

LAKE LURE TOWN COUNCIL MEETING PACKET

Tuesday, May 13, 2025
5:00 p.m.



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

I Call to Order

II

Agenda Adoption

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

Tuesday, June 10, 2025 at 5:00 p.m.

Lakeview Terrace at Rumbling Bald



Agenda

- I. Call to Order**
- II. Agenda Adoption**
- III. Mayor's Communication**
- IV. Town Managers Communication**
 - A. Monthly Report - Page 8
- V. Public Hearing**
 - A. Ordinance No. 25-06-10 Adopting Fiscal Year 2025-2026 Budget - Page 14
 - i. Staff Report
 - ii. Public Hearing
 - iii. Council Deliberation
 - iv. Consideration of Adoption of Ordinance No. 25-06-10
- VI. Council Liaison Reports and Comments**
- VII. Consent Agenda**
 - A. Approval of May 2025 Minutes - Page 20
 - B. Fairfield Fire Department Lease - Page 43
- VIII. Unfinished Business**
- IX. New Business**
 - A. Short-term Rental Board Appointment - Page 52
 - B. Salary Grade Scale - Page 55
 - C. FY 25-26 Fee Schedule - Page 58
 - D. Ordinance 25-06-10A Amending the Town of Lake Lure Code of Ordinances to reenact a State of Emergency to be Codified as Chapter 33 - Page 63

E. Proclamation of Suspension of Lake Access - Page 71

F. Resolution No. 25-06-10 Supporting Dogwood Health Trust Grant Application - Page 75

X. Public Comment

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

XI. Adjournment

III MAYOR'S COMMUNICATIONS

IV TOWN MANAGER'S COMMUNICATIONS

A. Monthly Report



Town Manager Report May 2025

Below are the May highlights from the various departments. Full department reports are available upon request.

Public Services – Routine maintenance has been completed throughout the month, such as, but not limited to, Meter Reading, Meter Installs, Water Leaks, Locates, Bulk Trash Pickup, Work Orders, Facility Maintenance, Wastewater Samples, and Dam, Wastewater Treatment Plant and Hydro Plant Maintenance. In addition, public services have assisted in a number of storm recovery tasks.

Top accomplishments/project updates:

- Completed Smoke testing manholes on the Lake.
- Started 20 Tank geodesic dome replacement Project.
- Began Lake Drawdown to support USACE operations.
- Completed 104 requested 811 Locates.
- Repaired Woody Well enclosure locking mechanism.
- Attended to 8 calls for water leaks.
- Assisted Communications Director Laura Krejci with Memorial Day Ceremony preparation and cleanup.
- Repaired a landslide by removing 10 loads of dirt from roadside and compacting existing slope to ensure no more shifting of materials.
- Cleared out 3 storage containers that were being rented for storm donations at the Parks & Rec Dept. area. Storage containers were then returned. Parks & Rec storage garage was also cleared out.
- Organized and inventoried non-motorized boats at the collection area.
- Completed 9 hard trash pickup requests.

Community Development – Director Williams reports that the department continues permitting operations and they are working to assist residents with permitting and questions related to rebuilding and repairs. The following permits were issued: 15 zoning, 1 lake structure, 4 land disturbance, and 2 vacation rental operator. Five certifications of completion were issued. The Zoning & Planning Board and BOA/LSAB meetings were cancelled in May.

Top accomplishments/project updates:

- Continued working with property owners of Helene-affected properties for Federal cleanup assistance, understanding and working through floodplain regulations, and permitting issues.
- Worked with Army Corps on PPDR program follow-up and program for the removal of damaged lake structures. 39 structures applied for inclusion in the removal program and are awaiting the Corps' final approval.
- Continued working with Tillman Infrastructure on their permitting for a cell tower to service Lake Lure. The site has been relocated about 90' northward on the same parcel due to the eroded shoreline. That relocation resulted in the requirement of all permitting (Town's, State and Federal) being resubmitted. There still appears to be no issues to keep the construction from beginning by late July of this year.
- Began reviewing resumes and interviewing for an additional Development and Environmental Review Specialist to focus on our Erosion and Sedimentation Control Program. The Department has a small but great team and have recognized the need for an additional position to be able to keep up with the full scope of the Community Development Department.

Fire / Emergency Management – The department responded to **33** fire/medical/rescue calls throughout the month. Firefighters also completed **1012** hours of training this month.

Top accomplishments/project updates:

- Continued making preparations and up fits to Fairfield equipment and station to enhance services in the area.
- Assisted with the Memorial Day Celebration held in the Town Center.
- Hosted the municipal chiefs meeting at Rumbling Bald.
- Participated in the emergency after action review and emergency action plan tabletop exercise.

Police – The department is handling regular operations and assisting with storm recovery. The Department has been monitoring roadway activity as traffic increases and large machinery moves through the Town.

Top three accomplishments/project updates:

- Several arrests were made this month when officers were checking tags and found that the drivers were wanted on infractions that produced warrants.
- There was an incident in which the town highway from the loading station through Highway 9 had dirt spilled from the tops of overloaded trucks. This caused the roadways to be dangerous for vehicles driving through town.

Lake Lure Police Corporal Collins was quick to notify the state to send road workers out to clean the roadway.

- The May 2025 Memorial Day “Click it or Ticket” Campaign by Governors Highway Safety helped to remind drivers of the importance of buckling up when traveling. Officers wrote several dozens of citations in May dealing with infractions such as speeding, expired registrations, failure to stop at a stop sign and operating a vehicle with no liability insurance.

Parks, Recreation & Lake – The Parks, Recreation, and Lake Department has been focusing heavily on restoration of the lake, parks, and trails damaged by Hurricane Helene. The Department is also taking the lead on consistent completion of water sampling to ensure environmental health of the lake.

Top accomplishments/project updates:

- Utilized a total of **212 volunteer hours, valued at \$7,099.88 (\$33.49/hr.)**
- Reconnected 70 non-motorized vessels that were lost during the hurricane with their owners.
- Planned reroutes for Buffalo Creek Park and Weed Patch Mountain which were both damages by Helene.

Finance – The finance department is handling day-to-day financial operations, assisting ICF and FEMA with obtaining additional funding related to Hurricane Helene, and budget preparation for the next fiscal year is currently underway.

Top accomplishments/project updates:

- Revenues and Expenditures Reports are being verified for year-end adjustments and final reconciliations. Due to the large amount of activity and review, these reports will be provided mid-month as separate reports and updates before final budget amendments are requested at the monthly work session for June.
- The Town’s financial position with an unreconciled bank balance of approximately \$9,200,000 for all funds other than special revenue funds (the Dam Fund) which still holds a balance of \$8,000,000.00. As prior reports have emphasized, State revenue replacement loan proceeds, FEMA reimbursements, and ARPA reimbursements will greatly enhance the Town’s position.
- The Finance Department is fully engaged in the FY 24 review. The contracted audit firm still is trying to keep the Town on an expedited pace in order for the Town to be on schedule with future audits.
- The Department is also working closely with Human Resources to finalize dental, vision, and life insurance costs for all employees and retirees. This

will also aid in the final calculations of the budget and determining personnel and operating costs.

Communications – Communications Director Krejci continues her community outreach which is greater than ever due to ongoing recovery events. Director Krejci has posted various articles and town news on the website, on Facebook, and via hyperlink. Director Krejci also continues working on FEMA and other agencies grant funding and oversees events coordination.

Top Highlights:

- Coordinated the 2025 Memorial Day Program with Col. Brad Morgan as the guest speaker.
- Coordinated media coverage with numerous news outlets including WSPA, WCOS, WYFF, PBS, Rutherford Weekly, The Daily Courier, and others.
- Managed the ever growing social media with significantly increased feedback, mostly positive. Followers have increased by 75% in the past year. Views to our page reached 399,000+ this month. There were over 6,000 interactions this month which as monitored daily with responses to all inquiries provided.
- Kept the public informed through the weekly storm recovery updates. Weekly updates are posted on the Town website and Facebook and reached a high of 118,000 this month.
- Answered continuous inquiries from the public online, via email, and phone calls.
- Demonstrate community support by participating in several community forums and meetings on personal time, including the Hickory Nut Gorge Outreach Board, Lake Lure Classical Academy Education Foundation Board, Hickory Nut Gorge Foundation, and PAWS for the Cause.

Manager / Clerk / Admin Summary

May was a busy month including an array of staff, council, and board meetings and ever-changing day-to-day operations.

Highlights:

- Held various meetings with FEMA, the Army Corp of Engineers, and other agencies to plan next steps in storm recovery and to identify funding sources.
- Worked closely with ICF, the disaster recovery firm, to work towards obtain funding and plan for long term recovery success through FEMA public assistance, Hazard Mitigation Grant Program, and other funding sources.
- Six projects have now been obligated. Checks were received for three of the projects amounting to \$1,681,762.50. The three additional projects that have been obligated thus far amount to \$1,661,125.78, one of which is a large project which requires reimbursement requests that staff is currently working

on submitting as we receive invoices. Many other projects are nearing obligation status.

- Worked with Odom Engineering to advertise a bidding package for the extension of Lago Vista Road to connect access to Chimney Rock State Park. Bids are currently being accepted.
- A structural engineer with LaBella Associates performed on site assessments of various Town buildings damaged by Hurricane Helene. A report is being compiled at this time and this will be used to work with FEMA in determining repair/replacement methods.
- Schnabel Engineering led the Town's emergency action plan after action review and tabletop exercise. Schnabel is now finalizing the final draft for the EAP and will share it with the Town upon completion.
- Coordinated and attended a meeting between the Town, NCDOT, and Schnabel Engineering to discuss the future of the replacement of the dam bridge.
- Attended a workshop for secure water funding through the EPA and NCDEQ. The Town is working with engineers to submit a funding application for both clean water and drinking water.
- Participated in weekly storm recovery meetings with Town Council.
- Met with LaBella Engineering to discuss planning the next steps for the sewer replacement project.
- Held a meeting to discuss the Town's integration to Microsoft 365.
- Attended a course on leadership during hard times hosted by Western Carolina University.
- Attended the state's Hurricane Helene monthly virtual office hours held through the NCACC.
- The Town's request to North Carolina Emergency Management (NCEM) for at least an extension to the FEMA damage inventory submittal deadline on May 8th was approved and extended until June 7th.

V PUBLIC HEARING

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

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 10, 2025**

SUBJECT: Ordinance No. 25-06-10 Adopting Fiscal Year 2025-2026 Budget

AGENDA INFORMATION:

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

BRIEF SUMMARY:

A public hearing has been advertised in accordance with North Carolina General Statutes to receive comments in regard to the proposed Fiscal Year 2025-2026 budget.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Ordinance No. 25-06-10 Adopting Fiscal Year 2025-2026.

ATTACHMENTS:

Ordinance No. 25-06-10 Adopting the Fiscal Year 2025-2026 Budget

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

ORDINANCE NO. 25-06-10**AN ORDINANCE ADOPTING THE FISCAL YEAR 2025-2026 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 2025-2026 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	4,570,000
State Shared Revenues & Grants	2,200,000
Land Use Fees	75,000
Cultural and Recreation	1,222,177
Miscellaneous Revenues	45,000
Transfer from Capital Reserve	-
Installment Agreement Proceeds	-

TOTAL GENERAL 8,112,177

II. WATER/SEWER FUND

TOTAL WATER/SEWER 1,237,770

III. HYDRO-ELECTRIC FUND

TOTAL HYDRO-ELECTRIC 1

GRAND TOTAL - ALL FUNDS 9,349,948

EXPENDITURES

I. GENERAL FUND

Governing Board	37,500
Administration	1,028,609
IT/Telecommunications	135,000
Police	1,257,871
Fire	1,294,504
Sanitation	240,000
Public Works	1,052,249
Economic Development	126,063
Community Development	438,867
Parks, Recreation & Lake	270,114
Beach & Marina	5,000
Dam/Watershed Protection	6,000
Non-Governmental	220,000
Capital Outlay & Projects	175,000
Debt Service	225,400
Transfer to Dam Capital Reserve Fund	1,600,000
TOTAL GENERAL	8,112,177

II. WATER/SEWER FUND

Water Operations	286,011
Sewer Operations	312,574
Capital Outlay and Bonus	119,240
Debt Service	119,945
Transfer to Fund Balance (Equity)	400,000
TOTAL WATER/SEWER	1,237,770

III. HYDRO-ELECTRIC FUND

Operations	1
Capital Outlay	-
TOTAL HYDRO-ELECTRIC	1

GRAND TOTAL – ALL FUNDS**9,349,948**

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 0.357 per \$100.00 of property valuation (municipal services at 0.157 per \$100.00, Dam capital .127 per \$100.00 and fire district tax at 0.073 per \$100.00 of property valuation).

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, 2025. 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, 2025.

Adopted this ____ day of June, 2025.

Mayor Carol C. Pritchett

ATTEST:

Kimberly Martin, Town Clerk

APPROVED AS TO FORM:

William Morgan, Jr.
Town Attorney

VI COUNCIL LIAISON REPORTS AND COMMENTS

VII

CONSENT AGENDA

- A. Approval of May 2025 Minutes
- B. Fairfield Fire Department Lease

A. Approval of May 2025 Minutes

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL BRIEFING MEETING

Monday, May 5, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Laura Krejci, Communications Director
 Dana Bradley, Parks and Rec
 Liz Geary, Rumbling Bald
 Dustin Waycaster, Fire Chief
 Sean Humphries, Police Department
 Jennifer Duncan, Human Resources

George Minges, Army Corp
 Vandy Mitchell, FEMA

Michael Junell, ICF
 Derrick Stensrud, ICF
 Doug Ramsier, ICF
 Jennifer Davis, ICF

Absent:

Dean Lindsey, Public Works Director
 Mike Williams, Community Development
 Evan Smith, FEMA

I. Call to Order

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

II. Agenda Adoption

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

III. Closed session in accordance with G.S. 143-318.11(a)(3) for attorney client privilege and G.S. 143-318.11 (a)(5) for the purpose of discussing property acquisition.

Commissioner Jim Proctor made a motion to enter into closed session. Commissioner Patrick Bryant seconded the motion and all were in favor.

The board excused themselves from the meeting and entered into closed session.

Commissioner David DiOrio made a motion to resume Regular Town Council Storm Recovery Status. Commissioner Patrick Bryant seconded the motion and all were in favor.

IV. Storm Recovery Updates

Olivia opened the meeting up to ICF for their updates.

Michael Junell provided some worksheets (included as attachments).

He began by stated that there was a typo on A10122 should be \$862,186.69. Currently there are 31 projects that have been filed with FEMA. Cost of repairs is between 150 million to 225 million. 5 projects have been obligated to totaling around \$3.2 million. Hopeful that another 4 projects will be obligated in the next few weeks. That amount is about 3.7 million.

Waste water treatment plant is being sent to FEMA. Working with the Labella reports as the hurricane took everything and there is nothing to inspect.

Michael Junell and Doug Ramiser went through the report with all the projects listed.

Temporary Hydro just for the work that Morgan Corp has done to clear out. The ramps are part of the roads projects. Town Hall, Police department, Flowering Bridge, and other projects can be used as 428 projects.

George Minges with the Army Corp asked for the cost estimate for the flowering bridge. (Olivia will send) Taking the Flowering Bridge down to where the river is. Discussion of this ensued.

Michael and Doug continued with their overview.

West End sewer and sewer lift station moving forward. FEMA has been giving push back on the waste water treatment plant. Also marina docks, FEMA has requested

additional information and will be providing the Odom's documentation for the cost to replace.

Still working on the Town Vehicles.

Lake Recreation items will be sending to CRC.

Municipal Water: Questions about the PRV valve that was placed. This was placed after Helene to help fix the water to other town areas. Will still push forward.

Town wide roads /culverts are still waiting on FEMA to make changes but still plan to move forward. The Hydro plant is going well.

Remaining Town Structures should begin site inspections next week with FEMA. ICF has finished all there site inspections and reports are almost complete.

Still moving forward with Plan A on the DAM.

Department heads will provide a list of items lost in the flood that was inside the buildings. This includes desk, chairs, computer, laps, and any other office supplies.

Discussion regarding damage to the construction sites and spoils pits.

The beach sand repair has been withdrawn from FEMA.

Jennifer Davis with ICF discussed the program HMGP. This is for post disaster. Hazard mitigation to make things better if this shall happen again. An overview of what's needed to apply was provided and discussion continued.

Current task order ends May 11th. This is under budget and will update at a later time.

Army Corp

As of today there has been 100,000 tons of sediment removed.

Clarification needed on boathouses. They are permitted not leased.

As previously discussed the Flowering Bridge, FEMA would like to bid and take care of the demo. The Town would like to preserve a few pieces of the bridge for a memorial.

Still planning to be completed by the end of August which also includes the demo of boathouses.

Was advised that private property owners can and should move debris into the lake that is situated under boathouses.

Asked permission to be able to do work during the night hours if needed. The council agreed to move forward with that plan if needed.

No other updates from Army Corp.

Human Resources Updates:

No updates at this time.

Fire Department Updates:

No updates at this time.

Public Works Updates:

Lift station is up and online. Questions arose that the boring was not happening until June. That is untrue. Council discussed this.

Communications Updates:

No updates at this time.

Finance Department:

No updates at this time.

ICF:

Parks and REC:

No updates at this time.

Community development Updates:

No updates at this time.

FEMA:

Evan was out but did send update to Olivia that the submission deadline is May 15th. No other updates at this time.

Police Department:

No updates at this time.

Rumbling Bald Updates:

No updates at this time.

TDA

No updates at this time.

Other

Update from Commissioner Scott Doster about the latest utilities meeting. Some road closures will be coming up. Towns and communities will be updates on those. They are going forward with the Chimney Rock Bridge. Chimney Rock plans to open a Rock Quarry. Land is already cleared.

Meeting with Grow NC. Much discussion about the Dam, State Park, and other town infrastructures.

Commissioner Jim proctor made a request to lower the speed limit on the Boys Camp Road Bridge. Council discussed.

Commissioner Jim Proctor made a motion to change the speed limit on Boys Camp Road Bridge to 10mph. Commissioner Scott Doster seconded the motion and all were in favor.

No other updates at this time.

V. Adjournment:

Commissioner David DiOrio made a motion to adjourn council briefing until Monday, May 12, 2025 at 10:00 am. Commissioner Scott Doster seconded the motion and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL SPECIAL MEETING

Thursday, May 8, 2025, at 8:30 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Stephen Ford, Finance Director
 Diane Duvall, Finance
 Dana Bradley, Park and Recreation Director
 Jennifer Duncan, Human Resources

Absent:

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:34 am.

II. Town of Lake Lure Budget Review

Olivia began by stating that the budget needed to be cut by \$200,000. We received \$130,000 more than expected for tax revenue and Stephen Ford, Finance director and all town staff worked really hard at cutting things and making adjustments as needed.

Mayor Carol C. Pritchett thanked all town staff for all their hard work and dedication to the Town.

A packet was provided to council with all the budget information.

Questions and discussion ensued.

FEMA will provide revenue replacement loan. This loan will have to be paid back over the course of the next 5 years.

Hope to see permits being sold in January which will help revenue.

Marina estimated cost to replace it 3 million. That does not include installation which is estimated at 1 million. Still have \$560,000 left remaining on previous marina. Discussion ensued.

Expenditures were seeing a savings of around \$25,000 in the police department and \$190,000 in personnel. Public works was able to move things for a savings of \$120,000. Community Development was able to have some savings with consolidation of positions and even adding in budget for a new position.

Budget is more due to personnel cost and not operational. Could mean some changes in the future. Discussion ensued.

Our capital fund is mostly FEMA money. Council discussed where the money is going and being used for.

Currently the water and sewer department is seeing a 25% revenue reductions. Having a rate study of utilities done.

Olivia Stewman and Stephen Ford have been working on the audit. In July this one should be closed out and we should be back on schedule. Things are going really well with the new audit company and foresee a great future with them.

Will present budget on Tuesday at the regular town council meeting. (June 10th for resolution of Budget).

III. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL BRIEFING MEETING

Monday, May 12, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Olivia Stewman, Town Manager
 Dean Lindsey, Public Works Director
 Dustin Waycaster, Fire Chief
 Chris Melton, Assistant Fire Chief
 Mike Williams, Community Development Director
 Laura Krejci, Communications Director
 Sean Humphries, Chief of Police
 Dana Bradley, Parks & Recreation Director

Jeff Geisler, Rumbling Bald Resort
 ICF
 U.S. Army Corps, Vandy Mitchell

Absent:

I. Call to Order

Mayor Carol C. Pritchett opened the meeting at 10:08 a.m.

II. Town Manager Updates:

NCDEQ provided an update regarding flow/SOC allocation. Dean Lindsey clarified the meaning of those terms for the council. Brief discussion ensued regarding flow allocation and the Chimney Rock package plant.

There are new updates regarding the landings. Olivia then introduced the U.S. Army corps representative to the council.

III. Public Works Updates:

Proctor road project is active and ongoing.

Waste water treatment plant is online now.

Coring operation below dam is ongoing.

The rise in the river due to lake draw down may need to be addressed.

Discussion ensued regarding the valve and EAP procedures for opening.

IV. Community Development:

The tower still on go more on go than it was yesterday, Dean mentioned that the site for the cell tower there is still a lot of debris, and we need to remove it before they install the cell tower. Mike said that he will ask them and assumes they want it cleared off it should not be an issue, but we will wait for Tillman. DiOrio – said let them do it they are doing the work so they can get the debris removed, Jim Proctor – Ask Olivia before you do anything. Commissioner DiOrio said that the army Core will be an additional resource, it could be you, it could be Tillman or Army core.

V. Communications Updates:

Positive things to report, camp lure crest is not that busy – they are having a 5pm open community dinner until the 12 of November – breakfast at 7am. They want folks to go. Lunch is 1:00p.m. At ingles. Monday with the support of rambling bald we are cohosting the veteran's event.

VI. U.S. Army Corps:

Vandy provided update regarding NCDOT & Odom engineering reports concerning the flowering bridge and adjacent NCDOT bridge.

Provided update regarding the removal of lake structures. Presently compiling data.

VII. Communications Updates:

Update regarding post for storm & flood watch. Laura & council discussed positive and negative online feedback.

Possible filming in Lake Lure coming up in near future.

VIII. Fire Department:

Schnabel engineering hosting an after action meeting on the 27th.

There will be a fire chiefs meeting follow-up on the 28th. Lessons from the EAP will be discussed.

IX. Rumbling Bald:

Jeff provided updates regarding silt/debris removal from the rumbling bald marina.

Rumbling Bald needs to submit the new fire department contract.

X. Police Department:

Provided a brief update regarding status of officers and enforcement.

XI. Community Development:

Mike provided an update on the lake structure removal effort. Discussion on proctor road and the required closure. Lake Lure Inn nuisance violations and the abatement. A brief update regarding chapter 26 of the code of ordinances was provided to council.

XII. Parks & Recreation:

Dana provided an update regarding the workday on weedpatch.

A local artist donated an eagle sculpture & it will be place somewhere on town property.

There was a brief discussion concerning the placement of cameras on town property.

Playground may be delayed due to a change in location/placement.

XIII. Adjournment:

Commissioner Doster made a motion to adjourn the meeting until Wednesday at 10:00 a.m. Commissioner Bryant Seconded and all voted in favor. The meeting ended at 11:34 am.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

MINUTES OF THE TOWN OF LAKE LURE REGULAR TOWN COUNCIL MEETING

Tuesday, May 13, 2025 @ 5:00 pm

Lakeview Terrace at Rumbling Bald



Agenda

Roll Call:

Mayor, Carol C, Pritchett
 Commissioner Dave DiOrio
 Commissioner Patrick Bryant
 Commissioner Scott Doster
 Commissioner Jim Proctor
 Town Manager, Olivia Stewman
 William Morgan, Attorney
 Laura Krejci, Communications Director
 Kimberly Martin, Town Clerk

I. Call to Order

Mayor Pritchett called the meeting to order at 5:07 pm.

II. Agenda Adoption

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

III. Mayor's Communication

Mayor Carol C. Pritchett began by thanking everyone for coming out this evening. Thanked Rumbling Bald for allowing the Town to continue to use there space for these meetings. Also, a thank you to Town Manager, Olivia Stewman and all town staff for all they do.

IV. Town Managers Communication

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

Schnabl will begin updating Action Plan.

Drain Valve project has been completed.

A thank you to all Town staff and visitors that came out to the Arbor Day celebration.

Drilling and packer testing for the Dam replacement will begin.

A few upcoming events to be aware of.

Memorial Day event will be held on May 26, 2025 at 9:00 am. We will also be having a Flag Day Ceremony on June 13, 2025 at 9:00 am.

FY 25-26 Budget Message overview was provided to be reviewed on June 10th.

V. Council Liaison Reports and Comments

Commissioner Scott Doster began with the Zoning and planning board meeting on April 22, 2025. Several things were reviewed including a utility building that was approved unanimously. Also the proposed marina located on Memorial Hwy. This also passed with a 4-1 vote. ABC Board also met with discussion about advertising on social media. Hours are changing Memorial Day weekend to. Monday- Thursday 12:00pm to 7:00pm and Friday-Saturday 10:00am to 7:00pm.

Commissioner Dave DiOrio stated that LAB met and they continue to monitor the health of the lake and we are seeing the wildlife returning. Will be reviewing boat regulations with the new boats and changes that are being made. BOA is getting back to normal and seeing more work being done. BOA did vote on the 14 slip marina being proposed. This did pass through the BOA and will continue onto the permitting stage.

Commissioner Jim Proctor stated that Parks and Rec board recorded 247 volunteer hours with a ton of hours with the climbers coalition and other agency that are not recorded. Dana looked into using rubberized material for the playground instead of mulch. That cost is estimated from 50,000 to 80,000. Will continue to look at other options. 9 disc golf goals have been donated and has been recommended on them being temporarily placed on the green space.

Commission Patrick Bryant advised that the Short Term Rental is looking to fill one more spot on the board. This will be reviewed and voted on at the next work session meeting and hopeful to meet the following month.

VI. Consent Agenda

Commission Jim Proctor made a motion to approve the consent agenda as presented with the approval of the April 2025 minutes and the approval of the ICF Task Order 2. Commissioner Dave DiOrio seconded the motion and all were in favor.

VII. Unfinished Business

There is no unfinished business to discuss.

VIII. New Business

A. Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget.

Commissioner Patrick Bryant made a motion to approve Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal year 2025-2026 Budget. Commissioner Dave DiOrio seconded the motion and all were in favor.

B. Budget Amendment #376

Town Manager Olivia Stewman spoke advising we are working to reconciling the fiscal year. Stephen Ford, Finance Director provided the information for closing out the year. Moving funds where needed and provide overages to the places that didn't use the funding provided. No questions from council but thanked Stephen for all his hard work.

Commissioner Jim Proctor made a motion to approve the Budget Amendment #376.

Commissioner Dave DiOrio seconded the motion and all were in favor.

C. Consider Approval of LaBella Task 26 for Post-Helene Structural Inspections

Town Manager, Olivia Stewman is working to complete site inspections. Structural reports should also be provided. This gives information of the repairs needed and what is needed to repair. This report would cost \$6500.00.

Commissioner Patrick Bryant made a motion to approve LaBella Task 26 for Post-Helene Structural Inspections. Commissioner Scott Doster seconded the motion and all were in favor.

D. Consider Approval of Amendment to 2025 Meeting Schedule

Town Manager, Olivia Stewman advised that the Town Council Work Session and Action meeting is scheduled for May 28, 2025. Requesting to amend to May 29, 2025 at 8:30am as the previous date interferes with meetings that cannot be rescheduled.

Commissioner Jim Proctor made a motion to approve the Amendment to the 2025 Meeting schedule. Commissioner Patrick Bryant seconded the motion and all were in favor.

E. Storm Recovery

Olivia Stewman provided storm recovery updates.

*Army Corp is taking a break for a few days from the removal of sub surface debris due to weather. They will pick back up and continue their work.

*West End Sewer project is still moving on schedule. Expected to be completed by July 10, 2025.

*The Proctor Road project has begun this week and plans to have it completed in 5-6 weeks.

*FEMA has obligated 6 projects estimating 3.3 million. Town has received 1.7 Million as of today. We have several more projects that should be obligated soon.

*Site inspections are almost completed and will continue to work on them till there done.

*Roads: The town will continue to do repairs as they can. Dot will also be working to do repairs on roads. This will be an ongoing project for the town.

*To anyone that applied for the Mountain Biz Rebuild Grant: They are running behind but should be able to announce award by May 16, 2025.

IX. Public Comments

Bob Washburn: Washburn Rd: Spoke about the historical perspective of the lake and the Town. Advising of his disapproval of the marina that has been presented.

Richard Pressley: Differed his time to either Bob Washburn or Barbara Searcy as he was going to speak about the disapproval of the new marina being presented.

Mary Ann Silvey: Tryon Bay Circle: Came to Lake Lure in 1947 and is appalled by some of the things the town has allowed to happen here in Lake Lure. Read a letter that was sent to Michael Williams in Community Development and was also read at the Board of Adjustments meeting. This was in disapproval of the new marina that has been presented.

Mike and Jamie Wood: 172 Winding Creek Ct. wanted to thank the town for keeping the road up on Boys Camp. The town and Public Works department is doing a wonderful job.

Thomasina & Cory Coile: 2400 Memorial Hwy. Just purchased the old Train museum. Wanted to let the public know that they will be operating 3 new business here in Lake Lure. A Candy store, escape room, and axe throwing. Hoping for a fun, family oriented entertainment. Hopeful that the escape room could possibly be open by Memorial Day weekend or as soon July 1, 2025 for the candy store and axe throwing beginning in early fall.

Barbara Searcy: Havnaers Point: Spoke on her disapproval of the proposed marina. Would like a moratorium placed on private marina until public can be involved and compared to the comprehensive plan.

Commissioner Scott Doster clarified her questioning.

Tara Sheehan: 1104 Memorial Hwy. Concerns regarding the proposed marina that is directly across from her property. Worried with parking with there being 14 slips and already a high traffic area. Other concerns with Gas leaking, skiing, safety of renters while wadding in water, Boats backing up close to their property. How this will affect the fishing and views or the value of their home.

Commissioner Scott Doster spoke on behalf of the Town.

Mike Sheehan: 1104 Memorial Hwy. same concerns as his wife as this will affect his property and many ways.

Shae Marie: No address provided: Just wanted to know who would benefit from the new marina?

Mayor Carol C. Pritchett thanked everyone for their comments. Some discussion continued. Commissioner Dave DiOrio spoke advising that this had went through many steps for getting to this point all of which were made public. This is a permitted use project.

IX. Adjournment

Commissioner Scott Doster made a motion to adjourn the meeting, Commissioner Jim Proctor seconded the motion and all were in favor. Meeting closed at 5:24pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL STORM RECOVERY STATUS

Monday, May 19, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

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

Doug Ramsier, ICF

Absent:

Commissioner Scott Doster

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 10:05 am.

II. Agenda Adoption

Commissioner David DiOrio made a motion to add Morse Park Discussion to agenda and approve. Commissioner Patrick Bryant seconded the motion and all were in favor.

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised that Lago Vista reports should be available this week. No other updates to report at this time.

Public Works:

Dean Lindsey updated that the West End Sewer project is still moving forward and on schedule.

Thursday Night, the Boys Camp Rd. will be closed.

Currently the lake the levels 980.0. Will revisit the levels in about 2 weeks to start the process of dropping lake to up to 30 feet.

Labella is completing the Boys Camp Road Bridge designs.

The second generator was delivered for the hydro plant.

Proctor road is moving forward. Creek bed has been cleared and silt fence is up.

Will be draining the silt fence today, and the Army Corp will begin dredging the pond out. No other updates.

Parks & Rec:

Dana Bradley wants to put an end date to the non-motorized boats and things still at parks & rec. This date will be set for July 1, 2025. Council was in agreeance.

Water samples are not back at this time.

Wednesday we will be working on Buffalo Creek Trail and Upper Boulders Trail. No other updates at this time.

Rumbling Bald:

Jeff Geisler had no updates just glad to see progress happening in the lake.

Community Development:

Mike Williams advised that were working with the Army Corp doing inspections on the boathouse that are set to be demolished. Additional ones have been added and will address those at the next work session. Discussion ensued regarding debris removal on the lake bed. No other updates to discuss at this time.

Police Department:

Sean Humphries had no updates at this time.

Communications: .

Laura Krejci advised that she has posted about the upcoming road closure on Boys Camp Road.

Thanked everyone for their participation with the interviews last week. A hurricane special will be done by WSPA.

A foundation dinner is scheduled tomorrow night at 5:00 pm.

We will be having a Memorial Day service Monday May 26, 2025 at 9:00 am.

A couple of new events coming up. June 1st Lured market will host Coffee and Cars set to begin at 8:00 am. May need to change the time as church services will begin at 9:00 am. School Service Day will be on Wednesday. Music Festival is on June 7th and tickets are just \$10.00. Mayor Pritchett advised that on June 4th Chimney rock will have a

public viewing of the new plan. All welcome to attend. No other updates or events to announce at this time.

ICF:

Doug Ramiser advised tracking 2 projects. The Divers at the dame and the temporary lease for town hall which is expected to be obligated. Inspections have continued by FEMA. Marina being done and hopeful this will complete that and allow for obligation for this project. Discussion ensued.

IV. Morse Park Discussion

Commissioner David DiOrio began about investing more into Morse Park and other areas of Lake Lure. Ideas being passed around about a possible tree farm at Morse Park. Additional trails added around the Green Space. Feels this is a good investment for the town to bring in more guest to see the beauty here. Discussion ensued.

V. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Thursday, May 29, 2025, at 8:30 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

Commissioner Dave DiOrio

Commissioner Scott Doster

Mayor, Carol C, Pritchett

Town Manager, Olivia Stewman

Laura Krejci, Communications Director

Dustin Waycaster, Fire Chief

Randy Rollins, Public Works Director

Sean Humphries, Police Chief

Mike Hager,

Dana Bradley, Parks & Rec Director

Liz Geary, Rumbling Bald

Absent:

Commissioner Jim Proctor

Commissioner Patrick Bryant

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:35 am.

II. Agenda Adoption:

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

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

III. Amendment #2 Labella Task 5 For Administrative Services

Town manager, Olivia Stewman presented the amendment. The term is at its end, and the town feels there are items coming up in the future that we will need them for. This is to continue these services from Labella. Commissioner Scott Doster made a motion for Amendment #2 Labella Task 5 for Administrative Services be approved. Commissioner David DiOrio seconded the motion and all were in favor.

IV. Resolution No. 25-05-28 for Lake Structure Condemnation

Town Manager Olivia Stewman presented to council 2 additional lake structures that have agreed to the demolition of their boathouse/dock. Commissioner David DiOrio made a motion to adopt Resolution No. 25-05-28 for the 2 additional lake structure condemnations. Commissioner Scott Doster seconded the motion and all were in favor.

V. Adoption of Nonexclusive Easement for Lake Lure

King Law advised they had submitted a nonexclusive easement to provide access to the Pearlman's property. The driveway has been there, but noticed from a recent survey that the driveway is on a portion of Town Property. Owners are requesting a nonexclusive easement to guarantee access to their home. Questions from council and discussion ensued. Commission Scott Doster made a motion of the adoption of the Nonexclusive Easement for Lake Lure. Commissioner David DiOrio seconded the motion and all were in favor.

VI. Hager Strategic Solutions Updates

Mike Hager advised that the budget process is being review by the house and senate. Discussion is ongoing. Fiscal year ends on June 30, 2025. If the budget is not decided the previous budget will roll over.

House bill 765 which involves some down zoning is currently at a standstill. Will continue to watch.

Lago Vista is set to be discussed by DOT and Cultural Resources meeting. The bid package should be available in 3 weeks.

Mike Hager made a suggestion to maybe include a tourism tax for a short window specifically for disaster relief. Has been brought up to increase sales tax.

Discussion ensued.

VII. Town Manager/Project Updates

Town manager Olivia Stewman advised that a meeting for the Lago Vista road project is set for June 17 at 2:00 pm.

DOT met yesterday about bridge replacement at Dam. Will meet again in July to re-discuss. DOT will pay for bridge replacement, will need to find funds for the Dam replacement. Discussion ensued.

VIII. Storm Recovery Updates

Ashbritt has put in a request to begin dropping the lake to the 30 feet. This will begin on Monday. We will begin dropping a foot a day. Questions arose about the deep water access ramp and the seals. Discussion ensued.

SRF loan discussion. It is a 20 to 30 year loan term for clean water. Some regulations will be in place with the EPA.

Mike Williams with community development advised that we know there are more demolitions that are needed. Working with Jay Freeman to get updates.

Sean Humphries, chief of Police advise they had no storm related updates.

Dana Bradley with Parks and Rec advised she would be doing the final inspection to upper boulders trail. Hopeful to have a small section open soon.

Liz Geary with Rumbling Bald asked if they could get a block off to the party rock. Will work on plan to remedy this. Was advised they are 60 days out from completing the sediment removal at Party Rock.

Randy Rollins with Public Works advised that the 20 tank lid replacement will begin. Will be off line until mid-June.

Proctor Rd. has begun drilling stabilizations nails today and project is still on schedule. West end slowing but still on schedule. Weather has been an issue and waiting on sub-contractors.

IX. Public Comments

Pat Buede: Memorial Hwy.

Who owns the land by the river now? The answer is unknown. Will do research to determine who owns this land.

Has been said that federal money with FEMA has stopped? This is an untrue statement. We are still unsure of all the details but we know that Army Corp is here till the projects are complete.

Mayor Carol C. Pritchett advised to the public that there will be an open Public Meeting in Chimney Rock on June 4, 2025 from 5:00pm-7:00pm at the Fire station. Some discussion ensued.

No other public comments.

X. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

B. Fairfield Fire Department Lease

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 10, 2025**

SUBJECT: Consider Approval of Fire Department Lease Agreement with Fairfield Mountains Property Owners Association

AGENDA INFORMATION:

Agenda Location: Consent Agenda
Item Number: B
Department: Fire
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Lake Lure Fire Department began 24 hour operations out of the Fairfield Mountain Fire Station located at 1415 Buffalo Creek Road beginning on April 1. The Station is owned by Fairfield Mountains Property Owners Association (FMPOA). The Town has been working with FMPOA to craft a lease agreement for operating out of the station. The lease will be for \$1.00 per year with an initial term of 25 years and an option to renew for an additional 25 years. The lease will beginning on July 1, 2025.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve Fire Department Lease Agreement with Fairfield Mountains Property Owners Association

ATTACHMENTS:

Proposed Lease Agreement

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is between Fairfield Mountains Property Owners Association ("Lessor"), 112 Mountains Blvd., Lake Lure, NC 28746; and The Town of Lake Lure, 2948 Memorial Highway, Lake Lure, NC 28746 ("Lessee"), whose mailing address is 1415 Buffalo Creek Road, Lake Lure, NC 28746.

For valuable consideration, the receipt and legal sufficiency of which is acknowledged by their signatures below, the parties agree:

1. **Recitals.** Lessor is the owner of the building located at 1415 Buffalo Creek Road, Lake Lure, NC 28746 ("Fire Department"). Lessee desires to lease the Fire Department for use related to the Town of Lake Lure's Fire Department. The Fire Department is 4,836 sq ft and includes the truck bays and attached office space and between the fire truck bays and the Bald Mountain golf course maintenance shop.

2. **Term.** The initial term of this Agreement shall be for twenty-five (25) years beginning July 1, 2025 and ending June 30, 2050. At the end of the initial term, the Agreement will automatically renew for an additional twenty-five (25) years, unless one of the parties were to provide the other party at least six (6) months written notice of the cancelation of the automatic renewal.

3. **Lease.** During the initial and any renewal term of this Agreement, Lessee shall pay \$1.00 per year for the use of the Fire Department. The parties agree and acknowledge the sufficiency of this consideration.

4. **Assignment and Sublease.** Lessee shall not assign this Agreement or sublease the Fire Department without Lessor's prior written consent, and Lessee shall in any event remain liable to Lessor for the performance of all obligations under this Agreement. Lessee will only operate a Fire Department out of the leased property. The leased premises may be used for no other purpose.

5. **Use of Fire Department.** Lessee shall make use of the Fire Department for uses consistent with Lessee's Station 1 fire department located at 622 Memorial Highway, Lake Lure, NC 28746. Such use includes maintenance and storage of firefighting equipment, dispatch of fire fighters, and other activities incidental to operation of a fire department. The Fire Department can also be used to hold community-oriented meetings.

6. **Insurance.** At all times during the term of this Agreement, and at all other times while Lessee is in possession of the Fire Department, Lessee shall carry at Lessee's expense fire and liability insurance on the Fire Department. Lessee shall carry at Lessee's expense fire insurance upon Lessee's contents for their full insurable value, and Lessee shall also maintain premises liability coverage naming Lessor as additionally insured in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00) single limit or any additional reasonable amount required by Lessor. Lessee's policy shall require the insurer to give Lessor thirty (30) days prior written notice of any cancellation of the policy. The Lessee will provide to the Lessor on an annual basis an insurance certificate showing that the Lessor has been

named as an additional insured. Lessee and Lessor each agree to waive any right of subrogation each may have against the other as to all matters covered by insurance.

8. Utilities and Maintenance. The Lessee shall keep the Fire Department plumbing and electrical, HVAC, and other utilities, and all connections from the Fire Department to public utilities, in good order and repair at all times, at Lessee's sole expense. The Lessee shall be responsible for all repairs and to maintain the interior and exterior of the Fire Department and all leasehold improvements of whatever sort, in clean and safe condition at all times, including but not limited to snow and ice removal, at Lessee's sole expense. Lessee shall be solely responsible for all costs for utilities provided to the Fire Department. The Lessee shall in any event be responsible for any repairs to the Fire Department necessitated wholly or partly by the negligent acts or omissions of the Lessee or Lessee's employees, volunteers, and invitees.

9. Additions and Alterations. All improvements, with the exception of Trade Fixtures, installed within the Fire Department shall become the property of the Lessor at the termination of this Agreement. Lessee agrees to permit no liens or charges to be filed against the Fire Department in connection with this Agreement and use of the leased premises, and to fully indemnify, defend, and hold Lessor harmless from any and all claims, loss or damage arising out of the same. In the event any lien or other encumbrance is filed against the Fire Department, Lessee agrees to bond over or arrange for removal of the lien within thirty (30) days of any filing.

10. Trade Fixtures. Lessee shall be permitted to install equipment and trade fixtures in the Fire Department, at Lessee's expense. In addition, Lessee shall be permitted to remove trade fixtures installed by it from the Fire Department upon termination of this agreement if Lessee is not then in default, provided Lessee shall return the Fire Department to the same condition as they were at the time of initial entry.

11. Damage to Premises. If during the term of the Agreement the building of which the Fire Department is a part is damaged by fire or other casualty such that the Fire Department become untenable, and such casualty is not repaired within one (1) year, either Lessor or Lessee shall have the right to terminate the Agreement by giving the other written notice within thirty (30) calendar days after the end of the ninety (90) day period, and rent shall abate which accrues from the date of the damage to the date of termination. Without such notice, the term of this Agreement shall continue regardless of the damage to the Fire Department, Lessor shall proceed with reasonable diligence to make repairs, and rent shall be abated which accrues from the date of the damage until the date on which repairs are substantially complete.

12. Lessor's Liability. Lessor shall not be responsible to Lessee for damages or injury to persons or property of Lessee or third parties resulting from any condition upon or about the Fire Department other than by Lessor's direct negligence. Lessee agrees to fully indemnify, defend, and hold Lessor harmless from any and all claims, loss or damage for personal injury or damage to property arising out of Lessee's use or occupancy of the Fire Department.

14. **Inspection.** Lessor shall have the right at all reasonable times, but not the obligation, to enter the Premises for purposes of inspections.

15. **Condition of Premises Upon Termination.** Upon termination of this Agreement, Lessee shall return the Premises to Lessor substantially in the same condition as received, ordinary wear and tear excepted.

16. **Default.** In the event of any voluntary or involuntary petition of bankruptcy or receivership against the Lessee, or assignment proceedings are instituted against Lessee which is not dismissed within sixty (60) days of filing, or in the event Lessee shall default in performance of any of the terms, conditions, or provisions contained in this Agreement, and such default continues for ten (10) days after written notice, or in the event the Fire Department is deserted or vacated, Lessor shall have the right at their election to reenter and take possession of the premises and any improvements (and may forcibly remove any lock or other obstruction, and may install new locks) and/or to declare the term ended, without further notice or demand and without prejudice to any other rights of Lessor upon default. Lessor shall then have the right, but not the obligation, to sue for recovery of any rents and other sums up to the time of termination and all other damages or other relief arising out of any breach on the part of Lessee, regardless of whether Lessor reenters the premises to terminate this Agreement. Lessee's failure to comply with any other term of this Lease, including use restrictions, shall further constitute a default under this Agreement, and this Lease shall be terminable at Lessor's will if Lessee fails to correct any default within ten (10) days after written notice, or if Lessee is found to have violated the terms of this Lease more than two (2) times in any calendar year, regardless of cure.

17. **Binding Effect, Entire Agreement, Severability.** This Agreement represents the entire Agreement of the parties, shall be binding upon the parties, their heirs, successors, and assigns, and may only be modified by a writing signed by both parties. This Agreement shall not be construed more strictly against any party by reason of having supplied it. Each obligation of indemnity contained in this Agreement shall survive termination of this Agreement for any reason. This Agreement shall be governed by and construed in accordance with the laws of North Carolina. In case any one or more provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable for any respect, such invalidity, illegality, or unenforceability shall not affect any other provision herein, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been herein.

18. **Notices and Written Consents.** All notices and written consents required under this Agreement shall be deemed properly served when posted by certified U.S. Mail postage prepaid, return receipt requested addressed to the party to whom receipt is directed at the address stated above or at such other addresses as may from time to time be designated by written notice given in accordance with this Agreement.

19. **Subordination to Mortgages; Condemnation.** This Agreement shall be subordinate to the rights of any present or future mortgage holder claiming through Lessor, and Lessee agrees to promptly execute and deliver any documentation reasonably required by Lessor or Lessor's lender in

connection with any loan transaction involving the Fire Department. Lessor shall be exclusively entitled to the proceeds of any eminent domain proceeding against the Fire Department.

20. **Waiver.** No failure by Lessor to exercise their rights shall be deemed a waiver of Lessor's rights to subsequently enforce the same.

LESSEE: Town of Lake Lure

By: _____ DATE _____
Olivia Stewman, Town Manager

LESSOR: Fairfield Mountains Property Owners Association, Inc.

By: _____ DATE _____
Charlie Johnson, Board President

STATE OF NORTH CAROLINA, COUNTY OF _____

I, _____ Notary Public for said County and State, certify that _____, being personally known to me or who presented a valid governmental picture ID, personally came before me this day and acknowledged that s/he as _____ of _____ a North Carolina _____, being authorized to do so, executed this Agreement as the act of the Corporation for the purposes expressed in this Agreement.

WITNESS my hand and official seal, this the ____ day of _____, 2012.

(NOTARY STAMP/SEAL)

Notary Public

My Commission Expires:

STATE OF NORTH CAROLINA, COUNTY OF _____

I, _____ Notary Public for said County and State, certify that _____, being personally known to me or who presented a valid governmental picture ID, personally came before me this day and acknowledged that s/he as _____ of _____ a North Carolina _____, being authorized to do so, executed this Agreement as the act of the Corporation for the purposes expressed in this Agreement.

WITNESS my hand and official seal, this the ____ day of _____, 2012.

(NOTARY STAMP/SEAL)

Notary Public

My Commission Expires:

VIII. UNFINISHED BUSINESS

IX

NEW BUSINESS

A. Short-term Rental Appointment

B. Salary Grade Scale

C. FY 25-26 Fee Schedule

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

E. Proclamation of Suspension of Lake Access

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

A. Short-term Rental Board Appointment

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 10, 2025**

SUBJECT: Short Term Rental Advisory Board Appointment

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Town Council established a Short Term Rental Advisory Board prior to Tropical Storm Helene. The Board has not yet met as a result, but plans to soon. Since appointments were made, there has been one appointed member that has vacated their spot on the Board leaving one vacancy. Council has been provided with individual ballots and will submit them to the Town Clerk prior to the meeting. Based on the results of the submitted ballots, an appointment will be made to fill the vacant board position.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To appoint _____ to the Short Term Rental Advisory Board.

ATTACHMENTS:

Active Board Applications

STAFF'S COMMENTS AND RECOMMENDATIONS:

N/A

LAKE LURE SHORT TERM RENTAL BOARD (STR)
(Three Year Appointment)

List of candidates to be considered to fill one regular position on the short term rental board with a term expiring in 2028.

Candidates not currently serving on the board to be considered for appointment:

1. Cate Szabo
2. Kimberly Sayles
3. Liz Fister
4. Melva Dye
5. Thomasina Coile

Name of Candidate for Position Term Expiring: 2028	#1 _____
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Signature of Commissioner: Date: June 10, 2025	_____
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B.Salary Grade Scale

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 10, 2025**

SUBJECT: FY 25-26 Salary Grade Schedules

AGENDA INFORMATION:

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

BRIEF SUMMARY:

A 3% cost of living adjustment (COLA) was incorporated into the proposed budget for the Fiscal Year 2025-2026. Contingent upon budget adoption, the Salary Grade Schedule has been adjusted to reflect the 3% increase.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt the FY 25-26 Salary Grade Schedule.

ATTACHMENTS:

FY 25-26 Salary Grade Schedule

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

Town of Lake Lure Salary Schedule Fiscal Year 2025/2026

COLA

3.00%

Salary Grade	Classification	FLSA	Minimum	Mid-Point	Maximum
10		N	\$27,634	\$33,746	\$40,497
11		N	\$28,347	\$35,434	\$42,164
12		N	\$29,765	\$37,205	\$44,648
13		N	\$31,253	\$39,066	\$46,879
14		N	\$32,815	\$41,019	\$49,223
15	Utility Maintenance Technician I	N	\$34,457	\$43,071	\$51,880
16		N	\$36,180	\$45,225	\$54,268
17		N	\$37,989	\$47,485	\$56,983
18	Firefighter	N	\$39,888	\$49,860	\$59,831
18	Administrative Support Specialist	N	\$39,888	\$49,860	\$59,831
18	Finance Administrative Support Specialist	N	\$39,888	\$49,860	\$59,831
18	Police Administrative Support Specialist	N	\$39,888	\$49,860	\$59,831
19	Police Officer	N	\$41,883	\$52,353	\$62,824
19	Utility Maintenance Technician II	N	\$41,883	\$52,352	\$62,824
20	Fire Lieutenant	N	\$43,978	\$56,996	\$65,965
20	Utility Maintenance Technician III	N	\$43,978	\$54,909	\$65,965
21	Police Corporal	N	\$46,177	\$57,719	\$69,263
22	Fire Captain	N	\$48,484	\$60,605	\$72,725
23	Dev. & Env. Review Specialist	N	\$50,909	\$63,635	\$76,362
23	Police Sergeant	N	\$50,909	\$63,635	\$76,362
23	Public Services Supervisor	N	\$50,909	\$63,635	\$76,362
24	Asst Fire Chief/Asst Emerg Mgmt Dir	N	\$53,453	\$66,817	\$80,180
24	Town Clerk/CDD Admin. Support Specialist	N	\$53,453	\$66,817	\$80,180
25	Police Lieutenant	N	\$54,071	\$69,996	\$84,190
26	Human Resources Specialist/Customer Service Specialist	N	\$58,933	\$73,665	\$88,397
27	Communications Director	N	\$61,880	\$77,350	\$92,818
28	Hydroelectric Supervisor	E	\$64,972	\$77,350	\$97,458
29	Community Development Director	E	\$68,221	\$85,277	\$102,334
29	Parks Recreation and Lake Director	E	\$68,221	\$85,277	\$102,334
30	Police Chief	E	\$71,633	\$89,539	\$107,448
30	Fire Chief/Emergency Management Director	E	\$71,633	\$89,539	\$107,448
31	Public Services Director	E	\$75,214	\$94,019	\$112,822
31	Finance Director	E	\$75,214	\$94,019	\$112,822
32		E	\$78,975	\$98,719	\$118,463
33		E	\$82,924	\$103,655	\$124,388
34		E	\$87,069	\$108,837	\$130,605
35		E	\$91,424	\$114,280	\$137,135

Proposed 6/2025

C. FY 25-26 Fee Schedule

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 10, 2025**

SUBJECT: FY 25-26 Fee Schedules

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: C
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 must be adopted each fiscal year. There are no proposed amends to the General Fee Schedule or Land Use Fee Schedule. Staff is proposing an amendment to the Utility Fee Schedule to add an actual cost based charge for any necessary road boring or cutting related to utility connections.

The Lake Use Fee Schedule is adopted based on calendar year and will be reviewed in December.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt the FY 25-26 Fee Schedules.

ATTACHMENTS:

FY 25-26 Fee Schedules

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

GENERAL FEES

Effective: FY 2025-2026

Rental Facilities	Standard Rate	Discounted Rate (for qualifying charitable events /Town Employees	Security Deposit	Trash Disposal Fee
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 Wine	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	\$15			
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 2024-2025

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		
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			
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.	\$160/10,000 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.

UTILITY BILLING			Effective: FY 2024-2025	
Water & Sewer Connections	Water Inside Rate	Water Outside Rate	Sewer Inside Rate	Sewer Outside Rate
Connection 3/4" or less	\$1,155	\$1,445		
Connection 1"	\$1,735	\$2,080		
Connection 2"	\$2,890	\$3,235		
Connection 3"	\$4,045	\$4,620		
Connection 4"	\$5,780	\$6,355		
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	
<u>Road Boring or Cutting</u>	<u>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.</u>			
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		

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

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 10, 2025**

SUBJECT: Ordinance No. 25-06-10A Amending the Town of Lake Lure Code of Ordinances to Reenact a State of Emergency Ordinance to be Codified as Chapter 33

AGENDA INFORMATION:

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

BRIEF SUMMARY:

The Town of Lake Lure adopted a State of Emergency Ordinance on January 14, 1997 under authority of Article 36A, Chapter 14, Chapter 166A, and Chapter 160A of the North Carolina General Statutes. However, the Ordinance was never incorporated into the Code of Ordinances. Further, the statutory authority for local State of Emergency Ordinances has been modified since 1997, including "AN ACT TO MODERNIZE THE NORTH CAROLINA EMERGENCY MANAGEMENT ACT AND RELATED STATUTES" adopted in 2012. Thus, the Town Attorney has drafted Ordinance No. 25-06-10A which codifies a State of Emergency Ordinance as Chapter 33 in the Town of Lake Lure Code of Ordinances and modernizes the ordinance to fit current NC guidelines.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Ordinance No. 25-06-10A Amending the Town of Lake Lure Code of Ordinances to Reenact a State of Emergency Ordinance to be Codified as Chapter 33.

ATTACHMENTS:

Ordinance No. 25-06-10A Amending the Town of Lake Lure Code of Ordinances to Reenact a State of Emergency Ordinance to be Codified as Chapter 33

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

AN ORDINANCE AMENDING THE TOWN OF LAKE LURE CODE OF ORDINANCES TO REENACT A STATE OF EMERGENCY ORDINANCE TO BE CODIFIED AS CHAPTER 33

WHEREAS, the Town of Lake Lure adopted a State of Emergency Ordinance on January 14, 1997 under authority of Article 36A, Chapter 14, Chapter 166A, and Chapter 160A of the North Carolina General Statutes; and,

WHEREAS, the Ordinance was never incorporated into the Code of Ordinances; and,

WHEREAS, the Statutory authority for local State of Emergency Ordinances has been modified since 1997, including "AN ACT TO MODERNIZE THE NORTH CAROLINA EMERGENCY MANAGEMENT ACT AND RELATED STATUTES adopted in 2012 ; and,

WHEREAS, the Board of Commissioners desires to update and codify its State of Emergency Ordinance;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS FOR THE TOWN OF LAKE LURE ORDAIN AS FOLLOWS:

Section 1. A new Chapter 33 of the Town of Lake Lure Code of Ordinances is hereby enacted to read as follows:

CHAPTER 33: STATE OF EMERGENCY ORDINANCE

§ 33.01 STATE OF EMERGENCY; RESTRICTIONS AUTHORIZED

(a) A State of Emergency shall be deemed to exist whenever during times of public crisis, disaster, rioting, catastrophe, or similar public emergency, for any reason, public safety authorities are unable to maintain public order or afford adequate protection for lives, safety or property, or whenever the occurrence or any such condition is imminent.

(b) In the event of an existing or threatened State of Emergency endangering the lives, safety, health and welfare of the people within the Town of Lake Lure or any part thereof, or threatening damages to or destruction of property, Mayor of the Town Council of the Town of Lake Lure is hereby authorized and empowered under Section 14-288.12 and 166A-8 to issue a public proclamation declaring to all persons the existence of such a State of emergency, and, in order to more effectively protect the

lives and property of people within the Town, to place in effect any or all of the restriction hereinafter authorized.

(c) The Mayor is hereby authorized and empowered to limit by the proclamation the application of all or any part of such restrictions to any area specifically designated or described within the Town and to specific hours of the day or night; and to exempt from all or any part of such restrictions, while acting in the line of and within the scope of their respective duties, law enforcement officers, firemen and other public employees, rescue squad members, doctors, nurses, employees of hospitals and other medical facilities; on-duty military personnel, whether state or federal; on-duty employees of public utilities, public transportation companies, and newspaper, magazine, radio broadcasting, and television broadcasting corporations operated for profit; and such other classes of persons as may be essential to the preservation of public order and immediately necessary to serve the safety, health, and welfare needs of people within the Town.

§ 33.02 PROCLAMATION IMPOSING PROHIBITIONS AND RESTRICTIONS:

(a) The Mayor or the Town Council of the Town of Lake Lure by proclamation may impose the prohibitions and restrictions specified in Sections 3 through 8 of this Ordinance in the manner described in those sections. The Mayor may impose as many of those specified prohibitions and restrictions as he finds are necessary, because of an emergency, to maintain an acceptable level of public order and services, and to protect lives, safety, and property. The Mayor shall recite his findings in the proclamation.

(b) The proclamation shall be in writing. The Mayor shall take reasonable steps to give notice of the terms of the proclamation to those affected by it and shall post a copy of it in the Municipal Center. The Mayor shall send reports of the substance of the proclamation to the mass communications media which serves the affected area. The proclamation shall also be posted prominently on the Town's website. The Mayor shall retain a text of the proclamation and furnish upon request certified copies of it.

§ 33.03 EVACUATION.

The Mayor may direct and compel the evacuation of all or part of the population of the Town of Lake Lure, to prescribe routes, modes of transportation, and destination in connection with evacuation; and to control ingress and egress of a disaster area, the movement of persons within the area, and the occupancy of premises therein. Details of the evacuation may be set forth or amended in a subsequent proclamation which shall be well publicized.

§ 33.04 CURFEW.

(a) The proclamation may impose a curfew prohibiting in certain areas and during certain periods the appearance in public of anyone who is not a member of an exempted class. The proclamation shall specify the geographical area or areas and the period during each 24-hour day to which the curfew applies. The Mayor may exempt from some or all of the curfew restrictions classes of people whose exemption the Mayor finds necessary for the preservation of the public health, safety, and welfare. The proclamation shall state the exempted classes and the restrictions from which each is exempted.

(b) Unless otherwise specified in the proclamation, the curfew shall apply during the specified period each day until the Mayor by proclamation removes the curfew.

§ 33.05 RESTRICTIONS ON POSSESSION, CONSUMPTION, OR TRANSFER OF ALCOHOLIC BEVERAGES.

The proclamation may prohibit the possession or consumption of any alcoholic beverage;
including beer, wine, and spirituous liquor other than on one's own premises, and may prohibit the transfer, transportation, sale or purchase of any alcoholic beverage within the
area of the Town described in the proclamation. The prohibition, if imposed, may apply to transfers of alcoholic beverages by employees or Alcoholic Beverage Control stores as
well as by anyone else within the geographical area described.

§ 33.06 RESTRICTION ON POSSESSION, TRANSPORTATION, AND TRANSFER OF DANGEROUS WEAPONS AND SUBSTANCES.

(a) The proclamation may prohibit the transportation or possession off one's own premises, or the sale or purchase of any dangerous weapon or substance. The Mayor may exempt from some or all of the restrictions classes of people whose possession, transfer, or transportation of certain dangerous weapons or substances is necessary to the preservation of the public's health, safety, or welfare. The proclamation shall state the exempted classes and the restrictions from which each is exempted.

(b) "Dangerous weapon or substance" means:

(1) Any deadly weapon, ammunition, explosive, incendiary device, radioactive material or device as defined in G.S. 14-288.8 (c)(5), gasoline, or other instrument or substance designed for a use that carries a threat of serious bodily injury or destruction of property.

(2) Any other instrument or substance that is capable of being used to inflict serious bodily injury or destruction of property, when the circumstances indicate that there is some probability that such instrument or substance will be so used.

(3) Any part or ingredient in any instrument or substance included above when the circumstances indicate a probability that such a part or ingredient will be so used.

(c) A violation of this section shall be punishable as provided in G.S. 14-288.7.

(d) If imposed, the restrictions shall apply throughout the jurisdiction of the Town or such part thereof as designated in the proclamation.

§ 33.07 RESTRICTIONS ON ACCESS TO AREAS.

(a) The proclamation may prohibit obtaining access or attempting to obtain access to any area, designated in the manner described in this section, in violation of any order, clearly posted notice, or barricade indicating that access is denied or restricted.

(b) Areas to which access is denied or restricted shall be designated by the Chief of Police and his subordinates or other law enforcement officer when directed in the proclamation to do so by the Mayor. When acting under this authority, the Chief of Police and his subordinates may restrict or deny access to any area, street, highway or location within the Town if that restriction or denial of access or use is reasonably necessary to promote efforts being made to overcome the emergency or to prevent further aggravation of the emergency.

§ 33.08 PROHIBITIONS AND RESTRICTIONS.

(a) Movements of people in public places;

(b) The operation of offices, business establishments, and other places to or from which people may travel or at which they may congregate; and

(c) Other activities or conditions the control of which may be reasonably necessary to maintain order and protect lives or property during the state of emergency, within the area designated in the proclamation.

§ 33.09 REMOVAL OF PROHIBITIONS AND RESTRICTIONS.

The Mayor shall by proclamation terminate the entire declaration of emergency or remove any of the prohibitions and restrictions when the emergency no longer requires them, or when directed to do so by the Town Council.

§ 33.10 SUPERSEDING AND AMENDATORY PROCLAMATIONS.

The Mayor in his/her discretion may invoke the restrictions authorized by this ordinance
in separate proclamations, and may amend any proclamation by means of a
superseding
proclamation in accordance with the procedures set forth in Section 2.

§ 33.11 ABSENCE OR DISABILITY OF MAYOR.

In case of the absence or disability of the Mayor, the Mayor pro-tem of the Town Council
or such other person as may be designated by the Town Council shall have and
exercise
all of the powers herein given to the Mayor.

§ 33.13 PENALTY FOR VIOLATION.

Except as provided in Section 33.06, any person violating any prohibition or
restriction
imposed by a proclamation authorized by this ordinance shall be guilty of a Class 2
in accordance with G.S. 14-288.20A.

§ 33.14 REPEAL OF CONFLICTING ORDINANCES.

All ordinances in conflict with the provisions of this ordinance are hereby repealed.

§ 33.15 TERRITORIAL APPLICABILITY.

This ordinance shall apply within the corporate limits of the Town of Lake Lure, or
within any area of this municipality so designated by the Mayor.

§ 33.16 VALIDITY.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any
reason held to be invalid, such decision shall not affect the validity of the remaining
portions of
this ordinance. The Town Council hereby declares that it would have passed this
ordinance and each section, subsection, clause, and phrase thereof, irrespective of the
fact that any one or more sections, subsections, sentences, clauses, or phrases be
declared invalid.

Section 2. Ordinance 97-1-14 is hereby repealed.

Section 3. This ordinance shall take effect upon adoption.

Adopted this the _____ day of June, 2025.

Carol Pritchett, Mayor

ATTEST: _____
Kimberly Martin, Clerk

E. Proclamation of Suspension of Lake Access

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: June 10, 2025**

SUBJECT: Proclamation of Suspension of Lake Access

AGENDA INFORMATION:

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

BRIEF SUMMARY:

The Town and United States Army Corps (USACE) contractors continue operations to restore the lake from the impacts sustained from Tropical Storm Helene. The lake is currently not safe for public access. While this has been announced and publicized since Helene, the Town still receives reports of illegal lake access. Under the local state of emergency, this proclamation suspends lake access until further notice and those who violate this suspension shall be guilty of a Class 2 misdemeanor in accordance with G.S. 14-288.20A.

This proclamation does not apply to approved contractors, USACE, Town of Lake Lure staff, or government officials.

Further, notwithstanding, property owners may remove debris and sedimentation from underneath their lake structures until **July 15th**. This must only include lake debris deposited as a result of Tropical Storm Helene. Land based debris cannot be brought into the lakebed. A plan must be submitted and approved for any sediment removal. For this purpose, lake structures can be accessed through land or property owners may use a Town approved contractor to access a structure through the lake. Debris and sedimentation can be placed at least one foot away from the structure either beside or in front of the footprint where it is easily reachable by contractors.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Proclamation of Suspension of Lake Access.

ATTACHMENTS:

Proclamation of Suspension of Lake Access

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

PROCLAMATION OF SUSPENSION OF LAKE ACCESS

WHEREAS, Tropical Storm Helene devastated western North Carolina on September 27, 2025; and

WHEREAS, The State of North Carolina, Rutherford County, and the Town of Lake Lure issued separate states of emergencies on September 25, 2024, ahead of Tropical Storm Helene; and

WHEREAS, The Town of Lake Lure remains under a local State of Emergency continues to manage emergency operations related to the impacts of Tropical Storm Helene; and

WHEREAS, The United States Army Corps of Engineers (USACE) is overseeing the restoration of the lake through critical debris and sedimentation removal efforts; and

WHEREAS, It is not safe public to access the lake in any capacity until USACE and Town approved contractors have completed all operations.

NOW, THEREFORE, pursuant to the authority vested in me as the Mayor of the Town of Lake Lure pursuant to the Proclamation of a State of Emergency and under Article 1A of Chapter 166A of the North Carolina General Statutes, it is hereby ordered:

SECTION ONE. For the purposes of the Proclamation, the following definitions apply:

Access: Making contact with through vessel, foot, machinery, or any other means.

Approved contractors: Professional contractors approved to work on Lake Lure by the Town of Lake Lure or the United States Army Corps of Engineers.

Lake Lure: Body of water along the Broad River in Rutherford County, impounded by the dam at Buffalo Shoals, and lying below the 995 foot contour line above sea level.

Town of Lake Lure: A body corporate and politic, under the name 'Town of Lake Lure.' Under that name, they have all the powers, duties, rights, privileges and immunities conferred and imposed on the Town by this Charter or on cities by the general law. The term 'general law' is employed herein as defined in G. S. 160A-1.

SECTION TWO. The Town of Lake Lure hereby prohibits access to Lake Lure.

SECTION THREE. Notwithstanding, property owners may remove debris and sedimentation from underneath their lake structures until **July 15th**. This must only include lake debris deposited as a result of Tropical Storm Helene. Land based debris cannot be brought into the lakebed. A plan must be submitted and approved for any sediment removal. For this purpose, lake structures can be accessed through land or property owners may use a Town approved contractor to access a structure through the lake. Debris and sedimentation can be placed at least one foot away from the structure either beside or in front of the footprint where it is easily reachable by contractors.

SECTION FOUR. The prohibition against access to Lake Lure shall not apply to approved contractors, USACE, Town of Lake Lure staff, or government officials.

SECTION FIVE. Any person who violates any provision of the declaration shall be guilty of a Class 2 misdemeanor in accordance with G.S. 14-288.20A.

SECTION SIX. This proclamation shall become effective upon execution. The provisions contained herein shall remain in place until further notice as conditions continue to be monitored.

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

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

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

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION
Meeting Date: June 10, 2025**

SUBJECT: Dogwood Health Trust Grant Application for [Workforce Housing](#)

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: F
Department: Communications
Contact: Laura Krejci, Communications Director
Presenter: Laura Krejci, Communications Director

BRIEF SUMMARY:

The Town the Lake Lure has a need for workforce housing to help maintain and attract key personnel that support the needs of the community. Dogwood Health Trust is offering a Collaboration & Innovation Grant opportunity which could assist with funding a workforce housing project. The Town has been working with Gateway Foundation and Odom Engineering to create a conceptual design plan for workforce housing. Staff want to ensure that Town Council supports the submission of an application for a Dogwood Health Trust Collaboration & Innovation Grant for workforce housing.

Dogwood Health Trust Grants sizes will range from \$50,000 to \$500,000, with up to 20% of funds available for flexible administrative funding and the balance (80% or more) for collaborative funding.

- Grants can be used for 12-24 months.
- Matching Funds are not required for this grant.
- The property provided for the project is the Town's investment in the project.
- The Town will request \$450,000 in the grant application if Town Council approves submission of the application.
- If the grant is approved and all the funds are not utilized, the remaining balance can be returned to Dogwood Health Trust with no penalties.

In short, the only requirement of the Town of Lake Lure is to provide the property and the development of the Conceptual Site Plan for the project, which has already been created. If the grant is awarded,

Gateway Wellness Foundation will fund and oversee the development of the workforce housing. Gateway Wellness Foundation will market the new homes to the Lake Lure workforce including Firefighters, Police Officers, Teachers, Healthcare Workers, etc. Gateway Wellness Foundation works with future home owners to apply for a USDA 502 Loan which repays their investment in building the homes. There are guidelines which would not allow the homes to be utilized as short term rentals. Mr. Gurney will be available to address any questions.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve plans to submit an application for the Dogwood Health Trust Collaboration & Innovation Grant and adopt Resolution No. 25-06-10.

ATTACHMENTS:

Resolution No. 25-06-10 Supporting Dogwood Health Trust Grant Application for Workforce Housing

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval of plans to submit an application for the Dogwood Health Trust Collaboration & Innovation Grant.



RESOLUTION NO. 25-06-10

**RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL SUPPORTING
DOGWOOD HEALTH TRUST GRANT APPLICATION FOR WORKFORCE HOUSING**

WHEREAS, The Town the Lake Lure has a need for workforce housing to help maintain and attract key personnel that support the needs of the community; and

WHEREAS, Dogwood Health Trust is offering a Collaboration & Innovation Grant Opportunity which could assist with funding a workforce housing project; and

WHEREAS, the Town has been working with Gateway Foundation and Odom Engineering to create a conceptual design plan for workforce housing.

NOW, THEREFORE BE IT RESOLVED, that the Town Council of the Town of Lake Lure hereby supports the submission of an application for a Dogwood Health Trust Collaboration & Innovation Grant for workforce housing.

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

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

XII. 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.

XIII

ADJOURNMENT