services	856.25	20,994.39	21,000.00	21,000.00	5.61	100 %
	Account Total:	40,431.68	896,355.13	1,052,249.00	1,052,249.00	155,893.87	85 %
	Account Group Total:	40,431.68	896,355.13	1,052,249.00	1,052,249.00	155,893.87	85 %
472000	SANITATION						
472000	SANITATION						
691	Contractual Services	0.00	182,512.00	185,000.00	185,000.00	2,488.00	99 %
692	Contractual Services-Recycling	0.00	13,664.00	15,000.00	15,000.00	1,336.00	91 %
696	Tipping Fees	0.00	2,102.31	40,000.00	40,000.00	37,897.69	5 %
	Account Total:	0.00	198,278.31	240,000.00	240,000.00	41,721.69	83 %
	Account Group Total:	0.00	198,278.31	240,000.00	240,000.00	41,721.69	83 %
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
351	Repairs and Maint-Grounds	0.00	0.00	6,000.00	6,000.00	6,000.00	%
	Account Total:	0.00	0.00	6,000.00	6,000.00	6,000.00	%
	Account Group Total:	0.00	0.00	6,000.00	6,000.00	6,000.00	%
492000	ECONOMIC DEVELOPMENT						
492000	ECONOMIC DEVELOPMENT						
100	SALARIES	5,448.00	66,949.11	80,163.00	80,163.00	13,213.89	84 %
109	FICA	416.08	5,113.31	5,300.00	5,300.00	186.69	96 %
110	Retirement	1,181.12	14,110.69	12,810.00	12,810.00	-1,300.69	110 %
111	Group Insurance	818.34	9,202.92	10,800.00	10,800.00	1,597.08	85 %
120	401 (K) Contribution	272.40	3,292.99	3,500.00	3,500.00	207.01	94 %
515	In-stream Sedimentation Study	0.00	430.59	0.00	0.00	-430.59	%

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
585	Community Branding	1,246.07	11,724.74	13,490.00	13,490.00	1,765.26	87 %
	Account Total:	9,382.01	110,824.35	126,063.00	126,063.00	15,238.65	88 %
	Account Group Total:	9,382.01	110,824.35	126,063.00	126,063.00	15,238.65	88 %
493000	COMMUNITY DEVELOPMENT						
493000	COMMUNITY DEVELOPMENT						
100	SALARIES	15,101.01	185,059.07	218,851.00	218,851.00	33,791.93	85 %
109	FICA	1,130.84	13,848.13	24,150.00	24,150.00	10,301.87	57 %
110	Retirement	3,273.90	38,840.13	56,700.00	56,700.00	17,859.87	69 %
111	Group Insurance	2,506.70	28,038.84	44,415.00	44,415.00	16,376.16	63 %
120	401 (K) Contribution	422.02	5,064.24	15,750.00	15,750.00	10,685.76	32 %
180	Legal Services	0.00	0.00	21,250.00	21,250.00	21,250.00	%
212	Supplies-Fuel	0.00	946.78	1,050.00	1,050.00	103.22	90 %
214	Supplies-Dept	0.00	702.74	6,301.00	6,301.00	5,598.26	11 %
310	Travel and Transportation	0.00	2,034.23	5,250.00	5,250.00	3,215.77	39 %
324	Dues and Subscriptions	0.00	0.00	2,100.00	2,100.00	2,100.00	%
370	Advertising	0.00	0.00	2,100.00	2,100.00	2,100.00	%
410	RENTS	0.00	23,301.71	21,000.00	21,000.00	-2,301.71	111 %
691	Contractual Services	0.00	0.00	19,950.00	19,950.00	19,950.00	%
	Account Total:	22,434.47	297,835.87	438,867.00	438,867.00	141,031.13	68 %
	Account Group Total:	22,434.47	297,835.87	438,867.00	438,867.00	141,031.13	68 %
613000	PARKS, RECREATION & LAKE						
613000	PARKS, RECREATION & LAKE						
100	SALARIES	22,777.92	102,376.18	119,292.00	119,292.00	16,915.82	86 %
109	FICA	1,766.13	15,947.09	25,200.00	25,200.00	9,252.91	63 %
110	Retirement	5,132.63	43,588.91	37,470.00	37,470.00	-6,118.91	116 %
111	Group Insurance	3,217.48	36,486.69	30,000.00	30,000.00	-6,486.69	122 %
120	401 (K) Contribution	1,134.28	9,864.90	9,126.00	9,126.00	-738.90	108 %
212	Supplies-Fuel	0.00	665.16	5,000.00	5,000.00	4,334.84	13 %
213	Supplies-Boat Fuel & Supplies	0.00	0.00	5,000.00	5,000.00	5,000.00	%
214	Supplies-Dept	0.00	1,142.34	5,250.00	5,250.00	4,107.66	22 %
215	Supplies-Materials	5,200.00	8,073.56	5,000.00	5,000.00	-3,073.56	161 %
217	Supplies-Uniforms	0.00	136.95	1,575.00	1,575.00	1,438.05	9 %
219	Boat and Fishing Permits	0.00	7,186.71	3,340.00	3,340.00	-3,846.71	215 %
310	Travel and Transportation	0.00	2,105.13	3,150.00	3,150.00	1,044.87	67 %
330	Utilities	0.00	2,241.92	7,035.00	7,035.00	4,793.08	32 %
335	Flowering Bridge Lighting	0.00	0.00	3,676.00	3,676.00	3,676.00	%
353	Repairs and Maint-Equipment	1,551.68	4,698.89	5,000.00	5,000.00	301.11	94 %
691	Contractual Services	0.00	18,788.92	5,000.00	5,000.00	-13,788.92	376 %
	Account Total:	40,780.12	253,303.35	270,114.00	270,114.00	16,810.65	94 %
	Account Group Total:	40,780.12	253,303.35	270,114.00	270,114.00	16,810.65	94 %
615000	BEACH & MARINA						
615000	BEACH & MARINA						
214	Supplies-Dept	0.00	0.00	1,250.00	1,250.00	1,250.00	%
350	Repairs and Maint-Buildings	0.00	0.00	1,250.00	1,250.00	1,250.00	%
351	Repairs and Maint-Grounds	0.00	0.00	1,250.00	1,250.00	1,250.00	%
353	Repairs and Maint-Equipment	0.00	0.00	1,250.00	1,250.00	1,250.00	%
	Account Total:	0.00	0.00	5,000.00	5,000.00	5,000.00	%

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
	Account Group Total:	0.00	0.00	5,000.00	5,000.00	5,000.00	%
713000	WATER						
713000	WATER						
	353 Repairs and Maint-Equipment	0.00	880.13	0.00	0.00	-880.13	%
	Account Total:	0.00	880.13	0.00	0.00	-880.13	%
	Account Group Total:	0.00	880.13	0.00	0.00	-880.13	%
720000	ELECTRIC OPERATIONS						
720000	ELECTRIC OPERATIONS						
	751 Bank Fees	0.00	36.00	0.00	0.00	-36.00	%
	Account Total:	0.00	36.00	0.00	0.00	-36.00	%
	Account Group Total:	0.00	36.00	0.00	0.00	-36.00	%
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
	504 VEHICLES	0.00	50,586.37	0.00	0.00	-50,586.37	%
	506 HVAC System/Police	0.00	42,014.68	0.00	0.00	-42,014.68	%
	516 PUBLIC SERVICES BLDG	0.00	80,887.94	0.00	0.00	-80,887.94	%
	524 Computers	0.00	7,700.00	0.00	0.00	-7,700.00	%
	592 PW-Street Paving	1,178.82	9,418.82	175,000.00	175,000.00	165,581.18	5 %
	Account Total:	1,178.82	190,607.81	175,000.00	175,000.00	-15,607.81	109 %
	Account Group Total:	1,178.82	190,607.81	175,000.00	175,000.00	-15,607.81	109 %
900000	OTHER						
900000	OTHER						
	196 Emergency Action Plan	0.00	77,387.58	0.00	0.00	-77,387.58	%
	Account Total:	0.00	77,387.58	0.00	0.00	-77,387.58	%
	Account Group Total:	0.00	77,387.58	0.00	0.00	-77,387.58	%
910000	DEBT SERVICE						
910000	DEBT SERVICE						
	504 VEHICLES	0.00	18,419.28	0.00	0.00	-18,419.28	%
	541 POLICE-Vehicles	0.00	3,246.35	0.00	0.00	-3,246.35	%
	550 Other Equipment	0.00	0.00	4,000.00	4,000.00	4,000.00	%
	561 Brdwalk-Marina Bay	0.00	55,215.76	221,400.00	221,400.00	166,184.24	25 %
	573 Barge/Excavator	0.00	119,845.81	0.00	0.00	-119,845.81	%
	720 Bond Interest	0.00	16,806.84	0.00	0.00	-16,806.84	%
	Account Total:	0.00	213,534.04	225,400.00	225,400.00	11,865.96	95 %
	Account Group Total:	0.00	213,534.04	225,400.00	225,400.00	11,865.96	95 %
920000	Non-Governmental						
920000	Non-Governmental						
	130 Unemployment	0.00	0.00	6,850.00	6,850.00	6,850.00	%
	450 Insurance	0.00	270,489.52	210,000.00	210,000.00	-60,489.52	129 %
	751 Bank Fees	0.00	6,654.93	3,150.00	3,150.00	-3,504.93	211 %
	Account Total:	0.00	277,144.45	220,000.00	220,000.00	-57,144.45	126 %
	Account Group Total:	0.00	277,144.45	220,000.00	220,000.00	-57,144.45	126 %

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 5 / 26

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
980000	TRANSFERS						
980000	TRANSFERS						
	967 Transfer to Capital Reserve	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Total:	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Group Total:	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Fund Total:	316,517.33	5,784,354.87	8,112,177.00	8,112,177.00	2,327,822.13	71 %

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 5 / 26

20 FEMA-STORM Helene Recovery

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
900000	OTHER						
900000	OTHER						
	196 Emergency Action Plan	5,056.67	4,519,489.08	0.00	0.00	-4,519,489.08	%
	Account Total:	5,056.67	4,519,489.08	0.00	0.00	-4,519,489.08	%
	Account Group Total:	5,056.67	4,519,489.08	0.00	0.00	-4,519,489.08	%
	Fund Total:	5,056.67	4,519,489.08	0.00	0.00	-4,519,489.08	%

22 DAM Capital Projects Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
	190 Engineering Services	0.00	689,358.60	0.00	0.00	-689,358.60	%
	691 Contractual Services	0.00	176,731.75	0.00	0.00	-176,731.75	%
	Account Total:	0.00	866,090.35	0.00	0.00	-866,090.35	%
	Account Group Total:	0.00	866,090.35	0.00	0.00	-866,090.35	%
713000	WATER						
713000	WATER						
	964 Transfer to General - ADM	0.00	4,147,441.67	0.00	0.00	-4,147,441.67	%
	Account Total:	0.00	4,147,441.67	0.00	0.00	-4,147,441.67	%
	Account Group Total:	0.00	4,147,441.67	0.00	0.00	-4,147,441.67	%
	Fund Total:	0.00	5,013,532.02	0.00	0.00	-5,013,532.02	%

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000 POLICE							
431000 POLICE							
	333 Utilities-Boat House and Range	0.00	46.10	0.00	0.00	-46.10	%
	Account Total:	0.00	46.10	0.00	0.00	-46.10	%
	Account Group Total:	0.00	46.10	0.00	0.00	-46.10	%
713000 WATER							
713000 WATER							
	100 SALARIES	9,915.81	89,306.92	150,000.00	150,000.00	60,693.08	60 %
	109 FICA	0.00	0.00	11,200.00	11,200.00	11,200.00	%
	110 Retirement	0.00	0.00	24,000.00	24,000.00	24,000.00	%
	111 Group Insurance	0.00	0.00	20,000.00	20,000.00	20,000.00	%
	120 401 (K) Contribution	157.43	1,311.34	7,500.00	7,500.00	6,188.66	17 %
	212 Supplies-Fuel	0.00	1,371.16	0.00	0.00	-1,371.16	%
	214 Supplies-Dept	0.00	6,633.65	15,000.00	15,000.00	8,366.35	44 %
	310 Travel and Transportation	0.00	1,297.24	4,000.00	4,000.00	2,702.76	32 %
	324 Dues and Subscriptions	0.00	3,516.84	2,000.00	2,000.00	-1,516.84	176 %
	330 Utilities	0.00	16,720.86	15,000.00	15,000.00	-1,720.86	111 %
	350 Repairs and Maint-Buildings	0.00	242.02	20,000.00	20,000.00	19,757.98	1 %
	353 Repairs and Maint-Equipment	0.00	24,595.13	25,000.00	25,000.00	404.87	98 %
	358 Repairs and Maint-Lines	0.00	9,472.58	9,000.00	9,000.00	-472.58	105 %
	430 Equipment Rental	0.00	8,889.32	500.00	500.00	-8,389.32	*** %
	691 Contractual Services	70.00	69,236.21	24,000.00	24,000.00	-45,236.21	288 %
	Account Total:	10,143.24	232,593.27	327,200.00	327,200.00	94,606.73	71 %
	Account Group Total:	10,143.24	232,593.27	327,200.00	327,200.00	94,606.73	71 %
714000 SEWER							
714000 SEWER							
	103 Professional Services	0.00	0.00	3,000.00	3,000.00	3,000.00	%
	214 Supplies-Dept	0.00	0.00	800.00	800.00	800.00	%
	215 Supplies-Materials	0.00	88,498.36	99,825.00	99,825.00	11,326.64	89 %
	310 Travel and Transportation	0.00	207.00	6,000.00	6,000.00	5,793.00	3 %
	320 Postage	0.00	1,500.00	4,000.00	4,000.00	2,500.00	38 %
	330 Utilities	0.00	4,455.70	10,000.00	10,000.00	5,544.30	45 %
	350 Repairs and Maint-Buildings	0.00	3,750.00	15,000.00	15,000.00	11,250.00	25 %
	353 Repairs and Maint-Equipment	0.00	23,630.28	40,000.00	40,000.00	16,369.72	59 %
	355 Repairs and Maint-Collection	0.00	18,965.31	12,000.00	12,000.00	-6,965.31	158 %
	358 Repairs and Maint-Lines	0.00	0.00	7,500.00	7,500.00	7,500.00	%
	690 Contractual Services-Sludge	20,200.00	103,265.00	100,000.00	100,000.00	-3,265.00	103 %
	691 Contractual Services	0.00	28,740.18	50,000.00	50,000.00	21,259.82	57 %
	699 Contractual Services-WWTP	0.00	9,548.00	25,000.00	25,000.00	15,452.00	38 %
	Account Total:	20,200.00	282,559.83	373,125.00	373,125.00	90,565.17	76 %
	Account Group Total:	20,200.00	282,559.83	373,125.00	373,125.00	90,565.17	76 %
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
	547 CAMERAS/CAMERAS	0.00	3,342.00	0.00	0.00	-3,342.00	%
	557 FIREFLY COVE SYSTEM	0.00	78,230.14	0.00	0.00	-78,230.14	%
	632 EDA	0.00	0.00	10,000.00	10,000.00	10,000.00	%
	Account Total:	0.00	81,572.14	10,000.00	10,000.00	-71,572.14	816 %

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 5 / 26

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
	Account Group Total:	0.00	81,572.14	10,000.00	10,000.00	-71,572.14	816 %
820000	BONUSES (PERFORMANCE & LONGEVITY						
820000	BONUSES (PERFORMANCE & LONGEVITY						
100	SALARIES	0.00	0.00	7,500.00	7,500.00	7,500.00	%
	Account Total:	0.00	0.00	7,500.00	7,500.00	7,500.00	%
	Account Group Total:	0.00	0.00	7,500.00	7,500.00	7,500.00	%
910000	DEBT SERVICE						
910000	DEBT SERVICE						
611	SRL Fund Project	0.00	0.00	55,955.00	55,955.00	55,955.00	%
612	Joint Wrapping Project	0.00	0.00	63,990.00	63,990.00	63,990.00	%
720	Bond Interest	0.00	644.87	0.00	0.00	-644.87	%
	Account Total:	0.00	644.87	119,945.00	119,945.00	119,300.13	1 %
	Account Group Total:	0.00	644.87	119,945.00	119,945.00	119,300.13	1 %
980000	TRANSFERS						
980000	TRANSFERS						
958	Transfer to Fund Balance	0.00	0.00	400,000.00	400,000.00	400,000.00	%
	Account Total:	0.00	0.00	400,000.00	400,000.00	400,000.00	%
	Account Group Total:	0.00	0.00	400,000.00	400,000.00	400,000.00	%
	Fund Total:	30,343.24	597,416.21	1,237,770.00	1,237,770.00	640,353.79	48 %

56 ELECTRIC FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
720000 ELECTRIC OPERATIONS							
720000 ELECTRIC OPERATIONS							
100	SALARIES	0.00	21,515.62	1.00	1.00	-21,514.62	*** %
109	FICA	1,111.48	16,902.75	0.00	0.00	-16,902.75	%
110	Retirement	3,414.93	49,074.00	0.00	0.00	-49,074.00	%
111	Group Insurance	1,723.44	26,596.00	0.00	0.00	-26,596.00	%
120	401 (K) Contribution	0.00	2,366.64	0.00	0.00	-2,366.64	%
	Account Total:	6,249.85	116,455.01	1.00	1.00	-116,454.01	*** %
	Account Group Total:	6,249.85	116,455.01	1.00	1.00	-116,454.01	*** %
	Fund Total:	6,249.85	116,455.01	1.00	1.00	-116,454.01	*** %

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 5 / 26

58 Capital Sewer Project Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
714000 SEWER							
714000 SEWER							
	190 Engineering Services	0.00	91,976.91	0.00	0.00	-91,976.91	%
	691 Contractual Services	7,300.00	1,281,239.86	0.00	0.00	-1,281,239.86	%
	Account Total:	7,300.00	1,373,216.77	0.00	0.00	-1,373,216.77	%
	Account Group Total:	7,300.00	1,373,216.77	0.00	0.00	-1,373,216.77	%
	Fund Total:	7,300.00	1,373,216.77	0.00	0.00	-1,373,216.77	%
	Grand Total:	365,467.09	0.00	17,404,463.96	9,349,948.00	9,349,948.00	-8,054,515.96 186 %

10 GENERAL FUND

Account	Recei ved		Estimated Revenue	Revenue		% Recei ved
	Current Month	Recei ved YTD		To Be	Recei ved	
310000 TAXES						
310100 P & I - Taxes	0.00	2,036.82	0.00	-2,036.82	**	%
Account Group Total :	0.00	2,036.82	0.00	-2,036.82	**	%
311000 Ad Valorem Taxes-2000						
311100 Ad Valorem Taxes-2010	0.00	21.30	0.00	-21.30	**	%
311190 AD VALOREM TAXES-2019	0.00	6,765.88	0.00	-6,765.88	**	%
311213 Ad Valorem Taxes-2023	0.00	2,518,225.51	4,570,000.00	2,051,774.49	55	%
311214 Ad Valorem Taxes DV5-dam capital	0.00	1,373,059.58	0.00	-1,373,059.58	**	%
Account Group Total :	0.00	3,898,072.27	4,570,000.00	671,927.73	85	%
312000 Ad Valorem-Veh-2000						
312024 ad valorem veh taxes dv5 2023	0.00	37,635.13	0.00	-37,635.13	**	%
Account Group Total :	0.00	37,635.13	0.00	-37,635.13	**	%
332000 STATE SHARED REVENUES						
332200 Beer & Wine Tax	0.00	0.00	4,950.00	4,950.00	0	%
332300 Court Costs, Fees and Chrgs	3.00	541.00	550.00	9.00	98	%
332400 Utilities Franchise Tax	0.00	167,920.69	201,195.00	33,274.31	83	%
332600 Powell Bill - Tax on Gas	0.00	92,268.18	76,600.00	-15,668.18	120	%
332605 Grant Revenue Reimbursements	0.00	233,622.47	0.00	-233,622.47	**	%
332930 State Shared Sales Tax	0.00	1,055,063.57	1,899,950.00	844,886.43	56	%
332933 Solid Waste Disposal Tax	0.00	550.37	780.00	229.63	71	%
332942 Video Programming Tax	0.00	0.00	15,975.00	15,975.00	0	%
Account Group Total :	3.00	1,549,966.28	2,200,000.00	650,033.72	70	%
347000 LAND USE FEES						
347100 Zoning Permits	5,260.00	71,970.00	52,745.00	-19,225.00	136	%
347200 Land Disturbance Permi t	1,920.00	7,845.00	6,600.00	-1,245.00	119	%
347300 Sign Permi t	0.00	0.00	500.00	500.00	0	%
347400 Rezoning Fee/Annexation	0.00	510.00	0.00	-510.00	**	%
347550 Vacation Rental Fees	2,100.00	7,500.00	500.00	-7,000.00	***	%
347600 Lake Structure Permi t/LSA	590.00	28,600.00	5,255.00	-23,345.00	544	%
347800 Fire Inspection	0.00	70.00	50.00	-20.00	140	%
347900 Fines/Penalties - Land Use	0.00	0.00	850.00	850.00	0	%
Account Group Total :	9,870.00	116,495.00	66,500.00	-49,995.00	175	%
361000 LAKE						
361201 Lake Lure Tours	0.00	10.00	60,000.00	59,990.00	0	%
361202 Lake Fines	66.00	2,858.00	300.00	-2,558.00	953	%
361203 Lake Comm License Fees	26,500.00	156,400.00	15,000.00	-141,400.00	***	%
361204 Boat Permits	65,135.00	186,150.00	675,000.00	488,850.00	28	%
361205 RBR CONCESSIONS	0.00	0.00	25,000.00	25,000.00	0	%
361207 Cluster Mooring Fees	0.00	0.00	24,000.00	24,000.00	0	%
Account Group Total :	91,701.00	345,418.00	799,300.00	453,882.00	43	%
363000 BEACH						
363801 Beach-Admi ssi on Fee-Adul t	0.00	0.00	65,000.00	65,000.00	0	%
363804 Beach-Concessi ons	0.00	0.00	10,000.00	10,000.00	0	%
Account Group Total :	0.00	0.00	75,000.00	75,000.00	0	%

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 5 / 26

10 GENERAL FUND

Account	Recei ved		Estimated Revenue	Revenue		% Recei ved
	Current Month	Recei ved YTD		To Be	Recei ved	
364000 MARINA						
364902 Marina-Open Slip Rental	36,400.00	79,560.00	287,817.00	208,257.00		28 %
364905 Marina-Concessions	0.00	0.00	18,500.00	18,500.00		0 %
364908 Marina-Rentals	0.00	0.00	50,000.00	50,000.00		0 %
Account Group Total :	36,400.00	79,560.00	356,317.00	276,757.00		22 %
371000						
371400 Charges for Sewer	0.00	-206.00	0.00	206.00		** %
Account Group Total :	0.00	-206.00	0.00	206.00		** %
372000						
372300 Charges for Utilities-Electric	0.00	12,013.45	0.00	-12,013.45		** %
Account Group Total :	0.00	12,013.45	0.00	-12,013.45		** %
383000 MISCELLANEOUS REVENUES						
383100 Interest Earned on Investments	0.00	57,994.77	4,000.00	-53,994.77		*** %
383321 Fire-Rural Fire Protection	0.00	8,788.93	0.00	-8,788.93		** %
383500 Sale of Assets	0.00	910.00	41,000.00	40,090.00		2 %
383600 Golf Cart Permit	40.00	80.00	0.00	-80.00		** %
383900 Misc Revenue	470.00	174,477.59	0.00	-174,477.59		** %
383910 Copies	22.50	22.50	0.00	-22.50		** %
383930 Recycling Collections	0.00	13,658.50	0.00	-13,658.50		** %
Account Group Total :	532.50	255,932.29	45,000.00	-210,932.29		569 %
398000 TRANSFERS						
398606 Transfer from Capital Project	0.00	4,147,441.67	0.00	-4,147,441.67		** %
Account Group Total :	0.00	4,147,441.67	0.00	-4,147,441.67		** %
Fund Total :	138,506.50	10,444,364.91	8,112,117.00	-2,332,247.91		129 %

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 5 / 26

20 FEMA-STORM Helene Recovery

Account	Recei ved		Estimated Revenue	Revenue		% Recei ved
	Current Month	Recei ved YTD		To Be	Recei ved	
390000 OTHER REVENUES						
390000 OTHER REVENUES	0.00	6,644,261.25	0.00	-6,644,261.25	**	%
Account Group Total :	0.00	6,644,261.25	0.00	-6,644,261.25	**	%
Fund Total :	0.00	6,644,261.25	0.00	-6,644,261.25	**	%

22 DAM Capital Projects Fund

Account	Recei ved		Esti mated Revenue	Revenue		% Recei ved
	Current Month	Recei ved YTD		To Be	Recei ved	
383000 MI SCELLANEOUS REVENUES						
383100 Interest Earned on Investments	0.00	102,518.17	0.00	-102,518.17	**	%
Account Group Total :	0.00	102,518.17	0.00	-102,518.17	**	%
Fund Total :	0.00	102,518.17	0.00	-102,518.17	**	%

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 5 / 26

53 WATER AND SEWER FUND

Account	Recei ved		Estimated Revenue	Revenue	
	Current Month	Recei ved YTD		To Be	Recei ved
371000					
371105 Chimney Rock Water	0.00	0.00	15,000.00	15,000.00	0 %
371300 Charges for Water	-107.03	269,749.74	250,000.00	-19,749.74	108 %
371400 Charges for Sewer	0.00	947,998.82	942,410.00	-5,588.82	101 %
371500 Taps and Connect-Water	1,155.00	2,275.74	5,000.00	2,724.26	46 %
371600 Taps and Connect-Sewer	0.00	3,465.00	5,000.00	1,535.00	69 %
371700 Transfer Fee-Water/Sewer	0.00	545.00	1,000.00	455.00	55 %
371800 W/S - Penalty and Interest	0.00	17,925.00	6,000.00	-11,925.00	299 %
371900 W/S - Misc	193.56	406.68	0.00	-406.68	** %
Account Group Total :	1,241.53	1,242,365.98	1,224,410.00	-17,955.98	101 %
383000 MISCELLANEOUS REVENUES					
383100 Interest Earned on Investments	0.00	0.00	1,000.00	1,000.00	0 %
383460 Water Tank Rental	0.00	6,365.40	12,360.00	5,994.60	52 %
Account Group Total :	0.00	6,365.40	13,360.00	6,994.60	48 %
Fund Total :	1,241.53	1,248,731.38	1,237,770.00	-10,961.38	101 %

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 5 / 26

56 ELECTRIC FUND

Account	Received		Estimated Revenue	Revenue	
	Current Month	Received YTD		To Be Received	% Received
372000					
372300 Charges for Utilities-Electric	0.00	0.00	1.00	1.00	0 %
Account Group Total :	0.00	0.00	1.00	1.00	0 %
Fund Total :	0.00	0.00	1.00	1.00	0 %

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 5 / 26

75 CHIMNEY ROCK WATER FUND

Account	Recei ved		Esti mated Revenue	Revenue		% Recei ved
	Current Month	Recei ved YTD		To Be	Recei ved	
371000						
371800 W/S - Penalty and Interest	0.00	25.00	0.00	-25.00	**	%
Account Group Total :	0.00	25.00	0.00	-25.00	**	%
Fund Total :	0.00	25.00	0.00	-25.00	**	%
Grand Total :	139,748.03	18,439,900.71	9,349,888.00	-9,090,012.71		197 %

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI.
Public Hearing

A.

**Ordinance No. 26-06-09 Adopting
the Fiscal year 2026-2027 Budget**

- i. Staff Report**
- ii. Public Hearing**
- iii. Commission Deliberation**
- iv. Consideration for Adoption of Ordinance
No. 26-06-09 Adopting the Fiscal Year
2026-2027 Budget**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026

SUBJECT: Ordinance No. 26-06-09 Adopting the Fiscal Year 2026-2027 Budget

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number: A
Department: Administration
Contact: Steve Ford, Finance Director
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The proposed Ordinance No. 26-06-09 adopts the Town of Lake Lure's Fiscal Year 2026–2027 budget in accordance with North Carolina General Statutes §159-13. The budget reflects balanced revenues and expenditures across all funds totaling \$10,067,258, including the General Fund, Water/Sewer Fund, and Electric Fund. The General Fund supports core municipal services such as public safety, administration, public works, and capital projects, while the Water/Sewer and Electric Funds support utility operations and related debt service and capital needs. This proposed draft also corrects an error in the Water/Sewer Fund amount that was reviewed at the May 27th Town Council Work Session and Action meeting.

The ordinance establishes a combined ad valorem tax rate of 0.377 per \$100 of valuation, representing an overall net two-cent adjustment consisting of a four-cent increase in the fire district tax and a two-cent reduction in the municipal services portion of the rate. The municipal services tax currently supplements the fire department budget; this adjustment shifts that funding structure by increasing the dedicated fire district tax and reducing reliance on the municipal services portion. This change, along with overall fire-related funding adjustments, is intended to support public safety operations, including debt service associated with the replacement of a first-out fire engine nearing the end of its useful life, as well as salary and staffing considerations and increased operational costs resulting from expanded service delivery, including operations out of Fire Station 2.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Ordinance No. 26-06-09 Adopting the Fiscal Year 2026-2027 Budget.

ATTACHMENTS:

Ordinance No. 26-06-09 Adopting the Fiscal Year 2026-2027 Budget

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

ORDINANCE NO. 26-06-09

AN ORDINANCE ADOPTING THE FISCAL YEAR 2026-2027 BUDGET FOR THE TOWN OF LAKE LURE, NORTH CAROLINA

SECTION 1. In accordance with G.S. 159-13 (a), the Town Council of the Town of Lake Lure adopts this ordinance entitled Town of Lake Lure 2026-2027 Budget.

SECTION 2. This ordinance includes revenues and expenditures in the General Fund, Water/Sewer Fund and Electric Fund. Revenues and expenditures in those funds are as follows:

REVENUES

I. GENERAL FUND

Ad Valorem and Vehicle Taxes	5,091,055
State Shared Revenues & Grants	2,332,315
Land Use Fees	66,500
Cultural and Recreation	1,234,617
Miscellaneous Revenues	105,000
Transfer from Capital Reserve	-
Installment Agreement Proceeds	-

TOTAL GENERAL 8,829,487

II. WATER/SEWER FUND

Water Usage Charges	278,360
Sewer Usage Charges	942,410
Taps & Connections	10,000
Other W/S Revenues	7,000

TOTAL WATER/SEWER 1,237,770

III. ELECTRIC FUND

TOTAL ELECTRIC 1

GRAND TOTAL - ALL FUNDS 10,067,258

EXPENDITURES

I. GENERAL FUND

Governing Board	38,750
Administration	1,149,588
IT/Telecommunications	135,490
Police	1,181,834
Fire	1,334,701
Sanitation	240,000
Public Works	952,929
Economic Development	116,687
Community Development	310,483
Beach & Marina	17,399
Dam/Watershed Protection	25,000
Non-Governmental	220,000
Capital Outlay & Projects	1,185,226
Debt Service	321,400
Transfer to Dam Capital Reserve Fund	1,600,000
TOTAL GENERAL	8,829,487

II. WATER/SEWER FUND

Water Operations	327,200
Sewer Operations	373,125

Ordinance No. 26-06-09

June 9, 2026

Page 3

Capital Outlay and Bonus	10,000
Debt Service	119,945
Other Appropriations (Capital)	407,500
TOTAL WATER/SEWER	1,237,770

III. ELECTRIC FUND

Operations	1
Capital Outlay	-

TOTAL HYDRO-ELECTRIC FUND **1**

GRAND TOTAL – ALL FUNDS **10,067,258**

SECTION 3. To achieve this budget program, the Town Council of the Town of Lake Lure, in accordance with G.S. 159-13(c), the tax rate shall be 0.377 per \$100.00 of property valuation (municipal services at 0.137 per \$100.00, dam capital at 0.127 per \$100.00, and fire district tax at 0.113 per \$100.00 of property valuation). This rate is based on a total valuation of property for the purpose of taxation of \$1,368,498,583 and an estimated rate of collection of 99.05%.

SECTION 4. Pursuant to the authority set forth in Article 20, Chapter 160A of the North Carolina General Statutes, the Town of Lake Lure and Rutherford County have entered into a contractual agreement to provide for centralized and systemized billing and collection of property taxes in Rutherford County. Under this agreement the County will perform for itself and the Town all of the tax collection functions prescribed in Subchapter 50 of Chapter 105 of the North Carolina General Statutes (often referred to as the Machinery Act). This joint tax collection system shall commence with the tax levy for the fiscal year beginning July 1, 2026. In accordance with section V. of this agreement, the Town of Lake Lure hereby adopts the same tax discount schedule as the County for the Town's tax levy for the fiscal year commencing July 1, 2026.

Adopted the ____ day of June, 2026.

Ordinance No. 26-06-09

June 9, 2026

Page 4

Mayor Carol C. Pritchett

ATTEST:

Kimberly Martin, Town Clerk

APPROVED AS TO FORM:

Marty Benson, Town Attorney
Allen Stahl + Kilbourne

PROPOSED

**B. Ordinance No. 26-06-09 Amending
Chapter 36
("Zoning") to Limit the Size of Accessory
Buildings**

- i. Staff Report**
- ii. Public Hearing**
- iii. Commission Deliberation**
- iv. Consider for Adoption of Ordinance No. 26-06-09
Amending Chapter 36 ("Zoning") to Limit the Size of
Accessory Buildings**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026

SUBJECT: Ordinance No. 26-06-09A Amending Chapter 36 (“Zoning”) to Limit the Size of Accessory Buildings

AGENDA INFORMATION:

Agenda Location: Public Hearing
Item Number: B
Department: Community Development
Contact: Michael Williams, Community Development Director
Presenter: Michael Williams, Community Development Director

BRIEF SUMMARY:

This ordinance amends Chapter 36 (“Zoning”) of the Town of Lake Lure Code of Ordinances to revise regulations governing accessory buildings within residential zoning districts. The amendments establish more consistent standards across residential districts by clarifying that the cumulative footprint of accessory buildings may not exceed 50% of the footprint of the principal residence or 1,200 square feet, whichever is greater, on lots less than two acres, while also maintaining district-specific provisions where applicable. The changes are intended to provide greater clarity and uniformity in administration and enforcement of accessory structure regulations and to better support residential development patterns consistent with the Town’s land use objectives. The Zoning and Planning Board has reviewed the proposed amendments and recommends approval by the Town Council.

1) Revised Ordinance Sections:

- a. Lake Lure Code of Ordinance Sec. 36-5. Definitions.
Revised definition for Accessory building.
- b. Sec. 36-56 (b)(4). R-1 Residential District.
Revised (b)(4) regarding maximum cumulative footprint of accessory buildings in R-1 districts.
- c. Sec. 36-58. R-1D Residential District.
Revised (b)(5) regarding maximum cumulative footprint of accessory buildings in R-1D districts.
- d. Sec. 36-59. R-2 Residential District
Revised (b)(5) regarding maximum cumulative footprint of accessory buildings in R-2 districts.
- e. Sec. 36-60. R-3 Resort Residential District
Revised (b)(6) regarding maximum cumulative footprint of accessory buildings in R-3 districts.
- f. Sec. 36-61. R-4 Residential/Office District
Deleted (b)(3) regarding maximum combined area of accessory buildings in R-4 district.
Revised (b)(5) regarding maximum cumulative footprint of accessory buildings in R-4 district.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Ordinance No. 26-06-09A Amending Chapter 36 (“Zoning”) to Limit the Size of Accessory Buildings.

ATTACHMENTS:

Ordinance No. 26-06-09A Amending Chapter 36 (“Zoning”) to Limit the Size of Accessory Buildings

STAFF’S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

ORDINANCE NUMBER 26-06-09A

AN ORDINANCE AMENDING CHAPTER 36 (“ZONING”) TO LIMIT THE SIZE OF ACCESSORY BUILDINGS

WHEREAS, the Town of Lake Lure is authorized pursuant to Chapter 160D of the North Carolina General Statutes to adopt and amend zoning regulations; and

WHEREAS, the Zoning and Planning Board has reviewed the proposed amendments to Chapter 36 (“Zoning”) of the Town of Lake Lure Code of Ordinances and recommends their approval to the Town Council; and

WHEREAS, the Town Council finds that the amendments contained herein are reasonable and in the best interests of the Town and its residents.

NOW, THEREFORE ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE, NORTH CAROLINA, MEETING IN REGULAR SESSION AND WITH A MAJORITY OF TOWN COUNCIL VOTING IN THE AFFIRMATIVE.

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

SECTION ONE. The definition of “Accessory Building” under Chapter 36 (“Zoning”), Section 5 (“Definitions”), of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

Accessory building means a detached building subordinate to the principal building on a lot and used for purposes customarily incidental to the principal building and located on the same lot. ~~The total cumulative square footage (or footprint) of accessory buildings shall not exceed 50% of the primary building and in no case shall the total footprint of accessory buildings exceed 1,200 square feet.~~

SECTION TWO. Chapter 36 (“Zoning”), Section 56 (“R-1 Residential District”), Subsection B of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

- (b) *Permitted uses.* Within the R-1 Residential District, a building or land shall be used only for the following purpose:
- (1) Single-family dwellings, excluding mobile homes.
 - (2) Family care homes.
 - (3) Customary accessory buildings, including private garages, storage buildings, and noncommercial workshops, shall be allowed for home occupations subject to all provisions of section 36-232.

- (4) ~~For lots less than two acres The the cumulative footprint of all accessory buildings shall not exceed 50% of the footprint of the principal building residence, or 1,200 square feet, whichever is greater. and in no case shall the total footprint of accessory buildings exceed 1,200 square feet.~~
- (5) Residential vacation rentals subject to special requirements contained in section 36-72(1).
- (6) Telecommunications facilities and antennae (see section 36-72(4)).

SECTION THREE. Chapter 36 (“Zoning”), Section 58 (“R-1D Residential District”), Subsection B of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

- (b) *Permitted uses.* Within the R-1D Residential District, a building or land shall be used only for the following purposes:
 - (1) Single-family dwellings, excluding mobile homes.
 - (2) Family care homes.
 - (3) Customary accessory buildings, including private garages, storage buildings, and noncommercial workshops, shall be allowed for home occupations subject to all provisions of section 36-232.
 - (4) Residential vacation rentals subject to special requirements contained in section 36-72(1).
 - (5) ~~For lots less than two acres the cumulative footprint of all accessory buildings shall not exceed 50% of the footprint of the principal residence, or 1,200 square feet, whichever is greater.~~
 - (6) Telecommunications facilities and antennae (see section 36-72(4)).

SECTION FOUR. Chapter 36 (“Zoning”), Section 58 (“R-2 General Residential District”), Subsection B of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

- (b) *Permitted uses.* Within the R-2 General Residential District, a building or land shall be used only for the following purposes:
 - (1) Single-family dwellings.
 - (2) Duplexes.
 - (3) Family care homes.
 - (4) Customary accessory buildings, including private garages, storage buildings, and noncommercial workshops, shall be allowed for home occupations subject to all provisions of section 36-232.

- (5) For lots less than two acres the cumulative footprint of all accessory buildings shall not exceed 50% of the footprint of the principal residence, or 1,200 square feet, whichever is greater.
- (6) Residential vacation rentals subject to special requirements contained in section 36-72(1).
- (7) Telecommunications facilities and antennae (see section 36-72(4)).

SECTION FIVE. Chapter 36 (“Zoning”), Section 60 (“R-3 Resort Residential District”), Subsection B of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

- (b) *Permitted uses.* Within the R-3 Resort Residential District, a building or land shall be used only for the following purposes:
 - (1) Single-family dwellings, excluding mobile homes.
 - (2) Multifamily dwellings, including duplexes.
 - (3) Family care homes.
 - (4) Hotels, lodges, motels, boardinghouses, roominghouses, bed and breakfast establishments, private clubs to provide lodging, services and board for the general public.
 - (5) Customary accessory buildings, including private garages, storage buildings, and noncommercial workshops, shall be allowed for home occupations subject to all provisions of section 36-232.
 - (6) For lots less than two acres the cumulative footprint of all accessory buildings shall not exceed 50% of the footprint of the principal residence, or 1,200 square feet, whichever is greater.
 - (7) Residential vacation rentals subject to special requirements contained in section 36-72(1).
 - (8) Basement or garage apartments, one per lot.
 - (9) Telecommunications facilities and antennae (see section 36-72(4)).

SECTION SIX. Chapter 36 (“Zoning”), Section 61 (“R-4 Residential/Office District”), Subsection B of the Town of Lake Lure Code of Ordinances is hereby amended as follows:

- (b) *Permitted uses.* Within the R-4 Residential/Office District, a building or land shall be used only for the following purposes:
 - (1) Any of the permitted uses listed in the R-1 Residential District.
 - (2) Business and professional offices limited to licensed practice of law, property appraisal and surveying, building contractor, real estate, insurance,

accountancy, financial advisement, architecture and building, land development, and notary. Buildings occupied by such uses may not exceed 3,000 square feet total heated area.

~~(3) No more than two accessory buildings with a total combined area not to exceed 600 square feet.~~

(4) Customary accessory buildings, including private garages, storage buildings, and noncommercial workshops, shall be allowed for home occupations subject to all provisions of section 36-232.

(5) For lots less than two acres the cumulative footprint of all accessory buildings shall not exceed 50% of the footprint of the principal residence, or 1,200 square feet, whichever is greater.

(6) Residential vacation rentals subject to special requirements contained in section 36-72(1).

(6) Telecommunications facilities and antennae (see section 36-72(4)).

SECTION SEVEN. Any sections, subsections, paragraphs, or provisions amended or added by this Ordinance shall be renumbered or re-lettered as necessary to maintain the logical and sequential organization of the Town of Lake Lure Code of Ordinances.

SECTION EIGHT. This Ordinance, along with all rules, regulations, provisions, requirements, and orders established herein, shall take effect and be in full force immediately upon its final passage and adoption.

Adopted this ____ day of _____, 2026.

ATTEST:

Kimberly Martin
Town Clerk

Carol C. Pritchett
Mayor

Approved as to content & form:

Marty Benson, Town Attorney
Allen Stahl + Kilbourne

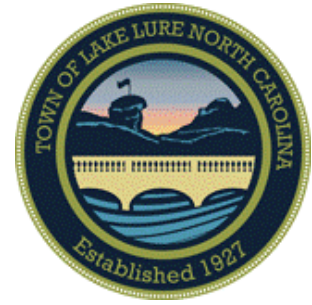
VII

CONSENT AGENDA

A. Approval of May 2026 Meeting Minutes

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

Tuesday, May 12, 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

Town Manager, Olivia Stewman
Attorney
Kimberly Martin, Town Clerk

Absent: Commissioner David DiOrio

I. Call to Order

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

II. Agenda Adoption

Commissioner Jim Proctor made amotion to adoption the agenda with the removal of New Business Item C. Commissioner Patrick Bryant seconded the motion and all were in favor.

III. Mayor's Communication

Mayor Carol C. Pritchett welcomed attendees and expressed appreciation for the community's patience and collaborative efforts in restoring the lake. What a wonderful week it's been. It's only been a couple of weeks now since our lake has returned to such a beautiful condition, and we were certainly reminded of that this weekend.

We were so privileged to have Patricia Temple, the long-distance swimmer, swim the entire lake. What an amazing accomplishment on her part. We're incredibly grateful because that event could not have sent a better message to everyone — that the lake is beautiful, it's pure, it has fish in it, and it's ready for everyone to come and enjoy.

IV. Town Managers Communication

A. Monthly Report/ Storm Recovery

Town Manager Olivia provided updates on storm recovery, lake operations, infrastructure projects, and community initiatives.

The SMART Program and sediment cleanup operations have concluded with the removal of 7,359 cubic yards of debris and 72,642.3 tons of sediment from Morris Park. Remaining sediment grading quotes are pending, with seeding to follow contract award. Temporary dock and fueling dock delivery delays have shifted completion timelines for fuel pumps and tour boat slips to early- to mid-June. Lake Lure Tours is pursuing temporary accommodations to support operations by Memorial Day weekend. Marina and Boardwalk construction remains on track for completion by mid-July, with courtesy and hot docks to follow shortly thereafter. A temporary marina building is expected to be installed by June 1 while permanent replacement building plans continue. Phase Two of the Lake Reopening Plan was approved to begin Saturday, May 16, reopening Morris Park and the Washburn Marina ramp and authorizing towing activities. Fueling operations remain unavailable, and lake users were encouraged to plan accordingly. Town staff emphasized improved lake conditions, ongoing safety enforcement, and adherence to lake regulations.

The Boys Camp Bridge replacement project was awarded to NHM Constructors, with scheduling and contract execution underway. The Fire Station 2 remodel project will be rebid after not receiving the required minimum number of proposals. Wastewater Treatment Plant and sewer replacement projects continue through design, permitting, and FEMA funding negotiations. Replacement dam design has reached approximately 30% completion and will soon enter detailed design phases. Council approved extension of ICF FEMA Public Assistance services through Task Order No. 3 for up to \$1.43 million, with most costs anticipated to be reimbursed through FEMA. Town leadership noted that previous task orders were completed under budget and credited ICF with assisting the Town in securing more than \$2.5 million in reimbursements.

Four additional Fire Department personnel achieved Advanced EMT certification, resulting in all department members holding advanced medical certifications. Town staff continue participating in trail maintenance training through McDowell Technical Community College. AT&T service is now active on the new cell tower, with T-Mobile installation forthcoming and a ribbon-cutting ceremony planned for May 22. Library operating hours have been extended from 10:00 a.m. to 7:00 p.m., six days per week, through the fall season. Staff continue preparation of the Fiscal Year budget, with public hearing and adoption anticipated during the June regular meeting.

Upcoming community events include:

- Lake Reopening Ceremony – May 12
- Lake Lure Tours Celebration – May 23
- Memorial Day Program – May 25
- Music Festival – June 13
- Flag Day Program – June 15

V. Council Liaison Reports and Comments

Commissioner Scott Doster reported that the ABC Board met in April and things continue to do go well. Note that the hours of the ABC store are now 10:00am to 7:00pm

The Zoning and Planning Board met and continued to review ordinances and make adjustments as needed and an update from Foothills was provided regarding the comprehensive plan.

Commissioner Dave DiOrio was unavailable, however both the Board of Adjustments and the Lake Advisory Board.

Commissioner Jim Proctor advised the Parks and Recreation board met and volunteer hours continue to be recorded and the trail work being done is impressive.

Commissioner Patrick Bryant advised the short-term rental board met with continued discussions. Awaiting on attorney response before moving forward on some items. Will continue to make improvements for the betterment of the short term rentals.

VI. Consent Agenda

A. Approval of March Minutes

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

There was no unfinished business.

VIII. New Business

A. Consider Approval for Firefly Cove Cluster Mooring Facility

Mike Williams provided information regarding the cluster mooring facility located at Firefly Cove. This has been reviewed by the Lake advisory Board for navigation purposes and safety. No issues were noted and Community Development staff had no objections to the Cluster Mooring.

Commissioner Scott Doster made a motion to approve the Firefly Cove Cluster Mooring Facility. Commissioner Patrick Bryant seconded the motion and all were in favor.

B. Consider ICF Task Order No. 3 FEMA Public Assistance Services.

The Town Manager presented Task Order 3 for FEMA Public Assistance Services. They have been a great help with FEMA applications and grants and recommend approval to continue services.

Commissioner Jim Proctor made a motion to approve ICF Task Order No. 3 FEMA Public Assistance Services. Commissioner Scott Doster seconded the motion and all were in favor.

C. Discuss and Consider Recommendation for Lake Re-Opening “Phase 2”

The Town Manager Olivia Stewman advised the smart program has ended and the no wake was removed last Saturday May 16, 2026. Recommending we re-open public ramps and allow towing activities resume. Phase 2 will make the lake back to regular lake use. The fueling pump and marina slips will remain closed until completion.

Commissioner Scott Doster made a motion to approve the Lake Re-Opening “Phase 2”. Commissioner Patrick Bryant seconded the motion and all were in favor.

IX. Public Comment

Darrell Wood

Detailed failure by the police department after a serious collision involving his family and a Buncombe County deputy, including inaccurate police reporting and lack of victim contact. Officer Tyler Deals criticized for not following victim interview protocol and submitting a misleading report. Police Chief Humphreys’ response described as unprofessional and dismissive, causing further frustration. Incident reported to North Carolina Attorney General and Rutherford County District Attorney by Wood
Community Concerns about police accountability and the impact of poor handling of such cases on taxpayer trust and public safety.

Chris Dolman

Provided information for an upcoming event at the school. This helps to benefit the LLCA Upwards Outreach, which helps feed the children at LLCA. We continue to look for volunteers for the event and include free tickets for first responders and volunteers. We are aiming to exceed \$90,000 raised for local schools and outreach this year.

Kimberly Sayles “122 Harris Rd.”

Advised she recently went to the Rutherford County Commissioners meeting. Public comments included all who are against the tiny home community that is just outside the town limits. There are concerns with surrounding properties wells and how they may be affected. Wants to be sure the town is aware.

Debbie Warren “Yacht Island”

Just curious if we can meet the new K9 officer.

The town has allowed staff to be present for some training drills and will work to put something together for the public to meet the new officer.

No other public comments were made

X. Adjournment

Commissioner Patrick Bryant made a motion to adjourn the meeting, Commissioner Jim Proctor seconded the motion and all were in favor. The meeting ended at 5:34 pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Wednesday, May 27, 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

Derek Allen, Attorney
Olivia Stewman, Town Manager

Dean Lindsey, Project Manager
Randy Rollins, Public Works Director
Laura Krejci, Communications Director
Sean Humphries, Police Chief
Dustin Waycaster, Fire Chief
Mike Williams, Community Development
Rick Carpenter, Development & Environmental Review specialist/Trails Planner
Mike Hager, Lobbyist

Absent:

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:30 am.

II. Agenda Adoption:

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

III. Review Proposed FY26-27 Budget Information

Town Manager, Olivia Stewman provided an overview of the budget information.
General Fund: \$8,829,487
Water and Sewer Fund: \$1,650,360
Hydroelectric Fund: \$1.00 (maintained to preserve fund account status)

The budget reflects a balanced tax structure designed to address public safety priorities while minimizing the overall tax burden on residents:

Fire Tax: Increased 4 cents per \$100 valuation

Municipal Service Tax: Decreased 2 cents per \$100 valuation. This will offset adjustment and maintain fiscal responsibility while prioritizing fire department funding. The budget incorporates employee compensation enhancements, including: Cost of Living Adjustment (COLA): 2.8% across all departments. Salary Adjustments based on comprehensive market rate study conducted during the fiscal year

Increased fire department funding supports the following priorities: Enhanced staffing levels. Improved compensation to support recruitment and retention. Debt service for new fire engine procurement (18-month procurement timeline). Grant funding support for new public safety facility development

The Town provides fire protection services to Chimney Rock State Park, which attracts approximately 400,000 annual visitors. As a state-owned facility, Chimney Rock State Park generates no tax revenue to offset the cost of these emergency services. This consideration underscores the importance of adequate fire department funding to serve both the resident population of approximately 1,400 and the significant seasonal visitor population. The Town plans to apply for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant to support the hiring of four additional firefighters. Grant provisions include Year 1: Full coverage of staffing costs

Subsequent Years: Decreasing percentage coverage

Budget Impact: Accounted for in current fiscal year projections

IV. Resolution No. 26-05-27 Setting Public Hearing for June 9, 2026 to Receive Comments Regarding Proposed Fiscal year 2026-2027 Budget

Town Manager, Olivia Stewman, presented resolution to set the public hearing.

Commissioner Jim Proctor made a motion to approve Resolution No. 26-05-27 Setting Public Hearing for June 9, 2026 to Receive Comments Regarding Proposed Fiscal year 2026-2027 Budget. Commissioner Patrick Bryant seconded the motion and all were in favor.

V. Discuss 2026-2027 Drawdown Schedule

Town Manager, Olivia Stewman provided a possible schedule for the drawdown. This would be planned from January 1 – March 31, 2027, during winter months to minimize impact on seasonal tourism. The drawdown will be conducted to a depth of 12–15 feet, with a maximum depth of 20 feet if the deep water access ramp project is approved. The drawdown will facilitate concrete repairs to boat ramps, installation of additional ramps (deep water access and/or non-motorized), mechanical dredging, seawall repairs, and sewer infrastructure improvements. The Town is pursuing an expanded dredging permit covering the entire lake, as recommended by the U.S. Army Corps of Engineers. This expansion from the historic 110-acre permit provides enhanced operational flexibility for sediment management throughout the lake. Mechanical dredging will replace previous hydraulic methods, utilizing contractors with extensive

U.S. Army Corps of Engineers project experience. Hydraulic equipment will be removed from service. A detailed map depicting planned projects and schedule will be presented at the June regular council meeting and posted on the Town website with regular updates as work progresses.

VI. Permission for Encroachment into the Town Right of Way (ROW) along Tryon Bay Circle

Rick Carpenter provided a brief overview of the work being requested.

Phase Two of the Tron Bay Circle development includes a soil nail wall project designed to stabilize the roadway and protect residential structures. The project is being undertaken by contractor Peyton Peters with Dale Shields excavation, under geotechnical engineering oversight by Castle Group. The soil nail wall is designed with the following specifications: Depth: Estimated 15–18 feet maximum at a 15-degree angle. Utility Clearance: Nails will extend well below town utilities, which are located on the edge of the right-of-way. Foundation Structure: 22 feet tall, 20 inches thick with multiple structural jogs. Seawall Construction: 5,000-pound blocks keyed into 2-foot rock embedment with extensive rock reinforcement. Temporary Nature: Soil nail wall serves as temporary construction safety measure only and is not intended as permanent road support.

The contractor proposes the following access and closure parameters:

Initial Closure: Monday through Friday for first lift installation (estimated 3–4 days, potentially up to one week). Lane Maintenance: Minimum 11-foot lane width to be maintained throughout project duration. Emergency Access: 20-foot standard to be maintained to the extent practicable. Equipment: Two trackers and one dump truck (reduced equipment presence compared to Phase One). Barricading: Removable schedule 80 cylindrical pipe embedded in concrete with chain-link fence option available; barricades may be removed and reinstalled as needed.

Council raised the following concerns regarding the proposed project:

Public safety risk associated with placement of two 250-ton structures on a slope with documented instability. Historical precedents of engineered seawall failures in the area, including a residential structure near Tryon Bay. Potential reduction in emergency vehicle access to Tron Bay. Liability implications arising from attachment of soil nail wall to town-owned roadway in the event of road failure. Appropriateness of the proposed engineering approach given documented slope dynamics and recent hurricane experience.

The contractor provided the following clarifications and assurances:

Seawall design functions independently of roadway support; the roadway serves as a temporary cut slope only. Engineering oversight includes inspection of soil nail wall at each 3-foot lift installation by a licensed engineer. Contingency plan available: seawall continuation may be extended to road grade, which would be administratively approvable. Original proposal to relocate roadway onto town right-of-way was rejected following survey confirmation of contractor's survey accuracy. Contractor has invested approximately \$200,000 in seawall construction and \$40,000–\$50,000 in Guniting application to minimize use of concrete trucks within the roadway.

Commissioner Dave DiOrio Made a motion to deny the permission for Encroachment into the Town Right of Way along Tryon Bay Circle. Commissioner Scott Doster seconded the motion and all were in favor.

VII. Request for Injunctive Relief Against Parcels 1611501 and 1600457 for Failure to Follow Approved Plans and Abate Code Violations

Rick Carpenter provide information regarding the issues these vacant properties face.

Unauthorized tree removal exceeding approved land disturbance permit. In the fall 2025 permits issued; tree removal occurred September 2025; violation discovered. General contractor (well-known, reputable) hired by property owner. Contractor disagreed with property owner's request to deviate from approved plans. Contractor pulled off project due to the liability concerns. Unauthorized tree cutter (hired by owner, not contractor) removed trees beyond permit scope. Permits killed when financially responsible party withdrew.

Currently, a stop work order and notice of violation has been issued. Property owner required to provide survey showing approved vs. actual disturbance, square footage affected, and number of trees removed erroneously. Owner has not provided required documentation despite multiple requests. The owner has recently obtained new permits (early May), working on contractor quote, and has identified local financially responsible party. Staff received email indicating active movement toward remediation. Staff does not constitute clear cutting (would require 90-95% tree removal; this is ~20-40%). Trees removed were hazardous or had issues; removal was appropriate. One exception: American beach tree on Deese property that was in good health but had to be removed due to seawall reconstruction and no significant sediment deposits in creek (work done on foot, no machinery)

Several neighbors spoke expressing concerns:

Rosanna Thompson (298 Garden Lane)

Provide a state of how this has affected there neighborhood including the lost shade and feeling of privacy especially during hurricane remembrance. Praised Rick Carpenter for his persistence in the matter. Requesting revegetation required before any building permits are issued.

Paula Richardson (241 Garden Lane)

Thanks Rick Carpenter and town enforcement efforts. Current state of lots is described as untenable. Over one acre of clear-cut debris or feels like that's what it is. Feels this is a fire hazard from dry timber, erosion risk, sediment runoff into creek. Requested accountability and strict expedited timeline

Peter Thompson (on behalf of Brian Proctor, 141 Court):

Provided a statement for Brian Proctor stating a pattern of unlawful tree clearing for views on three recent builds. Damage worse than Hurricane Helene impacts. Approximately 30 cut trees with 24-inch average diameter. Estimated 50-58% grade on properties with increased environmental regulation. Small stream at bottom without sediment protection. Town ordinances require tree replacement and 2-year monitoring. Requesting enforcement of existing ordinances and building moratorium. (Full statement available upon request)

Commissioner Patrick Bryant made a motion to approve the request for Injunctive Relief Against Parcel 1611501 and 1600457 for failure to Follow Approved Plans and Abate Code Violations if no actionable progress within 30 days. Commissioner Jim Proctor seconded the motion and all were in favor.

VIII. Failed Seawall at 0 Conroy Ct. (Parcel 1636292) Request to condemn the Seawall and Remediate the Hazard

Rick Carpenter advised this has been an issue for several years. Located at Conroy Ct. Originally piped, then un-piped, attempted to pipe again, then rerouted multiple times. Seawall failed and fell into boathouse years ago; was repaired. Heavy rains following Helene washed out seawall again. Seawall tumbled into boathouse back pipelines and destroyed them. Destroyed private sewer line serving multiple properties. Town repaired sewer line (may incur cost). Owner attempted to anchor seawall blocks without proper engineering approval. Boathouse demolished without permit. Currently the seawall blocks precariously stacked (Jenga-style) on broken pilings. Blocks positioned directly above recently repaired sewer line (4-inch private metal line). Sewer line exposed and at risk if blocks move. Area prone to failure: creek keeps rerouting back to original location (~3 times in 5 years). Blocks have anchorage points for removal

Multiple failed engineering attempts to reroute creek. Rerouting keeps washing out and returning to original location. Rip rap stabilization required per code. Removal can be done from water (using barges with machinery) or from land.

Council Concerns that sewer line vulnerability if blocks fail. Potential for environmental impact and increased inflow/infiltration into sewer system and risk of repeated failures and in need for expedited timeline

NC General Statute allows 60-90 days for unsafe building condemnation. Town can issue citations (administrative action). Can combine citations with condemnation order
If owner doesn't comply, town can remove structure at owner's expense

Commissioner Scott Doster made a motion to proceed with request to condemn the seawall and remediate the hazard withing 90 days. Commissioner Patrick Bryant seconded the motion and all were in favor.

IX. Resolution No. 26-05-27A Setting Public Hearing for June 9, 2026 to Receive Comments Regarding Proposed Text Amendment to Chapter 36 Zoning Regarding Accessory Buildings in Residential Districts

Mike Williams presented to council the proposed text amendment which would be applied only to R1 (shoreline) zone. Planning Board felt this wasn't what they recommended and revised to reflect a change to 50% of primary residence OR 1,200 sq ft, whichever is greater (same as original) and extended to all residential zones (not just R1 shoreline). This will bring fairness to larger properties. Staff recommend excluding R4 zone from amendment. R4 already has limitations: maximum 2 accessory buildings with combined area of 600 sq ft. R4 represents smallest properties (less than quarter acre). Keep 50% or 1,200 sq ft limit for other residential zones.

Commissioner Patrick Bryant made a motion to approve Resolution No. 26-05-27A Setting Public Hearing for June 9, 2026 to Receive Comments Regarding Proposed Text Amendment to Chapter 36 Zoning Regarding Accessory Buildings in Residential Districts. Commissioner Scott Doster seconded the motion and all were in favor.

X. Budget Amendment #382 for Fire Stations 2 Remodel

Town Manager Olivia Stewman provides the cost overview of the budget amendment #382. Bid Amount is approximately \$450,000. Funding Sources are \$185,000 from Rutherford County TDA (Tourism Development Authority) \$100,000 from Fairfield Volunteer Department contribution, \$50,000 from Office of State Fire Marshal, Total: \$335,000 identified; additional funding from next fiscal year budget. Should be started soon as ISO inspection is scheduled for August and early progress on remodel will improve inspection appearance, otherwise we would normally wait until next fiscal year to begin

Budget Amendment details recognize both expenditure and revenues. Project will not be completed within current fiscal year with additional funding budgeted for FY 2026-2027.

Commissioner Patrick Bryant made a motion to approve Budget Amendment #382 for Fire Station 2 Remodel. Commissioner Dave DiOrio seconded the motion and all were in favor.

XI. Hager Strategic Solutions Updates

Mike Hager provided updates from local and state level legislation. General Assembly budget chairs finalizing FY budget. Member Money Allocation: Expected to be very low ranging from \$250,000-\$500,000 per member. Example: Rep. Paul Scott (covering Cleveland and Rutherford counties) likely to receive closer to \$250,000. Senators have slightly more due to fewer positions. Legislators' Requests: Senator Moffatt reported ~\$1 billion in requests; likely to receive less than \$500,000

Medicaid Managed Care Organization (MCO) Merger

VIA and Partners merged this week. Creates largest MCO in western North Carolina. Merger effective October 2026. Rutherford County previously had VIA, switched to Partners, now has Partners/VIA. Expected to result in another lean bill

State Parks Fee for Emergency Services discussion ongoing about state parks paying fees for emergency services. Precedent exists in state, mostly for equipment (not salaries). Could provide predictable annual budget allocation. Potential for concessions revenue-sharing arrangement.

Four lobbyists indicted in 2024 for taking principal money and filing through C4 organizations to benefit legislators. This violates lobbying regulations. SBI and NC Attorney General investigating; expect more indictments

Congressman Edwards' Under indictment for sexual harassment and ethics violations. If he leaves office, creates domino effect of political movements. Potential impact: Moffitt could move to Congressional seat; this would trigger state senate appointment process. Three Republican parties (Henderson, Polk, Rutherford counties) would vote based on proportional representation. Could result in new House and Senate representatives

Fraudulent therapy companies provide services to autistic children. State added \$319 million in rebase funding. Much going toward autism services. LME/MCOs are responsible for detecting fraud and determining if it's fraud, waste, or mismanagement. States giving more tools; moving to closed network model where not all providers automatically accepted

Property tax issue on November ballot statewide. Rutherford County commissioners recently raised taxes 2 cents. Town is sensitive to tax increases. No anticipated move for state-level property tax increase expected

Rutherford County is moving to hire county manager. RFP issued; applications being received. Town representatives opposed hiring before new commissioners take office.

XII. Town Manager/Project Updates

Town Manager, Olivia Stewmen provide updates on town projects and events.

Draft plan under review with steering committee for the comprehensive plan. Met with steering committee yesterday to review draft. Edits, additions, and changes needed. Timeline is looking to be as follows. June 16: Steering committee work meeting to finalize plan. Early July: Parks & Recreation Board review (regular July meeting). July: Zoning and Planning Board review. July: Public hearing at town council. August: Adoption consideration at regular meeting. Need early input from Parks & Rec on plan content. May need special session if Parks & Rec can't wait until July. Comprehensive plan drawn by Withers Ravenel. Concern raised: Plan doesn't incorporate existing engineer plans already in process or architectural plans in system. Multiple engineering firms work on different projects and need coordination.

Now that the Army Corps and SMART program work is completed, the town will have a debris pickup schedule. First and third Wednesday of each month for next 6 months. Will need to request by submitting request through town website by 7:00 AM on pickup day (or morning of pickup). After 6 months, may be reduced to once monthly depending on conditions observed. Continue cleaning up after rain events as previously done.

Decking Materials have been delayed, delivery resolved and materials arriving at the end of next week. Contractor will proceed immediately upon receipt. Target for completion is still set for Mid-June for floating docks (revised from mid-July for some components). Floating dock completion: July 18, 2026 (with daily penalty clause if missed). Fuel tank manufacturer delay, but concrete slabs already poured for fuel tank. Cannot proceed with fuel pump installation without fuel tank delivery. Contractor calling manufacturer 4+ times; pushing for delivery date. No alternative fuel tank supplier without rebidding process (cost implications). Hot dock and courtesy dock: Materials arriving next week; assembly to follow. Pool Creek dock: Materials arriving next week.

Public Works Building groundbreaking completed Friday (May 24). Grading and survey work completed. Construction activity scheduled to begin this week but delayed due to weather. Materials have been ordered and more are coming soon.

Morse Park Grading has received second quote; one additional quote pending. Notice to proceed to low bidder targeted for end of week with Access Road, Parking & Non-Motorized Ramp, not Yet Included in Current Bid. Will investigate FEMA Funding for road which may be covered ramp funding status unclear.

XIII. Public Comment

Eric Edwards (241 Garden Lane)

With new cell tower, suggested reaching out to cell tower vendors about Wi-Fi network for visitors.

Previously had Wi-Fi through Pangea with an average cost of \$35,000, however project discontinued years ago. May investigate other avenues.

XIV. Closed Session in Accordance with G.S. 143-318-11 (a) (5) for the Purpose of Discussing Property Acquisition

Commissioner Patrick Bryant made a motion to enter into Closed Session in Accordance with G.S. 143-318.11(a) (5) for the Purpose of Discussing Property Acquisition at 10:32am. Commissioner Dave DiOrio seconded the motion and were in favor.

Commissioner Scott Doster made a motion to leave closed session at 10:48am. Commissioner Patrick Bryant seconded the motion and all were in favor.

XV. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

VIII
UNFINISHED
BUSINESS

IX.

New Business

- A. Consider Approval of 2027 Drawdown Schedule

- B. Consider Adoption of FY26-27 Utility Fee Schedule, Land Use Fee Schedule, and General Fee Schedule

- C. Consider Adoption of FY26-27 Salary Grade Scale

- D. Consider Approval of Memorandum of Understanding with Camp Lurecrest

- E. Consider Approval of LaBella Task 27 for Mallard Cove Deep Water Access Ramp

- F. Consider Adoption of Resolution No. 26-06-09 Supporting Legacy Tree Fund Grant Application

- G. Consider Approval of 2025 Audit Contract and Engagement Letter

A.

**Consider Approval of 2027
Drawdown Schedule**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026**

SUBJECT: Consider Approval of 2027 Drawdown Schedule

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 is returning to regular operational practices, which includes implementing lake drawdowns when necessary to support maintenance, repair, and capital improvement activities that cannot be completed under normal lake levels. Staff is recommending a drawdown of up to 20 feet from January 1st through March 31st. Work anticipated for the drawdown include completion of a deep-water access ramp, concrete work to repair public boat ramps, access for contractors to complete seawall repairs, mechanical dredging operations, and any sewer or manhole infrastructure repairs that may be identified during the drawdown period. The recommended timing coincides with the off-season to minimize impacts on lake users and recreational activities.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve the 2027 Drawdown Schedule.

ATTACHMENTS:

Proposed 2027 Drawdown Schedule

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

Lake Lure Drawdown Schedule (2027)

	December	January	February	March	
Lake Drawdown Operations		Start Jan. 1		End Mar. 31	
	Transfer Boats to Storage	Lake Drawdown Period ¹			Lake Refill ²
Sewer/Manhole Assessments and Repairs		Sewer/Manhole Assessment and Repairs			
Deep Water Access Ramp Construction		Deep Water Access Ramp Construction			
Seawall and Boathouse Construction/Maintenance		Contractor Construction and Maintenance ³			
Town Boat Ramp Repairs		Town Boat Ramp Repairs (concrete placement and curing)			
Mechanical Dredging Operations		Mechanical Dredging Operations			

Notes:

1. Lake level will be drawn down up to 20 feet for construction access and activities.
2. Lake refill is limited to rainfall and inflow from the Rocky Board River.
3. Contractors should vacate the lake bed by March 15.

B.
Consider Adoption of
FY26-27 Utility Fee
Schedule, Land Use Fee
Schedule, and General Fee
Schedule

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026**

SUBJECT: Consider Adoption of FY26-27 Utility Fee Schedule, Land Use Fee Schedule, and General Fee Schedule

AGENDA INFORMATION:

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

BRIEF SUMMARY:

The General Fee Schedule, Land Use Fee Schedule, and Utility Fee Schedule are adopted annually as part of the budget process.

Proposed changes to the Utility Fee Schedule include an increase in water connection fees to more accurately reflect the cost of materials and installation, as the Town is currently not recovering its costs for these services. It is also noted that water connections larger than 2 inches are billed at actual cost to the property owner.

The Short-Term Rental Advisory Board has recommended an increase in the vacation rental permit fee within the Land Use Fee Schedule from \$300 to \$500 to better support administration, compliance, and enforcement activities associated with the Town's vacation rental program.

There are no proposed changes to the General Fee Schedule at this time. The Lake Use Fee Schedule is adopted on a calendar-year basis and will be reviewed by the Marine Commission in December.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt the FY26-27 Utility Fee Schedule, Land Use Fee Schedule, and General Fee Schedule

ATTACHMENTS:

Proposed FY26-27 Fee Schedules

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

GENERAL FEES				Effective: FY 2026-2027	
Rental Facilities	Standard Rate	Discounted Rate (for qualifying charitable events /Town Employees)		Security Deposit	Trash Disposal
Lake Lure Pavilion (Gazebo) - per event	\$500	\$100		\$250	\$200
Community Hall - Half Day Rental (<4 Hours)	\$100	\$50		\$250	
Community Hall - Full Day Rental (>4 Hours)	\$200	\$50		\$250	
Morse Park Meadows Rental Rates	Standard Rate			Security Deposit	Trash Disposal
Meadows - Full Day Rental	\$250			\$250	\$200
Meadows - Full Day Rental - Qualifying Charitable Event	\$100			\$250	\$200
Electric Hook-up	\$10 per day				
Water Hook-up	\$10 per day				
Beach Rental Rates	Standard Rate	Organizations qualified with a 501(c)(3) designation			
Beach Rental Rates (outside of the established business hours)	\$50 per hour	\$0			
Vendor Fees for Town Events					
12 x 12 Booth	\$75.00				
Electricity	\$25.00				
Water Hook-up	\$25.00				
Beer & Wine Permits	Beer	Fortified Wine & Unfortified	Unfortified Wine	Fortified Wine	
Off Premise (annual)	\$5	\$10	\$10		
On Premise (annual)	\$15	\$15	\$10	\$15	
Public Records Research & Reproduction (extensive)					
Labor - Town Manager (hourly rate)	\$65				
Labor - Town Clerk (hourly rate)	\$25				
Paper Copies (Black/White) each	\$0.05				
Paper Copies -Color (each page)	\$0.10				
CD/DVD	\$1.25				
Other Administrative Fees/Rates					
Lake Lure License Plates	\$15				
Lake Front Address Signs	\$22				
County Maps	\$5				
Copies (each 8 1/2" X 11")	\$0.25				
Large Format Copy Black/White 24"	\$3.00				
Large Format Copy Black/White 36"	\$4.00				
Large Format Copy Black/White 42"	\$5.00				
Large Format Copy Color 24"	\$6.00				
Large Format Copy Color 36"	\$8.00				
Large Format Copy Color 42"	\$10.00				
Fax (sending)	\$5, for up to 5 pgs. (\$1/each add. pg.)				
NSF - Return Check Fee	\$25				
Printed Police Report	\$3				
FIRE (these fees do not apply to non-profit and charitable events in Town)					
Fire Inspection	Inspection Fee	Reinspection	2nd Reinspection		
0 - 2,500 Square Feet	\$20.00	No Fee	\$40.00		
2501 - 5,000 Square Feet	\$30.00	No Fee	\$60.00		
5,001 - 10,000 Square Feet	\$50.00	No Fee	\$100.00		
10,001 - 25,000 Square Feet	\$60.00	No Fee	\$120.00		
25,001 - 50,000 Square Feet	\$70.00	No Fee	\$140.00		
50,001 - 100,000 Square Feet	\$80.00	No Fee	\$160.00		
100,001 - 500,000 Square Feet	\$100.00	No Fee	\$200.00		
500,001 - PLUS Square Feet	\$150.00	No Fee	\$300.00		
Fire Protection Ordinance Civil fines					
Class A	\$300.00				
Class B	\$150.00				
Class C	\$75.00				
Class D	\$50.00				
Carnivals and Fairs	\$50 per event				
Covered Mall Buildings	\$500 per year				
Explosives	\$50 for 48 hours				
	\$100 for 30 days				
Use of Outdoor Fireworks (does not include personnel or standby)	\$100 per event (\$500/event after 5th permit issued in fiscal year)				
Flammable Liquids	\$50.00				
Fumigation and thermal insecticidal fogging	\$100.00				
Liquid or gas vehicles or equip. in assembly	\$50.00				
Open burning and open flame use	\$50.00				
Pyrotechnics Special Effects	\$50.00				
Fireworks Tent	\$300 for 30 days				
Assembly Tent	\$50.00				
All other Tents requiring a Permit					
Any other operational permits not listed above required by NC Fire Code	\$50.00				
Dedicated Services of Fire/Rescue Personnel					
Firefighter (hourly rate or portion of any hour, 2-hour min.)	\$30.00				
Fire Inspector/Company Officer (hourly rate or portion of any hour, 2-hour min.)	\$50.00				
Chief Officer (hourly rate or portion of any hour, 2-hour min.)					
Dedicated Standby of Emergency Apparatus					
Support Vehicle Chiefs Vehicle	\$25 per hour				
Light duty/quick response vehicle, boat	\$50 per hour				
Brush Truck	\$75 per hour				
Fireboat	\$100 per hour				
Fire Engine/Tanker	\$150 per hour				

LAND USE		Effective: FY 2026-2027	
Subdivision Applications			
Master Plan Application	\$330		
Minor - Final Plat	\$250		
Major Preliminary Plat	\$820 + \$50 per lot		
Major Final Plat	\$500		
Plat Review	\$90		
Professional Fees for DRC Reviews	<1 acres of land disturbance	1-5 acres of land disturbance	5 or more acres of land disturbance
Erosion Control Plan	\$250	\$390	\$550
Stormwater System	\$250	\$390	\$550
Water System	\$90	\$330	\$400
Sewer System	\$90	\$330	\$530
Road Plan	\$50	\$320	\$430
Sketch Plan (if requested)	\$370	\$370	\$370
Each additional acre			\$90
Zoning Applications			
Certificate of Zoning Compliance	see below		
Class I	\$210		
Class II	\$250		
Class III	\$290		
Class IV	\$330		
Vacation Rental Permit	\$300 -\$500		
Conditional Use Permit	\$410		
Special Use Permit	\$410		
Conditional District Application	\$1,040		
Community Shopping Center	\$820		
Zoning Variance	\$480		
Zoning Text Amendment	\$510		
Zoning Map Amendment	\$510		
Zoning Appeal	\$300		
Permanent Sign	\$120 + \$1 per sq. ft. over 24		
Temporary Sign	\$120 + \$1 per day (waived for nonprofit comm. Events)		
Mobile Food Vendor Permit	\$100		
Annual Chicken Registration	\$100		
Civil Penalties for Zoning Violations (For each day the violation is not corrected, the violator will be guilty of an additional and separate offense and subject to additional civil penalties.)			
Notice of Violation	\$0		
1st Citation	\$65		
2nd Citation	\$130		
3rd Citation	\$260		
4th Citation	\$510		
Code Enforcement Appeal (Non-Zoning)			
Appeals Other than Zoning	\$300		
GIS Maps (Custom Mapping)			
24"	\$25		
36"	\$30		
42"	\$40		
ENVIRONMENTAL MANAGEMENT			
Land Disturbance Applications	<1 acres of land disturbance	1-4.9 acres of land disturbance	5 or more acres of disturbance
<100 sq. ft.	no permit		
100 sq. ft. - 499 sq. ft.	\$15		
500 sq. ft. - 10,000 sq. ft.	\$160		
> 10,000 sq. ft.	\$160/10,00 sq. ft.		
One Acre (43,560Sq. Ft.)		\$640	
Each 10,000 over 1 acre		\$160	
Five Acres			\$4,000
Each Additional Acre			\$800
Licenses			
Tree Service Provider	\$20.00		
Tree Service Handbook	\$12.50		

* Permit fees for lake structure, zoning, and land disturbance projects commenced prior to obtaining necessary permit(s) will be doubled.

* Fees paid for filing a successful appeal of administrative officials charged with enforcement of the Zoning, Subdivision, Lake Structures or Soil Erosion and Sedimentation Control regulations shall be refunded to the applicant.

* No fee is charged for state-required plat reviews conducted for compliance with North Carolina plat standards.

UTILITY BILLING

Effective: FY 2026-2027

Water & Sewer Connections	Water Inside Rate	Water Outside Rate	Sewer Inside Rate	Sewer Outside Rate
Connection 3/4" or less	\$1,155 <u>\$1,348</u>	\$1,445 <u>\$1,686</u>		
Connection 1"	\$1,735 <u>\$1,828</u>	\$2,080 <u>\$2,192</u>		
Connection 2"	\$2,890 <u>\$3,571</u>	\$3,235 <u>\$3,998</u>		
Connection 3"	\$4,045 <u>*Actual Cost</u>	\$4,620 <u>*Actual Cost</u>		
Connection 4"	\$5,780 <u>*Actual Cost</u>	\$6,355 <u>*Actual Cost</u>		
Connection 4" or less			\$1,155	\$1,445
Connection 6"			\$1,735	\$2,080
Connections 8"			\$2,890	\$3,235
Discovery of Unapproved Connection:			Double Tap Fee + 2 yrs service back pay	
Road Boring or Cutting	The Town will charge an actual cost fee for any road boring or cutting required for utility connections to recover expenses for labor, materials, and equipment used.			
Monthly Water Rates				
Basic Service Residential	\$35.00	\$70.00		
Basic Service Commercial	\$42.00	\$85.00		
Usage 0-5,000 gals. (per 1,000 gal. rate)	\$5.80	\$11.60		
Usage over 5,000 - 20,000 gals.	\$6.66	\$13.32		
Usage over 20,000 gals.	\$7.44	\$14.88		
Monthly Sewer Rates				
Residential User			\$90.00	\$180
Comm.- Small User			\$103.00	\$206
Comm.-Medium User			\$182.00	\$364
Comm.- Large User			\$286.00	\$572
Comm.- X Large User			\$627.00	\$1,254
Comm.- XX Large User			\$1,254.00	\$2,508
Other Fees				
Late Payment	\$25.00	\$25.00	\$25.00	\$25.00
Water Turn-On Fee (voluntarily turned off)	\$40.00	\$40.00		
Utility deposit for renters	\$200.00	\$200.00	\$200.00	\$200.00
Transfer Fee	\$20.00	\$20.00	\$20.00	\$20.00
Re-connection Fee (non-payment cutoff)	\$200.00	\$200.00	\$200.00	\$200.00
Garbage / Recycling				
Curbside Residential Garbage Collection (weekly)	free - included in taxes			
Curbside Collection of Hard Trash or Lake Debris	free - by appointment			
Curbside Recycling Collections	\$8.50/month			
Recycle Bin & Lid	\$25.00			

* Water connections larger than 2" will be billed at actual cost to the customer.

C.
Consider Adoption of FY26-27
Salary Grade Scale

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026**

SUBJECT: FY 26-27 Salary Grade Schedule

AGENDA INFORMATION:

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

BRIEF SUMMARY:

The proposed FY 2026–2027 Salary Grade Schedule reflects salary adjustments based on deficits identified in the salary study (Option 1, minimum impact recommendation) as well as a 2.8% cost-of-living adjustment (COLA).

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt the FY 26-27 Salary Grade Schedule.

ATTACHMENTS:

FY 26-27 Salary Grade Schedule

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

Town of Lake Lure FY26-27 Salary Grade Schedule

Salary Grade	Classification	FLSA	MINIMUM	MID POINT	MAXIMUM
54		N	36,234	47,104	57,974
55	Public Works Maintenance Technician	N	38,045	49,459	60,872
56	Utilities Maintenance Technician	N	39,947	51,931	63,915
57	Administrative Support Specialist	N	41,944	54,527	67,110
57	Finance Administrative Support Specialist	N	41,944	54,527	67,110
57	Lake Permitting Admin. Support Specialist/Deputy Town Clerk	N	41,944	54,527	67,110
57	Police Administrative Support Specialist	N	41,944	54,527	67,110
58	Utilities Maintenance Tech./GIS Specialist	N	44,041	57,254	70,466
59	Firefighter/AEMT	N	46,243	60,116	73,989
60	Police Officer	N	48,555	63,122	77,688
60	Police Officer/K9 Officer	N	48,555	63,122	77,688
61	Police Corporal	N	50,982	66,277	81,571
61	Lake Enforcement Officer	N	50,982	66,277	81,571
62	Fire Lieutenant	N	53,531	69,591	85,650
63	Town Clerk	N	56,207	73,069	89,931
63	Dev. And Environ. Review Specialist	N	56,207	73,069	89,931
63	Public Works Supervisor	E	56,207	73,069	89,931
63	Police Sergeant	N	56,207	73,069	89,931
64	Fire Captain	N	59,017	76,722	94,427
65		N	61,967	80,557	99,147
66	Communications Director	N	65,065	84,585	104,104
67	HR Administrator/Utility Billing Specialist	N	68,318	88,814	109,309
68	Deputy Fire Chief	E	71,733	93,253	114,773
68	Community Development Director	E	71,733	93,253	114,773
69			75,319	97,915	120,510
70	Finance Director	E	79,084	102,809	126,534
70	Police Chief	E	79,084	102,809	126,534
70	Project Manager	E	79,084	102,809	126,534
70	Public Services Director	E	79,084	102,809	126,534
71	Emergency Services Director	E	83,038	107,950	132,861
72			87,189	113,346	139,502
73			91,548	119,013	146,477
74			96,125	124,963	153,800
75			100,931	131,211	161,490
76			105,977	137,770	169,563
77			111,275	144,658	178,040
78			116,838	151,890	186,941
79			122,679	159,484	196,288
80			128,812	167,458	206,102

**D.
Review Draft Memorandum of
Understanding with Camp Lurecrest
and Consider Authorization for the
Town Attorney to Finalize the MOU,
with Assistance from Town Staff, and
for the Town Manager to Execute the
Final Agreement**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026**

SUBJECT: Review Draft Memorandum of Understanding with Camp Lurecrest and Consider Authorization for the Town Attorney to Finalize the MOU, with Assistance from Town Staff, and for the Town Manager to Execute the Final Agreement

AGENDA INFORMATION:

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

BRIEF SUMMARY:

This Memorandum of Understanding establishes a cooperative framework between the Town of Lake Lure and Camp Lurecrest Ministries, Inc. to support the planning, design, permitting, and negotiation of property rights needed for a future deep water access ramp at Mallard Cove. The project is intended to provide the Town with reliable deep-water access for the inspection, maintenance, and repair of critical public infrastructure located within Lake Lure. In exchange for an access easement across Lurecrest property, the Town intends to grant Lurecrest an easement on adjacent Town-owned property. The MOU outlines the parties' respective responsibilities during the preliminary project development phase, including design, engineering, permitting, surveying, and easement negotiations, while affirming their mutual commitment to work collaboratively and in good faith toward final easement agreements. The MOU serves as a statement of intent to advance a project that supports public infrastructure maintenance and environmental stewardship. The MOU is a draft and remains subject to review and approval by both parties. Staff recommends that Town Council authorize the Town Attorney and Town staff to finalize the agreement, including any revisions necessary to complete negotiations, and authorize the Town Manager to execute the finalized MOU on behalf of the Town.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To authorize the Town Attorney to finalize the MOU, with assistance from Town staff, and for the Town Manager to execute the final agreement.

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends authorization.

Memorandum of Understanding
between Town of Lake Lure
and
Camp Lurecrest Ministries, Inc.

This Memorandum of Understanding (“MOU”) is entered into as of **INSERT EFFECTIVE DATE** by and between the Town of Lake Lure, a North Carolina municipal corporation (“Town”), and Camp Lurecrest Ministries, Inc., a North Carolina nonprofit corporation (“Lurecrest”)(collectively, the “Parties”).

The Town and Lurecrest desire to grant easements to each other for the use of portions of the other’s property. Accordingly, the Town and Lurecrest operating under this MOU, agree as follows:

I. RECITALS

- a. **Project Need.** The Town requires access to Lake Lure to perform inspection, maintenance, and repair work on its infrastructure located in the lakebed of Lake Lure.
- b. **Proposed Parking Easement.** Lurecrest seeks additional parking adjacent to the property it owns. As consideration for the easement to be granted by Lurecrest to the Town (“Access Easement”), the Town intends to grant an easement (“Parking Easement”) to Lurecrest to use for parking on an adjacent parcel owned by the Town (“Parking Parcel”).
- c. **Access Point.** The Town has identified a parcel of property owned by Lurecrest providing access to Mallard Cove (“Access Parcel”) as a suitable location for deep-water access to the lakebed.
- d. **Proposed Access Easement.** The Town intends to acquire an easement over the Access Parcel for purposes of constructing and maintaining an access road, vehicle turnaround, and ramp to facilitate equipment deployment and retrieval for maintenance and repair operations.
- e. **Design and Development.** The Town has engaged LaBella Associates, P.C. to design the access road, turnaround area, and boat ramp at Mallard Cove (the “Project”), accessed via property owned by Lurecrest.
- f. **Purpose of MOU.** This MOU establishes a framework for cooperation between the Parties during the design, permitting, and easement negotiation phase of the Project, and sets forth the Parties’ mutual understanding regarding the Town’s intended use of the Access Parcel.

II. PURPOSE AND SCOPE

The Parties enter into this MOU to facilitate the Town’s acquisition of property rights necessary to access Lake Lure for the maintenance and repair of critical

public infrastructure and to establish the terms under which such access and use will occur.

- a. **Public Purpose.** The Parties acknowledge that the Project serves a public purpose by enabling the Town to maintain its infrastructure, which is essential to public health, safety, and environmental protection.
- b. **Collaborative Approach.** The Parties agree to work collaboratively and in good faith to negotiate the terms of permanent easements or other property interests over the Access Parcel and Parking Parcel, respectively.
- c. **Scope of Use – Access Parcel.** The Town’s anticipated use of the Access Parcel includes:
 - i. Construction, operation, and maintenance of an access road from Lurecrest Drive to Mallard Cove.
 - ii. Construction, operation, and maintenance of a vehicle turnaround area adjacent to Mallard Cove.
 - iii. Construction, operation, and maintenance of a concrete ramp extending to approximately the 970-foot elevation contour or as otherwise determined during final design.
 - iv. Deployment and retrieval of equipment, including barges, boats, excavators, and other machinery necessary for the inspection, maintenance, and repair of Town infrastructure.
 - v. Periodic access for emergency repairs and routine maintenance operations.
 - vi. Drainage infrastructure to prevent washouts during storm events.

III. RESPONSIBILITIES

- a. **Town Responsibilities.** The Town shall:
 - i. **Design and Engineering.** Complete design and engineering for the access road, turnaround, and boat ramp in accordance with applicable standards and professional practices.
 - ii. **Permitting.** Identify all required federal, state, and local permits, prepare and submit permit applications, respond to permitting agency comments, and obtain all necessary approvals, including but not limited to U.S. Army Corps of Engineers permits and North Carolina Water Quality Certifications.
 - iii. **Permit Fees.** Pay all permitting fees or reimburse Lurecrest for any fees paid by Lurecrest on the Town’s behalf.
 - iv. **Geotechnical Investigation.** Conduct geotechnical borings and investigations necessary to determine ramp structural design and stability requirements.

- v. **Survey and Legal Description.** Prepare a property survey and plat describing the Access Easement and Parking Easement areas.
- vi. **Property Rights Negotiation.** Negotiate in good faith with Lurecrest for the acquisition of an easement interest in the Access Parcel and the granting of an easement interest in the Parking Parcel on mutually acceptable terms.
- vii. **Construction.** Construct the access road, turnaround, and boat ramp in accordance with the approved design and all applicable permits.
- viii. **Restoration.** Restore any areas temporarily disturbed during construction to their pre-construction condition, or to such other condition as may be agreed upon by the Parties.
- ix. **Maintenance.** Maintain the access road, turnaround, and boat ramp in good repair throughout the term of the Access Easement.
- x. **Environmental Compliance.** Comply with all federal, state, and local environmental laws and regulations in connection with the design, construction, operation, and maintenance of the facilities.

b. **Lurecrest Responsibilities.** Lurecrest shall:

- i. **Property Rights Negotiation.** Negotiate in good faith with the Town for the granting of an easement interest in the Access Parcel and the acquisition of an easement interest in the Parking Parcel on mutually acceptable terms.
- ii. **Access for Survey and Investigation.** Grant the Town and its agents reasonable access to the Access Parcel for purposes of conducting surveys, geotechnical investigations, and environmental assessments, and other pre-construction activities necessary for design and permitting.
- iii. **Information Sharing.** Provide the Town with any information in Lurecrest's possession relevant to the Access Parcel, including but not limited to existing surveys, title documents, environmental reports, and information regarding utilities or other improvements.
- iv. **Coordination.** Designate a contact person to coordinate with the Town and respond to inquiries in a timely manner.

IV. FUNDING

- a. **Party Expenses.** Each Party to this MOU is responsible for its own expenses related to this MOU.
- b. **No Exchange of Funds Under MOU.** There will not be an exchange of funds between the parties for tasks associated with this MOU.

- c. **Town Design and Permitting Costs.** The Town shall bear all costs associated with design engineering, surveying, geotechnical investigation, permitting, and construction of the access road, turnaround, and boat ramp.

V. MISCELLANEOUS

- a. **Nonbinding Nature.** This MOU is a nonbinding statement of mutual intent and understanding between the Parties.
- b. **Good Faith Negotiation.** The Parties agree to negotiate the terms of the Access Easement and Parking Easement in good faith and to use reasonable efforts to execute definitive easement agreements within **[INSERT TIMEFRAME]** of the effective date of this MOU.
- c. **Governing Law and Venue.** The Parties hereto agree that without regard to principles of conflicts of laws, the laws of the State of North Carolina shall govern and control this Agreement. Both Parties agree to venue in the Superior Court of Rutherford County.

[Signature Page Follows]

Authorization

The signing of this MOU is not a formal undertaking. It implies that the signatories will strive to reach, to the best of their ability, the objectives stated in the MOU.

On behalf of the organization I represent, I wish to sign this MOU and contribute to its further development.

Town of Lake Lure

Olivia Stewman, Town Manager
Town of Lake Lure

Date

Camp Lurecrest Ministries, Inc.

Dan Bragdon, Executive Director
Camp Lurecrest Ministries, Inc.

Date

DRAFT

E.

**Consider Approval of LaBella Task 27 for
Mallard Cove Deep Water Access Ramp**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026**

SUBJECT: Consider Approval of LaBella Task 27 for Mallard Cove Deep Water Access Ramp

AGENDA INFORMATION:

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

BRIEF SUMMARY:

LaBella Task 27 is for the completion of design and permitting of a deep-water access boat ramp at Mallard Cove. The project was originally planned for Rumbling Bald; however, site investigations determined that location was unsuitable. Under this amendment, LaBella will conduct additional survey and geotechnical work, prepare engineering designs for the access road, turnaround area, drainage improvements, and concrete boat ramp, and obtain the necessary state and federal permits. The proposed ramp is intended to provide reliable lake access for construction and maintenance equipment during lake drawdowns, supporting future lake management, dredging, infrastructure projects, and continued recovery efforts. The amendment includes a lump-sum cost of \$76,300, with additional budgeted amounts for permitting, construction support, and other services as needed.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve LaBella Task 27 for Mallard Cove Deep Water Access Ramp.

ATTACHMENTS:

Proposed LaBella Task 27 for Mallard Cove Deep Water Access Ramp

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval

February 6, 2026

Dean Lindsey, Public Works Director
Olivia Stewman, Town Manager
Town of Lake Lure
2948 Memorial Highway
Lake Lure, NC 28746

**SUBJECT: Lake Lure On-Call Professional Services
Task 27 Amendment 1- Boat Ramp at ~~Rumbling Bald~~ Mallard Cove**

Dear Dean & 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 agreement. This proposal letter provides an Amendment to the scope of work and fee to provide the Task 27 deliverables as described below.

Overview

The Town seeks a deep-water access boat ramp which will allow equipment to be put into the Lake at water surface elevations as low as 970. Previously under this Task, the Town has authorized LaBella to proceed with efforts to design such a ramp at Rumbling Bald. Following field survey work, it became apparent that the location was not suitable for the purpose, and another location was sought.

The Town subsequently identified Mallard Cove, accessed via property owned by Camp Lurecrest Ministries, Inc., as a possible location for the ramp, and with LaBella's assistance visually confirmed the site's suitability. Design efforts under this Amendment address the ramp at this newly selected location. The Town is currently negotiating with the property owner for land rights. The approximate route from Lurecrest Drive to Mallard Cove is shown at right.



Scope

LaBella will prepare a design for the desired boat ramp, including:

- We will coordinate for processing of already-collected aerial survey from Lurecrest Drive along the access road path to the normal pool elevation of the Lake and further to the elevation that was exposed when the aerial imagery was collected (~963.0). This survey mapping will serve as the design basis for the access road alignment, vehicle turnaround adjacent to the Cove, and the ramp design.
- We will obtain geotechnical borings to determine ramp structural design / stability requirements. Up to four (4) borings each twenty (20) feet deep will be obtained.
- We will prepare alignment and section drawings for the access road. The road is expected to be constructed of crushed stone for cost-effectiveness, and ease of maintenance in anticipation of severe duty use by heavy construction equipment. Road-legal vehicular traffic is expected to be minimal and instead, large delivery vehicles (e.g., semi-trailer, multi-axle flatbeds) are expected to unload adjacent to Lurecrest Drive. The access road and turnaround will be designed for suitability for up to small (single rear axle) flatbed trucks. Adjacent to the turnaround area, drainage design will be required as well to prevent road / turnaround / ramp washouts during normal storm events.
- We will prepare plan layout and structural detail drawings for the concrete boat ramp. We will review the design with the Town before final design completion. The ramp is anticipated to extend as far as the 970 contour or shallower, and this will be coordinated with the Town during design once survey is obtained. The ramp is not



anticipated to have any special features (e.g., no 'bench' or 'laydown area' as was considered for the previously-contemplated Rock Crest Cove ramp).

- We will identify any permitting requirements, and prepare and submit required permit applications, and respond to comments from permitting agencies in order to obtain approval. We expect that a USACE 404 Permit and a NC 401 Water Quality Certification will be required. The Town will pay all permitting fees, or LaBella may pay them directly and invoice them to the Town as a pass-thru charge.
- We will assist the Town as-needed during construction by responding to requests for information (RFIs) or submittals (e.g., concrete mix design). Complete construction administration or construction observation **is not** anticipated.

Fees & Schedule

LaBella proposes to perform the services described herein on a combination Lump Sum / Time and Materials (T&M) basis as outlined below, with post-design services billed on an hourly basis at then-current contract rates, based on the Rate Schedule, the 2026 version of which is attached. Invoices will be payable within 30 days of receipt by the Town.

Task	Fee
Survey (previously expended at Rumbling Bald)	\$7,700
Geotechnical Investigation (original R.B. location)	\$12,400
Design (original R.B. location)	\$7,500
Topo Survey (Lurecrest Drive to Mallard Cove)	\$10,800
Geotechnical Investigation	\$18,400
Design	\$35,000
Property Survey & Plat (Easement or Fee-Simple)	\$4,400
TOTAL (Lump Sum)	\$76,300
Permitting & Agency Coordination	\$10,000
Construction Support	\$5,000
Additional Services (T&M budget)	\$15,000

An approximate schedule is given below.

Milestone	Duration
Survey (Aerial Processing + Ground Work)	4 weeks after NTP
Geotechnical Investigation & Report	8 weeks after NTP
Preliminary & Final Design	12 weeks after NTP
Permitting	TBD - 60 days estimated
Construction Support	As-needed per Town

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) 249-8069.

Sincerely,
LaBella Associates, P.C.

Brian Houston, P.E.
Water/Wastewater Market Leader
Town of Lake Lure, North Carolina

By: _____
Authorized Signature
 Title _____
 Date _____



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	\$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 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.

**Consider Adoption of Resolution NO.
26-06-09 Supporting Legacy Tree Fund
Grant Application**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026**

SUBJECT: Consider Adoption of Resolution No. 26-06-09 Supporting Legacy Tree Fund Grant Application

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: F
Department: Administration
Contact: Rick Carpenter, Dev. & Environ. Review Specialist
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

Resolution No. 26-06-09 supports the Town's application to the North Carolina Urban Forest Council's Legacy Tree Fund Grant Program. The Town is requesting \$5,000 to fund tree planting improvements within Morse Park. The grant requires a matching contribution, which the Town will satisfy through a combination of in-kind volunteer labor and Town staff participation valued at more than \$5,000. If awarded, the project will enhance the park's tree canopy, improve environmental benefits, and contribute to the long-term beautification and resiliency of this public space.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 26-06-09 Supporting Legacy Tree Fund Grant Application

ATTACHMENTS:

Resolution No. 26-06-09 Supporting Legacy Tree Fund Grant Application

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.



RESOLUTION NO. 26-06-09

A RESOLUTION SUPPORTING THE TOWN OF LAKE LURE'S APPLICATION TO THE NORTH CAROLINA URBAN FOREST COUNCIL LEGACY TREE FUND GRANT

WHEREAS, the Town of Lake Lure recognizes the environmental, recreational, and aesthetic benefits provided by trees, including improved air and water quality, reduced stormwater runoff, enhanced wildlife habitat, and increased community resiliency; and

WHEREAS, the North Carolina Urban Forest Council administers the Legacy Tree Fund Grant Program to support tree planting and urban forestry projects throughout North Carolina; and

WHEREAS, the Town of Lake Lure has prepared and submitted an application to the Legacy Tree Fund Grant Program requesting grant funding in the amount of \$5,000 for tree planting activities within Morse Park; and

WHEREAS, the Town of Lake Lure is committed to providing the required matching contribution in excess of \$5,000 through a combination of in-kind volunteer labor and Town staff participation; and

WHEREAS, the Town Council finds that the proposed project will provide long-term environmental, recreational, and community benefits for residents and visitors while furthering the Town's commitment to stewardship of its natural resources.

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

SECTION ONE. The Town Council hereby supports the Town's application to the North Carolina Urban Forest Council Legacy Tree Fund Grant Program for tree planting improvements within Morse Park.

SECTION TWO. The Town Council authorizes the Town Manager, or their designee, to execute all documents necessary for the submission, administration, and implementation of the grant application and any resulting grant award.

SECTION THREE. The Town Council commits to providing the required local match, consisting of in-kind volunteer labor and Town staff participation, in an amount exceeding \$5,000.

SECTION FOUR. If awarded, the Town Council supports implementation of the project in accordance with the grant requirements and all applicable laws and regulations.

ADOPTED this ____ day of _____, 2026.

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

G.

**Consider Approval of Amendment to the
FY 2024 Audit Contract and Authorization
to Execute the FY 2025 Audit Contract**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026**

SUBJECT: Consider Approval of Amendment to the FY 2024 Audit Contract and Authorization to Execute the FY 2025 Audit Contract

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: G
Department: Finance
Contact: Stephen Ford, Finance Officer
Presenter: Stephen Ford, Finance Officer

BRIEF SUMMARY:

Approval of the FY24 budget amendment will allow the Town to close out the FY24 audit. Authorization to execute the FY25 audit contract will allow the Town to begin FY25 audit services with Thompson, Price, Scott, Adams & Co., P.A. Staff recommends authorizing the Town Manager to execute the FY25 contract.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve amendment to the FY 2024 Audit Contract and Authorization for the town manager to execute the FY 2025 Audit Contract.

ATTACHMENTS:

2024 Amendment to Contract to Audit; 2025 Contract to Audit Contract

STAFF'S COMMENTS AND RECOMMENDATIONS:

This request is typical of organizations such as the Town that are now undergoing single audits (due to the degree and amount of external funding) in addition to the general audit. Staff recommends approval.

Whereas	Primary Government Unit TOWN OF LAKE LURE
and	Discretely Presented Component Unit (DPCU) (if applicable) N/A
and	Auditor Thompson, Price, Scott, Adams & Co, P.A.

entered into a contract in which the Auditor agreed to audit the accounts of the Primary Government Unit and DPCU (if applicable)

for	Fiscal Year Ending 06/30/24	and originally to be submitted to the LGC on	Date 07/31/25
-----	--------------------------------	--	------------------

hereby agree that it is now necessary that the contract be modified as follows.

<input checked="" type="checkbox"/> Modification to date submitted to LGC	Original date 07/31/25	Modified date 05/20/26
<input checked="" type="checkbox"/> Modification to fee	Original fee \$ 43,500.00	Modified fee \$ 58,500.00

Primary Other
(choose 1)(choose 0-2)

Reason(s) for Contract Amendment

- Change in scope
- Issue with unit staff/turnover/workload
- Issue with auditor staff/turnover/workload
- Third-party financial statements not prepared by agreed-upon date
- Unit did not have bank reconciliations complete for the audit period
- Unit did not have reconciliations between subsidiary ledgers and general ledger complete
- Unit did not post previous years adjusting journal entries resulting in incorrect beginning balances in the general ledger
- Unit did not have information required for audit complete by the agreed-upon time
- Delay in component unit reports
- Software - implementation issue
- Software - system failure
- Software - ransomware/cyberattack
- Natural or other disaster
- Other (please explain)

Plan to Prevent Future Late Submissions

If the amendment is submitted to modify the date the audit will be submitted to the LGC, please indicate the steps the unit and auditor will take to prevent late filing of audits in subsequent years. Audits are due six months after fiscal year end (ten months after fiscal year end for housing authorities). Indicate NA if this is an amendment due to a change in cost only.

The Town suffered catastrophic destruction from Hurricane Helene. Invoices and other items needed for the audit were destroyed, and additional time was needed to obtain copies needed for audit testing, etc. The 2025 audit will also be delayed, but hopefully


Additional Information

Please provide any additional explanation or details regarding the contract modification.


By their signatures on the following pages, the Auditor, the Primary Government Unit, and the DPCU (if applicable), agree to these modified terms.

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* Thompson, Price, Scott, Adams & Co, P.A.	
Authorized Firm Representative* (typed or printed) Alan W. Thompson	Signature* 
Date* 05/20/26	Email Address alanthompson@tpsacpas.com

GOVERNMENTAL UNIT

Governmental Unit* TOWN OF LAKE LURE	
Date Primary Government Unit Governing Board Approved Amended Audit Contract* (If required by governing board policy)	✓
Mayor/Chairperson* (typed or printed) ✓	Signature* 
Date ✓	Email Address ✓

Chair of Audit Committee (typed or printed, or "NA") NA	Signature
Date	Email Address


GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

ONLY REQUIRED IF FEES ARE MODIFIED IN THE AMENDED CONTRACT

(Pre-audit certificate not required for hospitals)

Required by G.S. 159-28(a1) or G.S. 115C-441(a1)

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Primary Governmental Unit Finance Officer* STEVE FORD	Signature* 
Date of Pre-Audit Certificate* ✓	Email Address* sford@townoflakelure.com

The	Governing Board TOWN COUNCIL
of	Primary Government Unit TOWN OF LAKE LURE
and	Discretely Presented Component Unit (DPCU) (if applicable) N/A

Primary Government Unit, together with DPCU (if applicable), hereinafter referred to as Governmental Unit(s)

and	Auditor Name THOMPSON, PRICE, SCOTT, ADAMS & CO, P.A.
	Auditor Address 1626 S MADISON STREET, WHITEVILLE, NC 28472

Hereinafter referred to as Auditor

for	Fiscal Year Ending 06/30/25	Date Audit Will Be Submitted to LGC 10/31/26
-----	--------------------------------	---

Must be within six months of FYE

hereby agree as follows:

1. The Auditor shall audit all statements and disclosures required by U.S. generally accepted auditing standards (GAAS) and additional required legal statements and disclosures of all funds and/or divisions of the Governmental Unit(s). The non-major combining, and individual fund statements and schedules shall be subjected to the auditing procedures applied in the audit of the basic financial statements and an opinion shall be rendered in relation to (as applicable) the governmental activities, the business-type activities, the aggregate DPCUs, each major governmental and enterprise fund, and the aggregate remaining fund information (non-major government and enterprise funds, the internal service fund type, and the fiduciary fund types). The basic financial statements shall include budgetary comparison information in a budgetary comparison statement, rather than as RSI, for the General Fund and any annually budgeted Special Revenue funds.

2. At a minimum, the Auditor shall conduct the audit and render the report in accordance with GAAS. If the Governmental Unit expended \$100,000 or more in combined Federal and State financial assistance during the reporting period, the Auditor shall perform the audit in accordance with *Government Auditing Standards* (GAGAS). The Governmental Unit is subject to federal single audit requirements in accordance with Title 2 US Code of Federal Regulations Part 200 *Uniform Administration Requirements, Cost Principles, and Audit Requirements for Federal Awards*, Subpart F (*Uniform Guidance*) and the State Single Audit Implementation Act. Currently the threshold is \$750,000 for a federal single audit and \$500,000 for a State Single Audit. This audit and all associated audit documentation may be subject to review by Federal and State agencies in accordance with Federal and State laws, including the staffs of the Office of State Auditor (OSA) and the Local Government Commission (LGC). If the audit requires a federal single audit in accordance with the Uniform Guidance (§200.501) the Auditor and Governmental Unit(s) should discuss, in advance of the execution of this contract, the responsibility for submission of the audit and the accompanying data collection form to the Federal Audit Clearinghouse as required under the Uniform Guidance (§200.512) to ensure proper submission.

Effective for audits of fiscal years beginning on or after June 30, 2023, the LGC will allow auditors to consider whether a unit qualifies as a State low-risk auditee. Please refer to "Discussion of Single Audits in North Carolina" on the LGC's website for more information.

If the audit and Auditor communication are found in this review to be substandard, the results of the review may be forwarded to the North Carolina State Board of CPA Examiners (NC State Board).

3. If an entity is determined to be a component of another government as defined by the group audit standards, the entity's auditor shall make a good faith effort to comply in a timely manner with the requests of the group auditor in accordance with AU-6 §600.41 - §600.42.
4. This contract contemplates an unmodified opinion being rendered. If during the process of conducting the audit, the Auditor determines that it will not be possible to render an unmodified opinion on the financial statements of the unit, the Auditor shall contact the LGC Staff to discuss the circumstances leading to that conclusion as soon as is practical and before the final report is issued. The audit shall include such tests of the accounting records and such other auditing procedures as are considered by the Auditor to be necessary in the circumstances. Any limitations or restrictions in scope which would lead to a qualification should be fully explained in an attachment to this contract.
5. If this audit engagement is subject to the standards for audit as defined in *Government Auditing Standards*, 2018 revision, issued by the Comptroller General of the United States, then by accepting this engagement, the Auditor warrants that he/she has met the requirements for a peer review and continuing education as specified in *Government Auditing Standards*. The Auditor agrees to provide a copy of the most recent peer review report to the Governmental Unit(s) and the Secretary of the LGC prior to the execution of an audit contract. Subsequent submissions of the report are required only upon report expiration or upon auditor's receipt of an updated peer review report. If the audit firm received a peer review rating other than pass, the Auditor shall not contract with the Governmental Unit(s) without first contacting the Secretary of the LGC for a peer review analysis that may result in additional contractual requirements.

If the audit engagement is not subject to *Government Auditing Standards* or if financial statements are not prepared in accordance with U.S. generally accepted accounting principles (GAAP) and fail to include all disclosures required by GAAP, the Auditor shall provide an explanation as to why in an attachment to this contract or in an amendment.

6. It is agreed that time is of the essence in this contract. All audits are to be performed and the report of audit submitted to LGC Staff within six months of fiscal year end. If it becomes necessary to amend the audit fee or the date that the audit report will be submitted to the LGC, an amended contract along with a written explanation of the change shall be submitted to the Secretary of the LGC for approval.
7. It is agreed that GAAS include a review of the Governmental Unit's (Units') systems of internal control and accounting as same relate to accountability of funds and adherence to budget and law requirements applicable thereto; that the Auditor shall make a written report, which may or may not be a part of the written report of audit, to the Governing Board setting forth his/her findings, together with his recommendations for improvement. That written report shall include all matters defined as "significant deficiencies and material weaknesses" in AU-C 265 of the *AICPA Professional Standards (Clarified)*. The Auditor shall file a copy of that report with the Secretary of the LGC.

For GAAS or *Government Auditing Standards* audits, if an auditor issues an AU-C §260 report, commonly referred to as "Governance Letter," LGC staff does not require the report to be submitted unless the auditor cites significant findings or issues from the audit, as defined in AU-C §260.12 - .14. This would include issues such as difficulties encountered during the audit, significant or unusual transactions, uncorrected misstatements, matters that are difficult or contentious reviewed with those charged with governance, and other significant matters. If matters identified during the audit were required to be reported as described in AU-C §260.12-.14 and were communicated in a method other than an AU-C §260 letter, the written documentation must be submitted.

8. All local government and public authority contracts for audit or audit-related work require the approval of the Secretary of the LGC. This includes annual or special audits, agreed upon procedures related to internal controls, bookkeeping or other assistance necessary to prepare the Governmental Unit's records for audit, financial statement preparation, any finance-related investigations, or any other audit-related work in the State of North Carolina. Approval is also required for the Alternative Compliance Examination Engagement for auditing the Coronavirus State and Local Fiscal Recovery Funds expenditures as allowed by US Treasury. Approval is not required on audit contracts and invoices for system improvements and similar services of a non-auditing nature.
9. Invoices for services rendered under these contracts shall not be paid by the Governmental Unit(s) until the invoice has been approved by the Secretary of the LGC. This also includes any progress billings [G.S. 159-34 and 115C-447]. All invoices for audit work shall be submitted in PDF format to the Secretary of the LGC for approval. The invoice marked 'approved' with approval date shall be returned to the Auditor to present to the Governmental Unit(s) for payment. This paragraph is not applicable to contracts for audits of hospitals.
10. In consideration of the satisfactory performance of the provisions of this contract, the Governmental Unit(s) shall pay to the Auditor, upon approval by the Secretary of the LGC if required, the fee, which includes any costs the Auditor may incur from work paper or peer reviews or any other quality assurance program required by third parties (federal and state grantor and oversight agencies or other organizations) as required under the Federal and State Single Audit Acts. This does not include fees for any pre-issuance reviews that may be required by the NC Association of CPAs (NCACPA) Peer Review Committee or NC State Board of CPA Examiners (see Item 13).
11. If the Governmental Unit(s) has/have outstanding revenue bonds, the Auditor shall submit to LGC Staff, either in the notes to the audited financial statements or as a separate report, a calculation demonstrating compliance with the revenue bond rate covenant. Additionally, the Auditor shall submit to LGC Staff simultaneously with the Governmental Unit's (Units') audited financial statements any other bond compliance statements or additional reports required by the authorizing bond documents, unless otherwise specified in the bond documents.
12. After completing the audit, the Auditor shall submit to the Governing Board a written report of audit. This report shall include, but not be limited to, the following information: (a) Management's Discussion and Analysis, (b) the financial statements and notes of the Governmental Unit(s) and all of its component units prepared in accordance with GAAP, (c) supplementary information requested by the Governmental Unit(s) or required for full disclosure under the law, and (d) the Auditor's opinion on the material presented. The Auditor shall furnish the required number of copies of the report of audit to the Governing Board upon completion.
13. If the audit firm is required by the NC State Board, the NCACPA Peer Review Committee, or the Secretary of the LGC to have a pre-issuance review of its audit work, there shall be a statement in the engagement letter indicating the pre-issuance review requirement. There also shall be a statement that the Governmental Unit(s) shall not be billed for the pre-issuance review. The pre-issuance review shall be performed prior to the completed audit being submitted to LGC Staff. The pre-issuance review report shall accompany the audit report upon submission to LGC Staff.

14. The Auditor shall submit the report of audit in PDF format to LGC Staff. For audits of units other than hospitals, the audit report should be submitted when (or prior to) submitting the final invoice for services rendered. The report of audit, as filed with the Secretary of the LGC, becomes a matter of public record for inspection, review and copy in the offices of the LGC by any interested parties. Any subsequent revisions to these reports shall be sent to the Secretary of the LGC. These audited financial statements, excluding the Auditors' opinion, may be used in the preparation of official statements for debt offerings by municipal bond rating services to fulfill secondary market disclosure requirements of the Securities and Exchange Commission and for other lawful purposes of the Governmental Unit(s) without requiring consent of the Auditor. If the LGC Staff determines that corrections need to be made to the Governmental Unit's (Units') financial statements and/or the compliance section, those corrections shall be provided within three business days of notification unless another deadline is agreed to by LGC Staff.

15. Should circumstances disclosed by the audit call for a more detailed investigation by the Auditor than necessary under ordinary circumstances, the Auditor shall inform the Governing Board in writing of the need for such additional investigation and the additional compensation required therefore. Upon approval by the Secretary of the LGC, this contract may be modified or amended to include the increased time, compensation, or both as may be agreed upon by the Governing Board and the Auditor.

16. If an approved contract needs to be modified or amended for any reason, the change shall be made in writing and pre-audited if the change includes a change in audit fee (pre-audit requirement does not apply to hospitals). This amended contract shall be completed in full, including a written explanation of the change, signed and dated by all original parties to the contract. It shall then be submitted to the Secretary of the LGC for approval. No change to the audit contract shall be effective unless approved by the Secretary of the LGC.

17. A copy of the engagement letter, issued by the Auditor and signed by both the Auditor and the Governmental Unit(s), shall be attached to this contract, and except for fees, work, and terms not related to audit services, shall be incorporated by reference as if fully set forth herein as part of this contract. In case of conflict between the terms of the engagement letter and the terms of this contract, the terms of this contract shall take precedence. Engagement letter terms that conflict with the contract are deemed to be void unless the conflicting terms of this contract are specifically deleted in Item 30 of this contract. Engagement letters containing indemnification clauses shall not be accepted by LGC Staff.

18. Special provisions should be limited. Please list any special provisions in an attachment.

19. A separate contract should not be made for each division to be audited or report to be submitted. If a DPCU is subject to the audit requirements detailed in the Local Government Budget and Fiscal Control Act and a separate audit report is issued, a separate audit contract is required. If a separate report is not to be issued and the DPCU is included in the primary government audit, the DPCU shall be named along with the primary government on this audit contract. DPCU Board approval date, signatures from the DPCU Board chairman and finance officer also shall be included on this contract.

20. The contract shall be executed, pre-audited (pre-audit requirement does not apply to hospitals), and physically signed by all parties including Governmental Unit(s) and the Auditor, then submitted in PDF format to the Secretary of the LGC.

21. The contract is not valid until it is approved by the Secretary of the LGC. The staff of the LGC shall notify the Governmental Unit and Auditor of contract approval by email. The audit should not be started before the contract is approved.

22. Retention of Client Records: Auditors are subject to the NC State Board of CPA Examiners' Retention of Client Records Rule 21 NCAC 08N .0305 as it relates to the provision of audit and other attest services, as well as non-attest services. Clients and former clients should be familiar with the requirements of this rule prior to requesting the return of records.

23. This contract may be terminated at any time by mutual consent and agreement of the Governmental Unit(s) and the Auditor, provided that (a) the consent to terminate is in writing and signed by both parties, (b) the parties have agreed on the fee amount which shall be paid to the Auditor (if applicable), and (c) no termination shall be effective until approved in writing by the Secretary of the LGC.
24. The Governmental Unit's (Units') failure or forbearance to enforce, or waiver of, any right or an event of breach or default on one occasion or instance shall not constitute the waiver of such right, breach or default on any subsequent occasion or instance.
25. There are no other agreements between the parties hereto and no other agreements relative hereto that shall be enforceable unless entered into in accordance with the procedure set out herein and approved by the Secretary of the LGC.
26. E-Verify. Auditor shall comply with the requirements of NCGS Chapter 64 Article 2. Further, if Auditor utilizes any subcontractor(s), Auditor shall require such subcontractor(s) to comply with the requirements of NCGS Chapter 64, Article 2.
27. **Applicable to audits with fiscal year ends of June 30, 2020 and later.** For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct and *Government Auditing Standards, 2018 Revision* (as applicable). Preparing financial statements in their entirety shall be deemed a "significant threat" requiring the Auditor to apply safeguards sufficient to reduce the threat to an acceptable level. If the Auditor cannot reduce the threats to an acceptable level, the Auditor cannot complete the audit. If the Auditor is able to reduce the threats to an acceptable level, the documentation of this determination, including the safeguards applied, must be included in the audit workpapers.
- All non-attest service(s) being performed by the Auditor that are necessary to perform the audit must be identified and included in this contract. The Governmental Unit shall designate an individual with the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the services and accept responsibility for the results of the services performed. If the Auditor is able to identify an individual with the appropriate SKE, s/he must document and include in the audit workpapers how he/she reached that conclusion. If the Auditor determines that an individual with the appropriate SKE cannot be identified, the Auditor cannot perform both the non-attest service(s) and the audit. See "Fees for Audit Services" page of this contract to disclose the person identified as having the appropriate SKE for the Governmental Unit.
28. **Applicable to audits with fiscal year ends of June 30, 2021 and later.** The auditor shall present the audited financial statements including any compliance reports to the government unit's governing body or audit committee in an official meeting in open session as soon as the audited financial statements are available but not later than 45 days after the submission of the audit report to the Secretary. The auditor's presentation to the government unit's governing body or audit committee shall include:
- a) the description of each finding, including all material weaknesses and significant deficiencies, as found by the auditor, and any other issues related to the internal controls or fiscal health of the government unit as disclosed in the management letter, the Single Audit or Yellow Book reports, or any other communications from the auditor regarding internal controls as required by current auditing standards set by the Accounting Standards Board or its successor;
 - b) the status of the prior year audit findings;
 - c) the values of Financial Performance Indicators based on information presented in the audited financial statements; and
 - d) notification to the governing body that the governing body shall develop a "Response to the Auditor's Findings, Recommendations, and Fiscal Matters," if required under 20 NCAC 03 .0508.
29. Information based on the audited financial statements shall be submitted to the Secretary for the purpose of identifying Financial Performance Indicators and Financial Performance Indicators of Concern. See 20 NCAC 03 .0502(c)(6).

30. All of the above paragraphs are understood and shall apply to this contract, except the following numbered paragraphs shall be deleted (See Item 17 for clarification).

31. The process for submitting contracts, audit reports and invoices is subject to change. Auditors and units should use the submission process and instructions in effect at the time of submission. Refer to the N.C. Department of State Treasurer website at <https://www.nctreasurer.com/state-and-local-government-finance-division/local-government-commission/submitting-your-audit>

32. All communications regarding audit contract requests for modification or official approvals will be sent to the email addresses provided on the signature pages that follow.

33. Modifications to the language and terms contained in this contract form (LGC-205) are not allowed.

FEEES FOR AUDIT SERVICES

1. For all non-attest services, the Auditor shall adhere to the independence rules of the AICPA Professional Code of Conduct (as applicable) and *Government Auditing Standards, 2018 Revision*. Refer to Item 27 of this contract for specific requirements. The following information must be provided by the Auditor; contracts presented to the LGC without this information will be not be approved.

Financial statements were prepared by: Auditor Governmental Unit Third Party

If applicable: Individual at Governmental Unit designated to have the suitable skills, knowledge, and/or experience (SKE) necessary to oversee the non-attest services and accept responsibility for the results of these services:

Name:	Title and Unit / Company:	Email Address:
STEVE FORD	Finance Officer / Town of Lake Lure	sford@townoflakelure.com

OR Not Applicable (Identification of SKE Individual on the LGC-205 Contract is not applicable for GAAS-only audits or audits with FYEs prior to June 30, 2020.)

2. Fees may not be included in this contract for work performed on Annual Financial Information Reports (AFIRs), Form 990s, or other services not associated with audit fees and costs. Such fees may be included in the engagement letter but may not be included in this contract or in any invoices requiring approval of the LGC. See Items 8 and 13 for details on other allowable and excluded fees.

3. The audit fee information included in the table below for both the Primary Government Fees and the DPCU Fees (if applicable) should be reported as a specific dollar amount of audit fees for the year under this contract. If any language other than an amount is included here, the contract will be returned to the audit form for correction.


4. Prior to the submission of the completed audited financial report and applicable compliance reports subject to this contract, or to an amendment to this contract (if required) the Auditor may submit interim invoices for approval for services rendered under this contract to the Secretary of the LGC, not to exceed 75% of the billings for the unit's last annual audit that was submitted to the Secretary of the LGC. All invoices for services rendered in an audit engagement as defined in 20 NCAC .0503 shall be submitted to the Commission for approval before any payment is made. Payment before approval is a violation of law. (This paragraph not applicable to contracts and invoices associated with audits of hospitals).

Primary Government Unit	TOWN OF LAKE LURE
Audit Fee (financial and compliance if applicable)	\$ 39,000
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$ 4,500
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$ 43,500


Discretely Presented Component Unit	N/A
Audit Fee (financial and compliance if applicable)	\$
Fee per Major Program (if not included above)	\$
Additional Fees Not Included Above (if applicable):	
Financial Statement Preparation (incl. notes and RSI)	\$
All Other Non-Attest Services	\$
TOTAL AMOUNT NOT TO EXCEED	\$

SIGNATURE PAGE

AUDIT FIRM

Audit Firm* THOMPSON, PRICE, SCOTT, ADAMS & CO, P.A.	
Authorized Firm Representative (typed or printed)* ALAN W. THOMPSON	Signature* 
Date* 05/20/26	Email Address* alanthompson@tpsacpas.com

GOVERNMENTAL UNIT


Governmental Unit* TOWN OF LAKE LURE	
Date Governing Board Approved Audit Contract* (Enter date in box to right)	✓
Mayor/Chairperson (typed or printed)*	Signature* 
Date	Email Address* ✓

✓ Chair of Audit Committee (typed or printed, or "NA")	Signature
Date	Email Address

GOVERNMENTAL UNIT – PRE-AUDIT CERTIFICATE

Required by G.S. 159-28(a1) or G.S. 115C-441(a1). Not applicable to hospital contracts.

This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act or by the School Budget and Fiscal Control Act.

Sum Obligated by This Transaction:	\$ 43,500
Primary Governmental Unit Finance Officer* (typed or printed) STEVE FORD	Signature* 
Date of Pre-Audit Certificate* ✓	Email Address* sford@townoflakelure.com



Thompson, Price, Scott, Adams & Co, P.A.

P.O. Box 398
1626 S Madison Street
Whiteville, NC 28472
Telephone (910) 642-2109
Fax (910) 642-5958

Alan W. Thompson, CPA
R. Bryon Scott, CPA
Gregory S. Adams, CPA

ENGAGEMENT LETTER

May 20, 2026

Town of Lake Lure
PO Box 255
2948 Memorial Highway
Lake Lure, NC 28746

To Management and Those Charged With Governance:

We are pleased to confirm our understanding of the services we are to provide the Town of Lake Lure for the year ended June 30, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of Town of Lake Lure as of and for the year ended June 30, 2025. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Town of Lake Lure's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Town of Lake Lure's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis
2. Schedule of Changes in Total Pension Liability and Schedule of Total Pension Liability as a Percentage of Covered Payroll – Law Enforcement Officers' Special Separation Allowance
3. Schedule of Proportionate Share of the Net OPEB Liability and Contributions – Retiree Health Benefit Fund
4. Schedule of Proportionate Share of the Net Pension Liability (Asset) and Contributions – LGERS
5. Schedules of Changes in Total OPEB Liability and Related Ratios

We have also been engaged to report on supplementary information other than RSI that accompanies Town of Lake Lure's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditors' report on the financial statements:

Members

American Institute of CPAs - N.C. Association of CPAs – AICPA's Private Companies Practice Section

1. Schedule of Expenditures of Federal and State Awards.
2. Combining and Individual Fund Financial Statements, Budgetary Schedules, and Other Schedules

Our responsibility for other information included in documents containing the entity's audited financial statements and auditors' report does not extend beyond the financial information identified in the report. We have no responsibility for determining whether such other information contained in these documents is properly stated.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditors' report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually, or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objective also includes reporting on-

- Internal control over financial reporting and compliance with the provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditors' Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit will be conducted in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. We will include such matters in the reports required for a Single Audit. Our responsibility

as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories (if material), and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about your responsibilities for the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures-Internal Controls

We will obtain an understanding of the entity and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Test of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures-Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Town of Lake Lure's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an

opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of Town of Lake Lure's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the Town of Lake Lure's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal and State awards, and related notes of Town of Lake Lure in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. We may also assist in preparing year end cash to accrual entries. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal and State awards, and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements, schedules of expenditures of federal and State awards, related notes, assistance with cash to accrual or GASB year-end entries, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal and State awards, and related notes and that you have reviewed and approved the financial statements, the schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, (Steve Ford (with assistance of consultant Brian Epley)), who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal and State awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal and State awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of the schedule of expenditures of federal awards, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional

information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal and State awards; federal or State award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review by June 1, 2026.

You are responsible for identifying all federal and State awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal and State awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal and State awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal and State awards. You also agree to make the audited financial statements readily available to intended users of schedules of expenditures of federal and State awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal and State awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal and State awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal and State awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions,

and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information. With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

Engagement Administration, Fees, and Other

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If for whatever reason your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. If applicable, we will provide copies of our report for you to include with the reporting package you will submit to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' report or nine months after the end of the audit period.

We will provide copies of our reports to the Board; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Thompson, Price, Scott, Adams & Co., P.A. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request in a timely manner to Oversight Agencies (or its designee), a federal agency provided direct or indirect funding, or the U.S. Government Accounting Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Thompson, Price, Scott, Adams & Co., P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the federal cognizant agency. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party contesting the audit finding for guidance prior to destroying the audit documentation.

Alan Thompson is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit by approximately June 1, 2026, and to issue our reports no later than October 31, 2026. Our audit engagement ends on delivery of our audit report. Any follow-up services that might be required will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, shall not exceed \$43,500. Also, any excessive additional fees incurred in obtaining required audit evidence (i.e.

bank confirmations) will be billed directly to the Board. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Town Council and management of the Town of Lake Lure. We will make reference to the Component Auditor's audit of the Lake Lure ABC Board in our report on your financial statements. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditors' report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement. If circumstances occur related to the condition of your records, the availability of sufficient appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will include a paragraph that states that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the Town of Lake Lure and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Alan W. Thompson, CPA
Thompson, Price, Scott, Adams & Co., P.A.

RESPONSE:

This letter correctly sets forth the understanding of the Town of Lake Lure.

Management signature: _____



Title: _____ ✓

Date: _____ ✓

Governance signature: _____



Title: _____ ✓

Date: _____ ✓

CC: Town Council

H.

**Resolution No. 26-06-09A Directing the Town
Clerk to Investigate a Petition Received Under
G.S. 160A-31**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 9, 2026**

SUBJECT: Resolution No. 26-06-09A Directing the Town Clerk to Investigate a Petition Received Under G.S. 160A-31

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: H
Department: Administration
Contact: Kimberly Martin, Town Clerk
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Town received a petition for voluntary annexation of parcel 1656091. Resolution No. 26-06-09A would direct the Town Clerk to review the petition to determine whether it meets the requirements of North Carolina General Statutes for voluntary annexation and whether the property is eligible for annexation. If the petition is found to be sufficient, the Town Council would next consider a resolution calling for a public hearing, conduct the required public hearing, and, if appropriate, adopt an ordinance approving the annexation with an established effective date.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 26-06-09A Directing the Town Clerk to Investigate a Petition Received Under G.S. 160A-31.

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.



RESOLUTION NO. 26-06-09A

**A RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION RECEIVED
UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on June 5, 2026 by the Town of Lake Lure; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Lake Lure deems it advisable to proceed in response to this request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Lake Lure that the Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Town Council the result of their investigation.

ADOPTED this ____ day of _____, 2026.

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

X

PUBLIC COMMENT

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

XI.

**Closed Session in Accordance
with G.S. 143-318.11 (a)(3) for
Attorney Client Privilege or
Legal Claims**

XII
ADJOURNMENT