

**LAKE LURE TOWN COUNCIL
MEETING PACKET**

Tuesday, February 11, 2025
5:00 p.m.



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

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

Tuesday, February 11, 2025 at 5:00 p.m.
Legends at Rumbling Bald



Agenda

- I. Call to Order**
- II. Agenda Adoption**
- III. Mayor's Communication**
- IV. Town Managers Communication - Page 3**
- V. Council Liaison Reports and Comments**
- VI. Consent Agenda**
 - A. Approval of Amended November 4, 2024 Town Council Emergency Meeting Minutes - Page 10
- VII. Unfinished Business**
- VIII. New Business**
 - A. Storm Recovery Updates - Page 17
 - B. Cell Tower Update and Presentation - Page 18
 - C. Advisory Board Appointments - Page 28
 - D. Consider Approval of LaBella Task Order 24 for Wastewater Treatment Plant Design - Page 72
 - E. Consider Approval of LaBella Task 6 Amendment 3 - Page 77
 - F. Consider Approval of Foothills Regional Commission Scope of Work for the Lake Lure Comprehensive Plan - Page 81
- IX. Public Comment**

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

III
MAYOR'S
COMMUNICATIONS

IV
TOWN MANAGER'S
COMMUNICATIONS



Town Manager Report January 2025

Below are the January 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:

- During the snow event on 1/10-12, our crews worked on clearing the roads for travel
- Storm drain box culvert repaired at corner of Memorial Hwy and Charlotte Dr
- Landslide at Burnt Ridge Road has been repaired by crew
- Begin repairing the Green Space across from the Fire Department. Project will repair draining to prevent future erosion issues
- Waste Water Treatment Plant is now operational
- Repaired 3 water leaks throughout the water system
- Completed approximately 25 hard trash requests
- Completed approximately 20 requested North Carolina 811 locates
- Completed paperwork for 6 Public Services staff to attend educational classes to then obtain certifications
- Improved the online work request system. Training staff for inspections and PM work.

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 related to Hurricane Helene.

Top accomplishments/project updates:

- The cell tower site was slightly altered by the storm. As a result, a new site plan has been established and permitting is underway. A presentation regarding the new site plan will be presented in February.

- The Department is working with public safety and GIS staff to create a list and database of damaged lake structures. This list will be provided to FEMA to allow them to assess the creation of a scope for removals of substantial damaged structures as their operations continue across the lake.
- Assisted FEMA and ICF with ongoing storm related questions from a community development perspective.

Fire / Emergency Management –It was still a busy month in January. The department responded to **32** fire/medical/rescue calls throughout the month. Firefighters completed **264** Hours of Training this month. Partial list of accomplishments:

- Addressed or assisted with various structure and/or wildland fires.
- Completed annual service testing of the SCBAs.
- Lead the Town’s winter storm prep meeting in preparation for incoming snow and monitored activities during the weather event.
- Assisted or completed various tasks related to storm recovery including debris cleanup, identification of substantially damaged lake structures, and more.

Police – The department is handling regular operations and assisting with storm recovery. State Insurance Adjusters came out to view the four totaled vehicles from the storm. There is one Ford Explorer and three Ford Interceptors. The Explorer was being driven by an officer trying to get home after her shift when a tree fell, then others. She was able to locate someone who got her back to safety at the Town Hall. The three Interceptors were in the back of the Police Department when the flood came rushing through. Officer Tyler Dills was promoted to the position of Corporal. Officers continue to concentrate on Property Checks which includes homes, land and lake areas. This is in addition to our Home Watch Program which is a program that residents complete a form that asks officers to check on homes/businesses when owners may be out of town.

Top accomplishments:

- New Body Armor has just arrived. Updated Body Armor for our police is acquired partially with grants from the League of Municipalities. This is something that is done every 5 years.
- Officers are already getting started on their yearly updates from the State of North Carolina Training and Standards. These online classes insure officers are trained on new laws in North Carolina as well as any updates that may have been added throughout the year.
- Officer Shuford, LLPD’s drone operator, is currently assisting the Mayor and Town Manager by gathering footage which will go to insurance adjusters, allowing them to see flood damage overhead. Footage that was taken by Officer Shuford just after the flooding in Lake Lure Marina was key to locating

vessels. Officer Shuford's in-depth training is key during this time and the town is grateful to him.

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:

- Utilized a total of **64 volunteer hours, valued at \$1,280.**
- Reconnected 37 non-motorized vessels that were lost during the hurricane with their owners.
- USACE/Ashbritt continues debris removal from the lake.

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.

- Revenues and Expenditures Reports are provided as separate attachments to supplement this summary. Property Tax Revenue, state shared revenue, and land use continue to track as projected with adjusted estimates in light of the change in operations and collections. The other revenue sources are being analyzed in conjunction with revenue replacement possibilities that have been offered through FEMA.
- The Town's financial position with an unreconciled bank balance of approximately \$9,100,000 for all funds other than special revenue funds (the Dam Fund) which still holds a balance of \$ 9,200,000.00. Insurance payments, FEMA reimbursements, and ARPA reimbursements will greatly enhance the Town's position.
- The FY 23 audit report is expected in March with many details being provided and exchanged currently.

Communications – Communications Director Krejci continues her community outreach which is greater than every due to ongoing recovery events. There were 49 news articles published on the town's website. Additionally, 2,584 individuals received town news via hyperlink. The Town's previous web developer canceled the Town's Google Analytics account, but Director Krejci is working with ADNS and Google Analytics to re-establish the account.

Top Highlights:

- Director Krejci continues to work with FEMA to obtain grant funding for the replacement dam. This month, the following updates were received:

- **FY 21 grant application for initial field investigations** - The quarterly milestone report was report was due this week. Worked with Schnabel engineers to update the Milestone Worksheet. We received an extension to complete the project in full by 9/24/25.
- **FY 22 30% Design Project** - Requested a status of this pending application. We have been advised the award is pending completion of the FY21 project listed above.
- **FY 24 Detailed Design** - Full package of deliverables was submitted for this application 10/24. It seems this project will not be awarded until the FY21 and FY22 projects are completed, but they must all be completed consecutively anyway.
- **Upcoming Events:**
 - 2/2/25 from 1-5: The Blood Connection Blood Drive at the Ingles Parking Lot
 - 2/4-5-6/25 from 10-7: Red Cross Assistance at Lake Lure Baptist Church
- **Website and Social Media Management:**
 - Followers: The Town of Lake Lure has 35,498 followers as of January 2025, representing a 71% increase (+14,750) over January 2024 (20,748).
 - Posts: Shared 70 posts this month with the following top posts for the month, in terms of the number of people the posts reached.

Manager / Clerk / Admin Summary

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

Highlights:

- Created a new dual position for Community Development Administrative Support Specialist Kimberly Martin, who will now be taking on additional duties as the Town Clerk.
- 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 obtain funding and plan for long term recovery success. ICF is currently working on a dashboard to track progress and to facilitate future goal planning.
- The reservoir drain valve project is ongoing. The project was set to be completed in October, but the construction site was destroyed by the storm. The site was restored and crews are now wrapping up the project once again. The Town will be completing dry testing within the next couple of weeks.
- Implemented an organizational restructuring plan to combine public works and parks, rec., and lake maintenance technicians. This move consolidates resources, provides increased operational efficiencies in both work output and budgetary savings, and builds better coordination between the two departments.

- Almost fully moved into the Arcade Building and held an internal meeting with staff to determine best practices to making the temporary space work efficiently.
- Continued efforts to obtain property access for the West End Sewer Project.

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI

CONSENT AGENDA

- A. Approval of Amended November 4, 2024 Town Council Emergency Meeting Minutes

TOWN OF LAKE LURE
REGULAR TOWN COUNCIL BRIEFING

Monday, November 04, 2024, at 10:00 a.m.
Lake Lure Inn



Agenda

Roll Call:

Mayor Carol C. Pritchett Commissioner
David DiOrio Commissioner Scott
Doster Commissioner Jim Proctor
Commissioner Patrick Bryant (~~Absent~~)

Town Manager Olivia Stewman
Jennifer Duncan, Human Resources
Dean Lindsey, Public Works Director (Via Phone) Dustin
Waycaster, Fire Chief
Mike Williams, Community Development Director Steve
Ford, Finance Director
Diane Daneau-Duval, Finance Department Dana
Bradley, Parks and Rec Director Laura
Krejci, Communications Director Sgt. Carl
Umphlett, Police Department

Liz Geary, Rambling Bald
Yaz Cisco, FEMA Division Supervisor
John Metcalf, Lobbyist for the General Assembly Steve
Metcalf, Lobbyist for the General Assembly Justin Gibson,
Army Corp
Bethany, Army Corp

I. Call to Order

Mayor Carol Pritchett opened the meeting at 10:02 am

II. Town Managers reports:

Sent the updated spreadsheet for the damage inventory. There will be a meeting with FEMA tomorrow.

We are having issues with Serve Pro and the Town Hall remediation. We are getting quotes from other companies at this time.

III. John Metcalf:

Mr. Metcalf is here to help and figure out what funds we can get from the general assembly and what funds FEMA is helping with. There will be several representatives from congress in the area on Wednesday. The General Assembly will not have an adopted budget until July 2025. The November 19 session will be a good time to start preparing for the 2025 fiscal year and we will ask about the money that is available now. It may be that the state will help fund what FEMA will not.

IV. Steve Metcalf:

Expressed the understanding of serious needs in the community.

V. Fire Department Updates:

Provided an update on the County debris removal contract.

VI. Parks and Rec Updates:

Still working on getting more boats out of the Marina. Ashbritt is eager to begin working. Some of the boats in the Marina have been found in good shape with very small repairs needed.

It was discussed that only contractors in the commercial model can work on the lake.

VII. Public Works Updates:

The dam access road is open. We are moving forward on our wet well and replacement pumping station. Public Works's crew will come by every other day to pick up right of way debris.

The Town will be asking for easements related to the sewer repairs. Less than 30 properties will remain without sewer until the project is completed. Mr. Lindsey is scheduling a meeting with DEQ to provide them with updates.

NCDOT will not allow the Town to bore the replacement waterline across the Memorial Highway bridge. Engineers are working on an alternative design plan.

The arcade building bank space renovation will start today.

A light will be installed near the Boys Camp bridge area.

The Town received an engineering report regarding the flowering bridge (Attachment A).

The education center near the bridge is intact.

VIII. Community Development:

The cell tower location will need to be altered slightly based on the impacts of the storm to the land.

IX. Communications Updates:

No Updates.

X. Finance Department:

No Updates.

XI. Commissioners:

It was discussed that the Town may need funding assistance for items not covered by FEMA. The Town asked if The Policy Group could assist with this. Ms. Stewman will provide the Metcalfs with the Town's most recent funding needs.

XII. Human Resources:

No Updates

XIII. Rumbling Bald:

No Updates.

XIV. FEMA:

Each project will have a project work sheet which differ by type of project. Project eligibility depends on certain factors.

The disaster center will be closed tomorrow and Wednesday.

FEMA is working on setting up a business recovery center.

XV. Police Department:

No Updates.

XVI. Army Corp Engineers:

Justin and Bethany will be here so if there are any questions go to them.

Debris pickup began today.

There will be updated data that will go to FEMA and the Town when available.

XVII. Adjournment:

Commissioner Jim Proctor made a motion to recess the meeting until Wednesday November 6, 2024, at 2:00pm Commissioner Scott Doster Seconded and 3-0 voted in favor. The meeting ended at 11:43am.

October 31, 2024

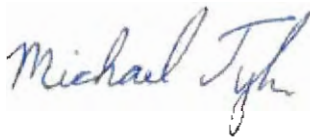
Mr. Dean Lindsey
Public Services Director
Town of Lake Lure
2948 Memorial Highway
Lake Lure, NC 28746

Re: Lake Lure Flowering Bridge – Visual Inspection

Dear Mr. Lindsey:

On October 30, 2024 Michael Tyler, PE from The Thrasher Group North Carolina completed a visual inspection of the Flowering Bridge located in Lake Lure, NC. Based on the visual inspection, it was determined that flooding has scoured under at least one of the piers. The pier has settled causing additional structural damage to the arch. Extent of the scour is unknown. However, due to the visual sagging and damage to the primary structural members the condition of the bridge is determined to be severe. Thrasher has determined that the bridge is unsafe for use and should be closed immediately.

Sincerely,



Michael Tyler, PE
Regional Manager



VII
UNFINISHED
BUSINESS

VIII

NEW BUSINESS

- A. Storm Recovery Updates
- B. Cell Tower Update and Presentation
- C. Advisory Board Appointments
- D. Consider Approval of LaBella Task Order 24 for Wastewater Treatment Plant Design
- E. Consider Approval of LaBella Task 6 Amendment 3
- F. Consider Approval of Foothills Regional Commission Scope of Work for the Lake Lure Comprehensive Plan

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 11, 2025**

SUBJECT: Storm Recovery Updates

AGENDA INFORMATION:

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

BRIEF SUMMARY:

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

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 11, 2025**

SUBJECT: Cell Tower Update and Presentation

AGENDA INFORMATION:

Item Number: B
Department: Administration
Contact: Michael Williams, Community Development Director
Presenter: Michael Williams, Community Development Director

BRIEF SUMMARY:

The site plan for the cell tower on Boys Camp Road was altered by the storm. Community Development Director Michael Williams will present the updated site plan based on the new footprint of the property.

ATTACHMENTS:

Pre-Helene Tower Site Plan; Post Helene Proposed Tower Site Plan; NOAA Hurricane Helene Before and After at Cell Tower Site; Sample Monopole Cell Tower; Tower Engineer Fall Zone Certification; Final Approval Pre-Helene; Preliminary Survey

Communication Tower site (pre-Helene)





NOAA Hurricane Helene Before and After at Cell Tower Site



No legend

Sample Monopole Cell Tower



November 16, 2023

Eumie Rosicclair
Tillman Infrastructure
299 Market St
Saddle Brook, NJ 07663

RE: Proposed 195' Sabre Monopole for TI-OPP-16495, NC (Sea Wish)

Dear Ms. Rosicclair,

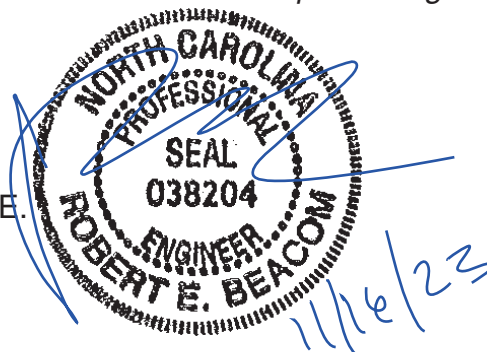
Upon receipt of order, we propose to design and supply the above-referenced Sabre monopole for an Ultimate Wind Speed of 107 mph without ice and 30 mph with 1.5" ice, Structure Classification II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA 222-H "Structural Standard for Antenna-Supporting Structures and Antennas and Small Wind Turbine Support Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. This would effectively result in a fall radius within the 70' x 100' lease area. *Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries.*

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Manager





Federal Communications Commission
Washington, D.C. 20554

August 28, 2024

Tillman Infrastructure, LLC
Attn: Regulatory
152 West 57th Street
New York, NY 10019

Applicant: Tillman Infrastructure, LLC
FCC File No: A1277270
Latitude: 35-26-11.9 NAD83
Longitude: 082-14-01.5 NAD83

9/27/24
- Helene
resets the clock:
Starting over!

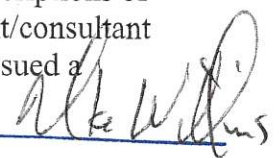
Dear Madam or Sir,

The above-referenced application of Tillman Infrastructure, LLC (Tillman Infrastructure) was filed on February 20, 2024 (amended February 27, 2024). Because it was determined that the proposed action may significantly affect the environment pursuant to section 1.1307 of the Commission's rules, 47 CFR § 1.1307, Tillman Infrastructure prepared an environmental assessment (EA), which was placed on public notice on the Commission's website on March 6, 2024. There were no substantive comments or petitions to deny associated with the EA filed pursuant to section 1.939 of the Commission's rules. 47 CFR § 1.939.

Pursuant to section 1.1308(d) of the Commission's rules, the Bureau has conducted an independent review of the EA and supporting documentation. 47 C.F.R. § 1.1308(d). The Bureau finds that the project will not have a significant impact on the human environment. Accordingly, the referenced application is granted effective the date of this letter. Pursuant to section 1.1308(d), Tillman Infrastructure is required to provide the local community with notice of this finding of no significant impact (FONSI). 47 CFR § 1.1308(d).

This FONSI is granted based on the information in the record including Tillman Infrastructure's commitment to avoid tree-clearing from April 1 through October 30 for the protection of Indiana bat and northern long-eared bat. Tillman Infrastructure has also indicated that the U.S. Fish & Wildlife Service will be contacted if eagle nesting activities are observed during project construction. Finally, Tillman Infrastructure will install down-shielded, motion activated security lights, if needed for the tower compound.

The Bureau's determination that the proposed project will not have a significant impact on the environment is based on Tillman Infrastructure's representations made in written descriptions of work (e.g., emails, proposals, plans, EA, permits and permit conditions) it or its agent/consultant provided to the FCC. If the description of work changes after the Commission has issued a

BY: 

AUG 28 2024

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RECEIVED

FONSI, or if construction deviates substantially from the description of work in a way that would affect a factor under section 1.1307, this FONSI may no longer be valid.

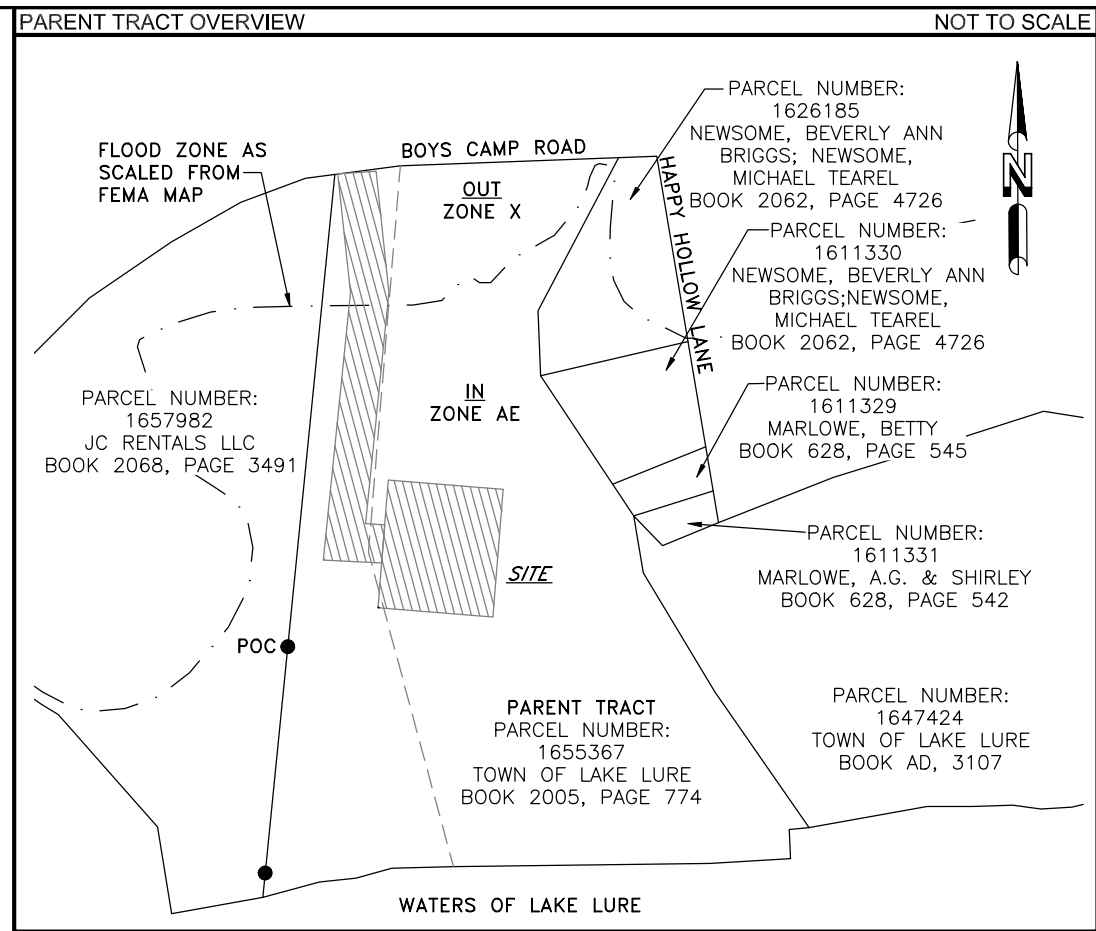
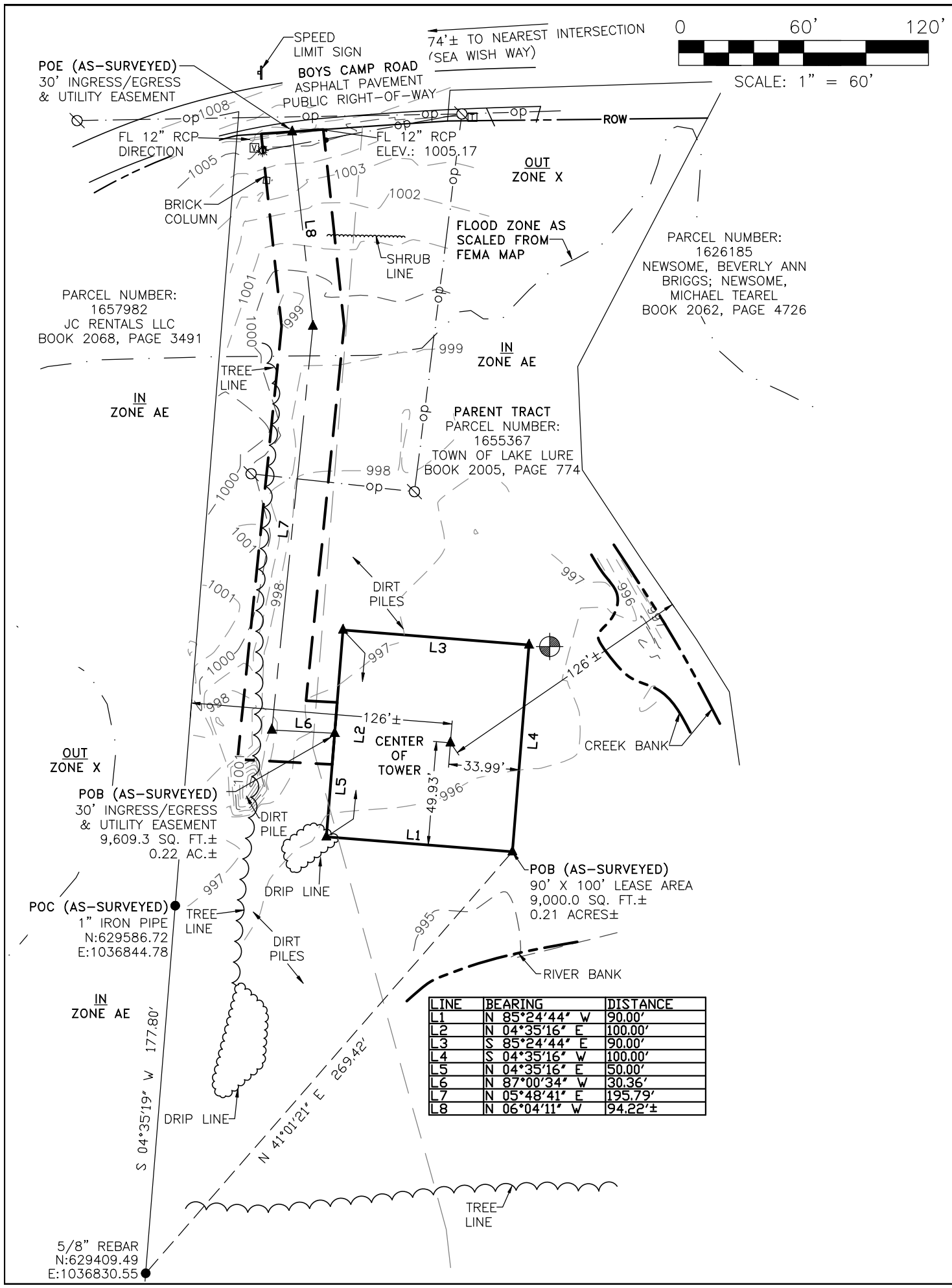
If Tillman Infrastructure is planning to make such a change or deviation, please notify Nancy Fox-Fernandez at 202-418-0992, or Nancy.Fox-Fernandez@fcc.gov.

Sincerely,

/s/ Allison Jones

Allison Jones, Associate Division Chief
Competition and Infrastructure Policy Division
Wireless Telecommunications Bureau

BY _____
JUL 14 2014
RECEIVED

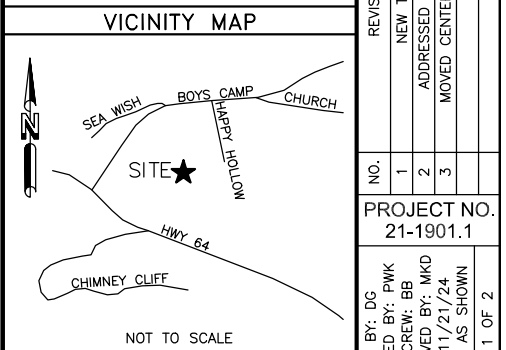


TOWER INFO

CENTER OF TOWER:

LATITUDE: 35°26'13.258" NORTH
 LONGITUDE: 82°14'01.207" WEST (NAD 83)
 GROUND ELEVATION: 996'
 ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
 BOYS CAMP ROAD
 LAKE LURE, NC 28746



NORTH CAROLINA

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
 -1°51'59.00055"

TRUE NORTH TO MAGNETIC DECLINATION
 7°9' W

COMBINED SCALE FACTOR
 0.999877799

- LEGEND**
- = 5/8" REBAR SET
 - = FOUND PROPERTY MARKER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - POE = POINT OF ENDING
 - ▲ = CALCULATED POINT
 - RCP = REINFORCED CONCRETE PIPE
 - ⊗ = POWER POLE
 - ⊥ = GUY ANCHOR
 - ▭ = VAULT
 - ⊞ = TELEPHONE PEDESTAL
 - ⊙ = TEMPORARY BENCHMARK
 - NAIL IN TREE
 ELEVATION: 996.24'

PLOTTABLE EXCEPTIONS

Fidelity National Title Insurance Company
 Commitment for Title Insurance Commitment No. 35533028
 Date September 1, 2021
 Schedule B, Section II

Exception No.	Instrument	Comment
1-7		Standard exceptions. Contain no survey matters.
⑧	Bk. 135, Pg. 121	Supportive document contains insufficient information.
⑨	Bk. 351, Pg. 271	Supportive document contains insufficient information.
⑩	Bk. 1017, Pg. 871	Does affect, blanket in nature.
⑪	Plat Bk. 32, Pg. 13	Describes boundary but does not contain easements or exceptions that affect.
⑫	Plat Bk. 32, Pg. 14	Describes boundary but does not contain easements or exceptions that affect.
⑬	Plat Bk. 42, Pg. 323	Describes boundary but does not contain easements or exceptions that affect.

LINE	BEARING	DISTANCE
L1	N 85°24'44" W	90.00'
L2	N 04°35'16" E	100.00'
L3	S 85°24'44" E	90.00'
L4	S 04°35'16" W	100.00'
L5	N 04°35'16" E	50.00'
L6	N 87°00'34" W	30.36'
L7	N 05°48'41" E	195.79'
L8	N 06°04'11" W	94.22'±

Bearings are based on North Carolina State Plane Coordinates NAD 83 by GPS observation.

M2C Geomatics and Design, PLLC
 4800 THE WOODS ROAD
 KITTY HAWK, NC 27949
 252-261-1555
 www.m2cgd.com

SEA WISH
 TI-OPP-16495
 OUT OF CHIMNEY ROCK TOWNSHIP
 RUTHERFORD COUNTY, NORTH CAROLINA

RAWLAND TOWER SURVEY

HIGH PERFORMANCE SERVICES
 111 EAST SAINT PETER STREET
 CARENCO, LA 70520

SMW ENGINEERING GROUP, INC.

158 Business Center Drive
 Birmingham, Alabama 35244
 Ph: 205-252-6985
 www.smweng.com

PROJECT NO. 21-1901.1
 SHEET 1 OF 2

PARENT TRACT (FROM TITLE)

An interest in land, said interest being over a portion of the following described parent parcel:

PARCEL 1:

SITUATE, LYING AND BEING in Chimney Rock Township, Rutherford County, and being that 1.20 acre parcel as shown on Survey for Grey Rock Community Association, Inc., – HOA, by Tripod Land Surveying, P.A., dated February 5, 2007, and updated December 20, 2010, bearing Drawing #625A and recorded in Plat Book 32, Page 13, Rutherford County Register of Deeds.

TOGETHER WITH all rights granted in that certain Easement for Cross-Access, Maintenance and Repair recorded January 28, 2011 in Deed Book 1017, Page 871, Rutherford County Registry.

FURTHER CONVEYED subject to that certain Agreement dated June 5, 1973, and recorded in Deed Book 351, Page 271, and subject to that certain Judgment dated October 15, 1925, and recorded in Book 135, Page 121, Rutherford County Registry.

AND BEING the same property conveyed to Town of Lake Lure, a municipal corporation and a political subdivision of the State of North Carolina from Greyrock Community Association, Inc., a North Carolina non-profit corporation by North Carolina General Warranty Deed dated May 25, 2018 and recorded May 31, 2018 in Deed Book 2005, Page 774.

Tax Parcel No. 1648077

PARCEL 2:

SITUATE, LYING AND BEING in Chimney Rock Township, Rutherford County, and being that 2.68 acre parcel as shown on Survey for Sonny Beachum by Tripod Land Surveying, P.A., dated February 5, 2007, and updated December 20, 2010, bearing Drawing #625B and recorded in Plat Book 32, Page 14, Rutherford County Register of Deeds.

TOGETHER WITH all rights granted in that certain Easement for Cross-Access, Maintenance and Repair recorded January 28, 2011 in Deed Book 1017, Page 871, Rutherford County Registry.

FURTHER CONVEYED subject to that certain Agreement dated June 5, 1973, and recorded in Deed Book 351, Page 271, and subject to that certain Judgment dated October 15, 1925, and recorded in Book 135, Page 121, Rutherford County Registry.

AND BEING the same property conveyed to Town of Lake Lure, a municipal corporation and a political subdivision of the State of North Carolina from N.W. "Sonny" Beachum, Inc., a North Carolina corporation, a/k/a N.W. Sonny Beachum, Inc., a North Carolina corporation by North Carolina General Warranty Deed dated November 30, 2017 and recorded December 7, 2017 in Deed Book 1164, Page 59.

Tax Parcel No. 1648078

90' X 100' LEASE AREA (AS-SURVEYED)

Being a portion of those certain tracts of land as described and recorded in Book 1164, Page 59 and Book 2005, Page 774 in the Office of the Register of Deeds, Rutherford County, North Carolina lying in the Chimney Rock Township, said Rutherford County and being more particularly described as follows:

Commencing at a 1" iron pipe found on the west line of said certain tract of land described in Book 2005, Page 774 said 1" iron pipe having North Carolina State Plane Coordinates of N:629586.72 E:10396844.78; thence S 04°35'19" W along said west line a distance of 177.80 feet to a 5/8" rebar found having North Carolina State Plane Coordinates of N:629409.49 E:1036830.55; thence N 41°01'21" E leaving said west line a distance of 269.42 feet to a point and the Point of Beginning; thence N 85°24'44" W a distance of 90.00 feet to a point; thence N 04°35'16" E a distance of 100.00 feet to a point; thence S 85°24'44" E a distance of 90.00 feet to point; thence S 04°35'16" W a distance of 100.00 feet to the Point of Beginning. Said above-described Lease Area contains 9,000.0 square feet or 0.21 acres, more or less.

30' INGRESS/EGRESS & UTILITY EASEMENT (AS-SURVEYED)

Being a portion of those certain tracts of land as described and recorded in Book 1164, Page 59 and Book 2005, Page 774 in the Office of the Register of Deeds, Rutherford County, North Carolina lying in the Chimney Rock Township, said Rutherford County and being more particularly described as follows:

Commencing at a 1" iron pipe found on the west line of said certain tract of land described in Book 2005, Page 774 said 1" iron pipe having North Carolina State Plane Coordinates of N:629586.72 E:10396844.78; thence S 04°35'19" W along said west line a distance of 177.80 feet to a 5/8" rebar found having North Carolina State Plane Coordinates of N:629409.49 E:1036830.55; thence N 41°01'21" E leaving said west line a distance of 269.42 feet to a point; thence N 85°24'44" W a distance of 50.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width lying 15 feet each side of the following described centerline; thence N 87°00'34" W a distance of 30.36 feet to a point; thence N 05°48'41" E a distance of 195.79 feet to a point; thence N 06°04'11" W a distance of 94.22 feet, more or less, to a point on the south right-of-way line of Boys Camp Road and the Point of Ending. Said above-described Easement contains 9,609.3 square feet or 0.22 acres, more or less.

SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a North Carolina Registered Land Surveyor. Date of field survey is November 20, 2024.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on North Carolina State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DG5311. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted in reference to a Commitment for Title Insurance prepared by Fidelity National Title Insurance Company, Commitment No. 35533028, dated September 1, 2021.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. All distances are shown as ground distances in US Surveyor Feet.
15. No NCGS monuments were found or located within 2000 feet of the property.

SURVEYOR'S CERTIFICATION

I certify to that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information as noted on the drawing; that the ratio of precision is better than 1:15,000; and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600). This ___ day of _____, 2025.

PRELIMINARY UNTIL FINALIZED WITH SIGNATURE AND SEAL
TIMOTHY L. FISH

NO.	1	NEW TOPO	DATE	1/16/25	BY	DC	
	2	ADDRESSED COMMENTS	DATE	1/27/25	BY	KM	
	3	MOVED CENTER OF TOWER	DATE	1/28/25	BY	PKW	
PROJECT NO. 21-1901.1							
DRAWN BY:	DC	CHECKED BY:	PKW	FIELD CREW:	BB	APPROVED BY:	MKD
DATE:		11/21/24		SCALE:		N/A	
SHEET 2 OF 2							
RAWLAND TOWER SURVEY							
FOR: HIGH PERFORMANCE SERVICES 111 EAST SAINT PETER STREET CARENCO, LA 70520							
SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 Ph: 205-252-6985 www.simweng.com							

M2C Geomatics and Design, PLLC
4800 THE WOODS ROAD
KITTY HAWK, NC 27949
252-261-1555
www.m2cgd.com
SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST

SEA WISH
TI-OPP-16495
OUT OF CHIMNEY ROCK TOWNSHIP
RUTHERFORD COUNTY, NORTH CAROLINA



**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 11, 2025**

SUBJECT: Advisory Board Appointments

AGENDA INFORMATION:

Item Number: C
Department: Administration
Contact: Kimberly Martin, Town Clerk/Comm. Dev. Admin.
Presenter: Town Council

BRIEF SUMMARY:

Town Council will make statutory and advisory board appointments for boards with vacancies. Those appointed will begin their board term beginning on March 1, 2025.

Board vacancies are as follows:

- ABC Board – 1
- Board of Adjustment/Lake Structure Appeals Board – 3
- Lake Advisory Board – 2
- Parks & Recreation Board – 1
- Zoning and Planning – 2
- Short Term Rental Advisory Board – 0

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To appoint _____ to the _____ Board.

ATTACHMENTS:

Board Ballots; Board Applications

**LAKE LURE ABC BOARD
(Three Year Appointment)**

List of candidates to be considered to fill one regular position on the ABC Board with a term expiring in 2028.

Candidates currently serving as regular members seeking reappointment:

1. Esther Lusk

Name of Candidate for Position #1 _____
Term Expiring: 2028

Signature of Commissioner: _____
Date: February 11, 2025

Entry #: 21 - Esther Lusk

Status: Submitted

Submitted: 1/20/2025 4:36 PM

Name

Esther Lusk

Address

217 Sunset Cove Rd, LAKE LURE, North Carolina 28746

Amount of time as a Lake Lure resident:

13 years full time.

Home Phone

(973) 477-3901

Mobile Phone

Email

elusk28746@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

ABC Board

Rationale and qualifications for serving:

Renewing term

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

None at present

Other information you feel might be pertinent, including current or prior occupation of resume:

Resume (Optional)

Signature

Date

1/20/2025



ABC BOARD

The ABC Board is charged by the State of North Carolina with the authority to adopt the rules necessary for the operation of its Meeting Packet Page 30 of 84

store, subject to approval by the state ABC Commission. This authority includes buying and selling of alcoholic beverages, supervising employees, borrowing money, buying and leasing real and personal property and investing surplus funds. This board consists of three members serving staggered, three-year terms. Meetings are held the third Monday of each month at 3:30 P.M.

BOARD OF ADJUSTMENT AND LAKE STRUCTURE APPEALS BOARD (BOA/LSAB)

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LAKE ADVISORY BOARD (LAB)

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**BOARD OF ADJUSTMENT / LAKE STRUCTURES APPEAL BOARD
(Three Year Appointment)**

List of candidates to be considered for appointment to fill one regular position and two alternate position with terms expiring in 2028.

Candidates currently serving on the board seeking reappointment:

1. Greg Gardner

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

1. Debra Gardner
2. Kathleen Hatfield
3. Tony Steffel
4. Tim Nates

Name of Candidate for Regular Position #1 _____
Term Expiring: 2028

Name of Candidate for Alternate Position #2 _____
Term Expiring: 2028

Name of Candidate for Alternate Position #3 _____
Term Expiring: 2028

Signature of Commissioner: _____
Date: February 11, 2025

Entry #: 20 - Greg Gardner

Status: Submitted

Submitted: 1/16/2025 5:08 PM

Name

Greg Gardner

Address

137 Firefly Cove, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

7 years

Home Phone

Mobile Phone

(443) 462-1772

Email

Greg1242@comcast.net

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Board of Adjustment & Lake Structure Appeals Board

Rationale and qualifications for serving:

Have served on the BOA & LSAB boards for 3 years. I have been voted by my peers on the boards as Chairman the last two years.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

None

Other information you feel might be pertinent, including current or prior occupation of resume:

Resume (Optional)

Signature

Date

1/16/2025

Greg Gardner

ABC BOARD

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Entry #: 17 - Debra M Gardner**Status:** Submitted**Submitted:** 9/6/2024 7:26 PM**Name**

Debra M Gardner

Address

137 Firefly Cove, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

2017

Home Phone**Mobile Phone**

(443) 831-1915

Email

luvlakelife1@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.**Choice**

Board of Adjustment & Lake Structure Appeals Board

Short Term Rental Advisory Board

Rationale and qualifications for serving:

Since moving to Lake Lure in 2017 I've wanted to be involved in the community but was waiting for the right time to put my name in the hat for a specific board. I follow all the town activities and have openly communicated my views over the years. I would like to put my efforts into supporting the new Short Term Rental Advisory board.

I created and successfully ran my consulting business working with government contractors in the human resources field for 27 years. I also served as the President of an association affiliated with my business specialty for over five years until I moved to Lake Lure. I have volunteered for Lil's Thrift Shop since 2018 and have been involved in many community events.

<https://www.linkedin.com/in/workplacedynamics/>

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

President - the Baltimore Industry Liaison Group - 5 years

Lil's Thrift Shop board - 3 years

Volunteer fundraiser organizer for the MD chapter of the Cystic Fibrosis Foundation

Served as Chairperson for the 2021 Lil's Thrift Shop Paws for the Cause Celebration and serve as Co-Chair for the 2024 event.

Other information you feel might be pertinent, including current or prior occupation of resume:

I can bring my business experience, life experiences, and opinions to either board.

Resume (Optional)[Bio short - Debra Milstein Gardner 2024.docx](#)

75.9 KB



Signature

Date

9/6/2024

Debra Gardner

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Entry #: 9 - Kathleen M Hatfield **Status:** Submitted **Submitted:** 8/3/2024 4:54 PM

Name

Kathleen M Hatfield

Address

125 Falcon Way, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

5 years

Home Phone**Mobile Phone**

(301) 343-5399

Email

kathiehat@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Board of Adjustment & Lake Structure Appeals Board

Short Term Rental Advisory Board

Rationale and qualifications for serving:

I have served on the Lake Advisory Board for 3 years, last two as Chair. In that position I guided the Board through a comprehensive review and rewrite of the Town's Lake Use Regulations. Now that my term is up and the LUR project is complete, I feel that I can better serve the Town on a different board.

I retired from the US Department of Homeland Security after 28 years as a Program Analyst. I was responsible for reviewing, analyzing and interpreting policies, regulations, and data both quantitative and qualitative.

My greatest strength is in deciphering minutia and therefore I feel that service on a board that deals with laws, ordinances and regulations would be a good fit.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

Vice President - Hickory Nut Gorge Chamber of Commerce

Member - Chimney Rock Development Association Member

Other information you feel might be pertinent, including current or prior occupation of resume:

I am interested in serving on both of the above Boards but my preference is to serve on the BOA if only one is open.

Resume (Optional)

Signature

Date

8/3/2024

Kathleen M. Hatfield

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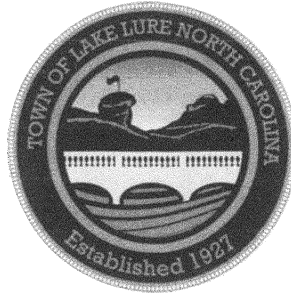
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VOLUNTEER APPLICATION FORM

Name: Tim Nates

Address: 161 Holmstead Dr. Lake Lure Resident for 3 years

Home Phone: _____ Cell Phone: 8133299244 Email: timnates@gmail.com

Employer: Retired Address: Boeing Commercial Aircraft - 787

PLEASE CHECK THE APPROPRIATE BOX AND INDICATE A PREFERENCE IF CHECKING MORE THAN ONE

- | | | | | | | |
|---|----------------------------|--------------------------|--------------------------------|--------------------------|------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Board of
Adjustment &
Lake Structure
Appeals Board | Zoning &
Planning Board | Lake Advisory
Board | Parks &
Recreation
Board | ABC Board | Utility
Advisory
Board | Isothermal
Planning &
Development
Commission
(IPDC) |

Rationale and qualifications for serving: Suggested to Apply by Rich and Kim
Sayles. Bachelor of Science Degree - Presbyterian College.
Prior Board of Directors Member - Charleston SC Juvenile Diabetes Assoc.

Other volunteer activities in which you are currently involved, including other Boards or Committees:
Rutherford Outdoor Council

Other information you feel might be pertinent, including current or prior occupation or resume:
Federal Law Enforcement Training Center - Charleston, SC
Member Pi Kappa Alpha / Operations Lead - United Airlines
Boeing Employee Involvement Member

Signature: Tim Nates Date: 9-18-23

Entry #: 22 - Tony Steffel

Status: Submitted

Submitted: 1/30/2025 11:02 AM

Name

Tony Steffel

Address

320 Holmstead Dr, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

0.75 years

Home Phone

Mobile Phone

(937) 510-4186

Email

tsteffel@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Board of Adjustment & Lake Structure Appeals Board

Lake Advisory Board

Zoning & Planning Board

Rationale and qualifications for serving:

- Property owner for 4 years
- Recently moved (from Ohio) to be full time resident (May '25)
- Bachelor of Science in Manufacturing Technology
- Objective based decision maker
- Always looks for a solution/resolution to keep moving forward (in a timely manner)

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

not official, but will likely on Board for Blue Heron Point HOA

Other information you feel might be pertinent, including current or prior occupation of resume:

- not really involved w/ the community (just meeting attendee)
- want to be part of solutions instead of a bystander
- understand how things work can be helpful to share with community members and reduce rumors/misinformation (like to be transparent when appropriate)
- senior / engineering manager as current occupation
- familiar with regulation/permit process (zoning/building specifically) with recent projects at our property

Resume (Optional)

Signature**Date**

1/30/2025


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**LAKE ADVISORY BOARD
(Three Year Appointment)**

List of candidates to be considered to fill two positions on the Lake Advisory Board with terms expiring in 2028.

Candidates currently serving as regular members seeking reappointment:

1. James Lemmons

Candidates not currently serving on the Board seeking appointment:

1. Charlie Nance
2. Tony Steffel

Name of Candidate for Position #1 _____
Term Expiring: 2028

Name of Candidate for Position #2 _____
Term Expiring: 2028

Signature of Commissioner: _____
Date: February 11, 2025

Entry #: 19 - James R Lemmons **Status:** Submitted **Submitted:** 12/21/2024 11:46 AM

Name

James R Lemmons

Address

592 Quail Ridge Blvd, Lake Lure, North Carolina 28746-9425

Amount of time as a Lake Lure resident:

7 years

Home Phone

(484) 802-3732

Mobile Phone

(484) 802-3732

Email

lemmonsjim5@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Lake Advisory Board

Rationale and qualifications for serving:

I am reapplying to continue my service on the Lake Lure, Lake Advisory Board. This would be my second term. I currently hold the position of Vice-chair. I am also the Dock Master for the marina at Rumbling Bald on Lake Lure, a position I have held since 2021. In the role of Dock Master, I lead the recovery efforts of Rumbling Bald members' and rental boats.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

- Lake Lure Olympiad volunteer
- Conserving Carolina
- Carolina Climbing Coalition

Other information you feel might be pertinent, including current or prior occupation of resume:**Resume (Optional)**

Signature

Date

12/21/2024

James R Lemmons

ABC BOARD

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PARKS AND RECREATION BOARD (PRB)

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VOLUNTEER APPLICATION FORM

Name: Charlie Nance

Address: 213 N Shore DR Lake Lure Resident for 3 years

Home Phone: — Cell Phone: 704-929-0424 Email: dethwnance@gmail.com

Employer: Brights Creek Address: Mill Spring

PLEASE CHECK THE APPROPRIATE BOX AND INDICATE A PREFERENCE IF CHECKING MORE THAN ONE

- Board of
Adjustment & Lake
Structure Appeals
Board
- Zoning & Planning
Board
- Lake Advisory
Board
- Parks & Recreation
Board
Preference
- ABC Board

Rationale and qualifications for serving: I have an extensive history in construction, plumbing, electrical and currently work part time as the Building Engineer at Brights Creek Golf Resort.
Prior to moving to this area, I have owned my own business as a contractor and repairs.

Other volunteer activities in which you are currently involved, including other Boards or Committees:

None at present

Other information you feel might be pertinent, including current or prior occupation or resume:

I served as a Town Commissioner for the Town of Lake Valley - NC for several years prior to moving to Tryon in 2013. I served as the Town Sewer & Water Commissioner.
I would welcome the opportunity to work for the betterment of Lake Lure and serve this beautiful community.

Signature: Charlie Nance

Date: 1/30/23

Entry #: 22 - Tony Steffel

Status: Submitted

Submitted: 1/30/2025 11:02 AM

Name

Tony Steffel

Address

320 Holmstead Dr, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

0.75 years

Home Phone

Mobile Phone

(937) 510-4186

Email

tsteffel@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Board of Adjustment & Lake Structure Appeals Board

Lake Advisory Board

Zoning & Planning Board

Rationale and qualifications for serving:

- Property owner for 4 years
- Recently moved (from Ohio) to be full time resident (May '25)
- Bachelor of Science in Manufacturing Technology
- Objective based decision maker
- Always looks for a solution/resolution to keep moving forward (in a timely manner)

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

not official, but will likely on Board for Blue Heron Point HOA

Other information you feel might be pertinent, including current or prior occupation of resume:

- not really involved w/ the community (just meeting attendee)
- want to be part of solutions instead of a bystander
- understand how things work can be helpful to share with community members and reduce rumors/misinformation (like to be transparent when appropriate)
- senior / engineering manager as current occupation
- familiar with regulation/permit process (zoning/building specifically) with recent projects at our property

Resume (Optional)

Signature**Date**

1/30/2025


ABC BOARD

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**PARKS AND RECREATION BOARD
(Three Year Appointment)**

List of candidates to be considered to fill one regular positions on the Parks and Recreation Board with term expiring in 2028.

Candidates currently serving as regular members seeking reappointment:

1. Daniel Bragdon

Candidates not currently serving on the Board seeking appointment:

1. Pat Buede
2. Charlie Nance
3. Kimberly Weisner

Name of Candidate for Regular Position #1 _____
Term Expiring: 2028

Signature of Commissioner: _____
Date: February 11, 2025

Entry #: 23 - Daniel E Bragdon**Status:** Submitted**Submitted:** 2/2/2025 6:16 PM**Name**

Daniel E Bragdon

Address

207 Charlotte Drive, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

7 years

Home Phone

(980) 425-9179

Mobile Phone

(980) 425-9179

Email

dbragdon@camplurecrest.org

Please check the appropriate box and indicate a preference if checking more than one.**Choice**

Parks & Recreation Board

Rationale and qualifications for serving:

I have been serving with Parks and Rec since 2019. I previously worked for the City of Fort Worth Parks and Rec as a programmer for their community centers. I am serving as the Trail Boss for Ditmer Watts trail system and have contributed over 200 volunteer hours yearly on trail maintenance and upkeep. I work as a Camp Director and over see programs, facilities, and guest interaction with connections to multiple other organizations doing similar work.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

Trail Boss for Rutherford Outdoor Coalition, Cabinet member for Christian Camp and Conference Association, Soccer Coach at LLCA, Level 2 facilitator for the Association of Challenge Course Technology

Other information you feel might be pertinent, including current or prior occupation of resume:**Resume (Optional)**[Parks and Rec Application28032019_2.pdf](#)

1.3 MB



Signature**Date**

2/2/2025

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VOLUNTEER APPLICATION FORM

Name: Pat Buede

Address: 2153 Memorial Hwy Lake Lure Resident for 22 years

Home Phone: _____ Cell Phone: 828-388-2144 Email: patbuede537@gmail.com

Employer: _____ Address: _____

PLEASE CHECK THE APPROPRIATE BOX AND INDICATE A PREFERENCE IF CHECKING MORE THAN ONE

- Board of Adjustment & Lake Structure Appeals Board
- Zoning & Planning Board
- Lake Advisory Board
- Parks & Recreation Board
- ABC Board
- Utility Advisory Board
- Isothermal Planning & Development Commission (IPDC)

Rationale and qualifications for serving: would like to assist community in the preservation of LL for its residents
B.S. in Health, PE & recreation

Other volunteer activities in which you are currently involved, including other Boards or Committees:
only prior volunteer activities - town, TDA + Chamber

Other information you feel might be pertinent, including current or prior occupation or resume:
All of us love where we live. My interest lies in helping permanent residents get more involved with town projects + activities

Signature: Pat Buede Date: 12.12.23



VOLUNTEER APPLICATION FORM

Name: Charlie Nance

Address: 213 N Shore DR Lake Lure Resident for 3 years

Home Phone: — Cell Phone: 704-929-0424 Email: dethwnance@gmail.com

Employer: Brights Creek Address: Mill Spring

PLEASE CHECK THE APPROPRIATE BOX AND INDICATE A PREFERENCE IF CHECKING MORE THAN ONE

- | | | | | |
|---|----------------------------|-------------------------------------|--|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Board of
Adjustment & Lake
Structure Appeals
Board | Zoning & Planning
Board | Lake Advisory
Board | Parks & Recreation
Board
<i>Preference</i> | ABC Board |

Rationale and qualifications for serving: I have an extensive history in construction, plumbing, electrical and currently work part time as the Building Engineer at Brights Creek Golf Resort.
Prior to moving to this area, I have owned my own business as a contractor and repairs.

Other volunteer activities in which you are currently involved, including other Boards or Committees:

None at present

Other information you feel might be pertinent, including current or prior occupation or resume:

I served as a Town Commissioner for the Town of Lake Valley - NC for several years prior to moving to Tryon in 2013. I served as the Town Sewer & Water Commissioner.
I would welcome the opportunity to work for the betterment of Lake Lure and serve this beautiful community.

Signature: Charlie Nance

Date: 1/30/23

Entry #: 2 - Kimberly E Weisner**Status:** Submitted**Submitted:** 5/30/2024 4:38 PM**Name**

Kimberly E Weisner

Address

1813 Bills Creek Rd, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

6 years

Home Phone**Mobile Phone**

(843) 991-9099

Email

kim_weisner@me.com

Please check the appropriate box and indicate a preference if checking more than one.**Choice**

Parks & Recreation Board

Rationale and qualifications for serving:

I have a desire to be involved with Lake Lure Parks & Rec Board. I am a lover of all things outdoors, and enjoy the use of the public green spaces. I am currently completing my degree at Western Carolina University in Emergency & Disaster Management with minors in Parks and Rec Management and Political Science.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

Rotract Club WCU

Other information you feel might be pertinent, including current or prior occulation of resume:

I am also a nurse with 27 years of experience as well as 8 years of Practice Management experience. I am currently employed by UNC Health Pardee. I would love to share my love of the outdoors and promote health and wellness.

Resume (Optional)

[2024 Resume - Kimberly Weisner.docx](#)
24.2 KB



Signature

Date

5/30/2024



ABC BOARD

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**ZONING AND PLANNING BOARD
(Three Year Appointment)**

List of candidates to be considered to fill two positions on the Zoning and Planning Board with term expiring in 2028.

Candidates not currently serving on the Board seeking appointment:

1. Debra Warren
2. Liz Geary
3. Tony Steffel

Name of Candidate for Position #1 _____
Term Expiring: 2028

Name of Candidate for Position #2 _____
Term Expiring: 2028

Signature of Commissioner: _____
Date: February 11, 2025

Entry #: 16 - Debra P Warren**Status:** Submitted**Submitted:** 8/13/2024 8:39 PM**Name**

Debra P Warren

Address

138 Yacht Island Rd Dr, LAKE LURE, North Carolina 28746-9831

Amount of time as a Lake Lure resident:

4 years, 2 months

Home Phone

(205) 535-0374

Mobile Phone

(205) 535-0374

Email

dspbwarren@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Zoning & Planning Board

Rationale and qualifications for serving:

I have been attending zoning meetings for 6 months and I feel strongly that this is an active group that works hard to make good recommendations for our community. I am a well organized and strategic thinker and worker. I am retired but while working served 5 collegiate institutions as an Athletic Director assessing and writing strategic plans, managing millions in resources and hundreds of staff and student-athletes

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

I am the Chair of the Lake Lure Olympiad Board and have served 4 years.

I am also recently selected to serve on Park and Rec Board. I have the time to do both boards justice!

Other information you feel might be pertinent, including current or prior occupation of resume:**Resume (Optional)**

Signature

Date

8/13/2024

Rebra J Warren

ABC BOARD

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Entry #: 8 - Liz Geary

Status: Submitted

Submitted: 8/1/2024 12:13 PM

Name

Liz Geary

Address

112 Mountains Blvd, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

0

Home Phone

Mobile Phone

(843) 509-8191

Email

lgeary@rumblingbald.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Zoning & Planning Board

Rationale and qualifications for serving:

I have been attending the monthly Zoning & Planning meetings for a few years, and I routinely reference the Lake Lure ordinances.

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

Community management since 2016, Community Associations Institute volunteer work and membership, prior Hickory Nut Gorge Chamber Board member, Association Management Specialist, and Certified Manager of Community Associations.

Other information you feel might be pertinent, including current or prior occlusion of resume:

The policies and regulations for Rumbling Bald often mirror the Town's ordinances, so I have a good working knowledge of the ordinances and their implications. I've worked with a number of municipalities and governing bodies, and look forward to assisting the Town of Lake Lure in any way possible.

Resume (Optional)

Signature

Date

8/1/2024



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SHORT TERM RENTAL ADVISORY BOARD (STRAB)

The STRAB studies and makes recommendations to council concerning the operation of short term rentals, revisions to policy regarding short term rentals, the various ways of improving short term rental operations, reporting any changes in state regulations regarding short term rentals, and other short term rental matters as requested by the Town Council. This board consists of five members serving staggered, three-year terms. The meeting schedule for this board will be determined at a later date.

ZONING AND PLANNING BOARD (ZPB)

The ZPB is responsible for receiving, reviewing and recommending to Town Council revisions to the town's Zoning Regulations, Zoning Map, and Subdivision Ordinance as well as reviewing and approving all applications for major subdivisions. It may also conduct studies and prepare plans for the Town Council's consideration regarding orderly planning and development within the town. This board consists of five members serving staggered, three-year terms. Meetings are held the third Tuesday each month at 9:30 AM.

For additional information, please refer to the [Lake Lure Advisory and Statutory Board Handbook](#) or contact the Town Clerk at (828) 625-9983 x 104 or townclerk@townoflakelure.com.

Entry #: 22 - Tony Steffel

Status: Submitted

Submitted: 1/30/2025 11:02 AM

Name

Tony Steffel

Address

320 Holmstead Dr, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

0.75 years

Home Phone

Mobile Phone

(937) 510-4186

Email

tsteffel@gmail.com

Please check the appropriate box and indicate a preference if checking more than one.

Choice

Board of Adjustment & Lake Structure Appeals Board

Lake Advisory Board

Zoning & Planning Board

Rationale and qualifications for serving:

- Property owner for 4 years
- Recently moved (from Ohio) to be full time resident (May '25)
- Bachelor of Science in Manufacturing Technology
- Objective based decision maker
- Always looks for a solution/resolution to keep moving forward (in a timely manner)

Other Volunteer activities in which you are currently involved, including other Boards or Committees:

not official, but will likely on Board for Blue Heron Point HOA

Other information you feel might be pertinent, including current or prior occupation of resume:

- not really involved w/ the community (just meeting attendee)
- want to be part of solutions instead of a bystander
- understand how things work can be helpful to share with community members and reduce rumors/misinformation (like to be transparent when appropriate)
- senior / engineering manager as current occupation
- familiar with regulation/permit process (zoning/building specifically) with recent projects at our property

Resume (Optional)

Signature**Date**

1/30/2025


ABC BOARD

The ABC Board is charged by the State of North Carolina with the authority to adopt the rules necessary for the operation of its store, subject to approval by the state ABC Commission. This authority includes buying and selling of alcoholic beverages, supervising employees, borrowing money, buying and leasing real and personal property and investing surplus funds. This board consists of three members serving staggered, three-year terms. Meetings are held the third Monday of each month at 3:30 P.M.

BOARD OF ADJUSTMENT AND LAKE STRUCTURE APPEALS BOARD (BOA/LSAB)

The BOA hears and decides appeals from any decision, order, or determination made by Town Staff with the responsibility of making decision about land use in interpreting and enforcing the Zoning Regulations. The BOA also approves conditional use permits and grants variances, in specific cases, from the provisions of the Zoning Regulations. The LSAB is authorized to grant variances, in specific cases, from the provisions of the Lake Structure Regulations. Members of these boards are required to participate in specialized training. These boards consist of five regular and three alternate members serving staggered, three-year terms and the same members serve on both boards. Meetings are held the fourth Tuesday each month at 1:00 PM for the BOA and the LSAB meets shortly thereafter.

LAKE ADVISORY BOARD (LAB)

The LAB advises the Town Council, Marine Commission, Lake Operations and town staff on all lake related matters to include revisions to Lake Use and Lake Structure Regulations, commercial operations on the lake, boat permits and fees, annual dredging requirements, the lake ecosystem, and storm cleanup. Each member is assigned a specific area of responsibility. This board consists of seven members serving staggered, three -year terms. Meetings are held the first Monday each month at 3:30 PM.

PARKS AND RECREATION BOARD (PRB)

The PRB is charged with maintaining an inventory of all public lands designated or used for park purposes. The Board monitors the condition of park lands and recommends maintenance or repairs when necessary, or recommends development and landscaping where appropriate. The Board identifies those properties having potential for active recreation and coordinates with the ZPB to incorporate recreation facilities into the land use plan as well as the LAB regarding recreational activities on the lake. This board consists of seven members serving staggered, three-year terms. Meetings are held the first Thursday each month at 1:30 PM.

SHORT TERM RENTAL ADVISORY BOARD (STRAB)

The STRAB studies and makes recommendations to council concerning the operation of short term rentals, revisions to policy regarding short term rentals, the various ways of improving short term rental operations, reporting any changes in state regulations regarding short term rentals, and other short term rental matters as requested by the Town Council. This board consists of five members serving staggered, three-year terms. The meeting schedule for this board will be determined at a later date.

ZONING AND PLANNING BOARD (ZPB)

The ZPB is responsible for receiving, reviewing and recommending to Town Council revisions to the town's Zoning Regulations, Zoning Map, and Subdivision Ordinance as well as reviewing and approving all applications for major subdivisions. It may also conduct studies and prepare plans for the Town Council's consideration regarding orderly planning and development within the town. This board consists of five members serving staggered, three-year terms. Meetings are held the third Tuesday each month at 9:30 AM.

For additional information, please refer to the [Lake Lure Advisory and Statutory Board Handbook](#) or contact the Town Clerk at (828) 625-9983 x 104 or townclerk@townoflakelure.com.

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 11, 2025**

SUBJECT: Consider Approval of LaBella Task Order 24 for Wastewater Treatment Plant Design

AGENDA INFORMATION:

Item Number: D
Department: Administration
Contact: Dean Lindsey, Public Services Director
Presenter: Dean Lindsey, Public Services Director

BRIEF SUMMARY:

At the Town's request, LaBella is proposing to complete the schematic through final design and permitting of the proposed 0.995 MGD WWTP on the 'Hunt Property' (Site 1 as indicated in the Plan). Project limits begin immediately east of the Dam and include the influent sewer (gravity) eastward to the plant site, and north/east from the plant site to the effluent discharge to the Broad River. LaBella's proposed work includes all civil/site, structural, electrical, mechanical, plumbing, and architectural design, as well as site-related and NCDEQ permitting for Authorization to Construct (ATC). Based on prior discussions with NCDEQ, we do not anticipate any substantial effort related to the modification to the existing effluent discharge (NPDES) permit. The lump sum amount associated with proposed Task Order 24 is \$2,680,000.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve LaBella Task Order 24 for Wastewater Treatment Plant Design

FUNDING SOURCE:

Applying for FEMA public assistance – if not eligible funding will be taken from APRA & SRF funds

ATTACHMENTS:

Proposed LaBella Task Order 24

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

January 31, 2025

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

**SUBJECT: Lake Lure On-Call Professional Services
Task 24 Wastewater Treatment Plant DESIGN**

Dear Olivia:

LaBella Associates appreciates the Town's confidence in us, and our continued working relationship with you. We have previously provided an engineering services agreement (Contract), and this work would be performed under that Contract. This proposal letter provides a scope of work and fee to provide the Task 24 deliverables as described below.

OVERVIEW

In 2023, LaBella worked with the Town to develop a Wastewater Treatment Plant (WWTP) Master Plan (the 'Plan'). The objectives of that Plan were to define the following for a new WWTP:

- Long-term and planning horizon **capacity** requirements,
- Likely **process** selection based on issues such as environment and O&M complexity and cost,
- Physical size and therefore site space requirements,
- Site **location** options and recommendation, and
- Estimated **cost** and schedule recommendations for implementation.

Conclusions of that Master Plan addressed these issues as follows:

- Initial capacity should be 0.995 million gallons per day (MGD), to comfortably address flows anticipated to be received through 2050. Ultimate capacity is expected to be 1.5 MGD.
- In general, an Integrated Fixed Film Activated Sludge (IFAS) process was recommended due to its combination of simplicity and stability, small footprint and low capital cost.
- The 'Hunt Property' (now owned by the Town) was selected to site the WWTP due to ease of purchase, as well as size which meets the space needs of the initial and ultimate facility.
- Construction cost (2023 dollars) was estimated at \$29M.

Hurricane Helene emphasized the need to replace the existing WWTP when the entire facility was flooded, basins were all filled with river water and sediment, and all electrical equipment was completely destroyed. Hurricane impacts to the Subaqueous Sanitary Sewer (SASS) and the imminent need for its replacement, and the interdependency of the SASS Replacement project and the WWTP all suggest that the WWTP should be replaced as soon as practicable.

SCOPE

At the Town's request, LaBella is proposing to complete the schematic through final design and permitting of the proposed 0.995 MGD WWTP on the 'Hunt Property' (Site 1 as indicated in the Plan). Project limits begin immediately east of the Dam and include the influent sewer (gravity) eastward to the plant site, and north/east from the plant site to the effluent discharge to the Broad River. LaBella's proposed work includes all civil/site, structural, electrical, mechanical, plumbing, and architectural design, as well as site-related and NCDEQ permitting for Authorization to Construct (ATC). Based on prior discussions with NCDEQ, we do not anticipate any substantial effort related to the modification to the existing effluent discharge (NPDES) permit.

Specifically, LaBella proposes the following approach to the Project. Throughout the design process, LaBella will meet with Town staff monthly on a formal in-person basis (and informally/remotely as necessary and requested) to review conclusions being reached and obtain Town input.



A. **Data Collection**

1. **Survey** has already been obtained through aerial means and this data will be used as the primary source of base mapping. Since the site is wooded and undeveloped, we do not anticipate the need for additional ground survey at the WWTP site itself or elsewhere on the 'Hunt Property'. However, some limited ground survey immediately adjacent to the Dam and between the site and the River may be required, and LaBella will perform this Work as necessary. The Town owns all parcels on which Work is anticipated, so no easements are planned.
2. **Geotechnical** investigations including test borings for deep structures and buildings will be performed. Approximately eight (8) deep holes for tanks, three (3) shallow holes for buildings, and ten (10) rock-probe holes are anticipated. Some path clearing will be conducted for the all-terrain drill rig to access the hole locations.

B. **Schematic Design** will focus on identifying and establishing design criteria for all the necessary components of the new facility. This step will culminate in a 'Basis of Design' document (BOD) which captures and documents conclusions. LaBella will address any Town comments and finalize the BOD which will become the basis of subsequent Work.

1. The general application of IFAS was recommended in the Plan, but various equipment configurations exist. LaBella will research equipment options and evaluate pros and cons of each, coordinating with the Town to make a specific selection around which to design the facility. We anticipate site visits with Town staff to up to three facilities where equipment is installed to observe functioning systems and interview operators.
2. A dual-train facility is anticipated with consideration of a future third train to reach ultimate buildout capacity. Process flow will be developed to identify all required components of the treatment trains. Nominal process unit/basin capacities/dimensions will be determined. Equipment types will be evaluated (e.g., screw screen versus step screen, submersible versus suction lift pumps, etc.) for each process unit.
3. Support structures will be identified such as for operations/lab, blower/sludge press, and storage. Controls/SCADA requirements and preferences will be determined. Site access and work/traffic flow issues will be identified.

C. **Preliminary Design** will focus on developing visualization of the facility, including sizes, configuration and layout of all components, buildings and the site. This step will culminate in digital (3D) models and (2D) preliminary drawings submitted to and reviewed with the Town. LaBella will address any Town comments and the preliminary models and drawings will become the basis of subsequent Work.

1. Calculations for each unit process will be prepared for support of final design, and hydraulic profile will be developed.
2. Specific selections will be completed for all major equipment and equipment data collected.
3. Process unit basins will be sized and configured, including equipment placement considering accessibility for operation & maintenance.
4. Building space requirements will be determined, and external architectural renderings will be prepared.
5. Electrical one-line will be developed to identify total power needs for service & generator sizing.
6. Level of SCADA functionality for each item of major equipment will be identified (i.e., alarm vs monitoring vs full control).
7. Site layout will be prepared considering site topographical constraints and vehicular access needs.
8. Specific alignments of influent sewer and effluent discharge piping will be identified and mapped.
9. A 3D model (Revit) of the site and improvements and a (2D) preliminary drawing set will be prepared and reviewed with the Town, to visualize the entire completed project and identify any remaining areas of concern.

D. **Final Design** will focus on development of permit-ready and bid-ready construction drawings and specifications. Prior to submittal to regulatory agencies, LaBella will submit the final design package to Town staff for review and final comment. Final design documents will include:

1. Final process unit and equipment plans, sections and details
2. Civil site drawings including layout, grading, paving and drainage, and erosion and sediment control
3. Architectural plan, elevation, section and detail drawings for buildings
4. Mechanical drawings for building HVAC and plumbing
5. Structural drawings of concrete basins, buildings, retaining walls and other structural components



6. Electrical drawings for power distribution, building and site lighting, riser and panel diagrams, and other electrical equipment and details
7. Instrumentation drawings for controls/SCADA communication
8. Technical Specifications for all disciplines, sufficient for a hard-bid procurement.
9. Division 1 (procedural) specifications will also be included. If funding agency contractual requirements are identified before completion of final design, Division 0 (contractual) specifications will be prepared as well.

E. Permitting & Agency Coordination

1. **NCDEQ** will be engaged throughout the design process to the extent that the agency is able to give attention to it. It is anticipated that ARPA and/or SRF funds are likely to be involved in the completion of the Project, so LaBella will invite **DWI** to participate in regular (approximately quarterly) project update meetings, as they have in the past with SASS Replacement project meetings. LaBella will keep the **DWR/NPDES** Wastewater program personnel informed of progress via copy of interim deliverables and invitation to project update meetings. LaBella will coordinate with **DEMLR** should unusual issues related to erosion and sediment control (E&SC) arise.
 - a. LaBella will submit final bid-ready documents to these agencies for review and approval – DWI for Authorization to Bid (if State-managed funds are to be used); DWR/NPDES for Authorization to Construct (ATC); and DEMLR for E&SC approval.
2. **NCDOT** will be contacted to review the site entrance plan and provide input, and LaBella will submit for driveway permit off of Memorial Highway as necessary.
3. **Town** Site Development will be engaged early in the design process to identify any/all local permit requirements and points of compliance for the site. LaBella will submit final documents for review and address any comments received to obtain approval.
4. **Fees** for permit applications and/or impacts will be paid directly by the Town. Upon Town request, LaBella may make payments and bill the Town (without markup, as Additional Services) for such fees if needed to expedite the process.
5. **Bid Documents** will address all comments and will contain copies of permits as may be required for the ultimate Contractor’s use and/or information.

SCHEDULE

LaBella proposes the following schedule

Milestone	Duration	Estimated Date
Notice to Proceed		Feb 24, 2025
Schematic Design	16 weeks after NTP	June 16
Geotechnical Investigations	6 weeks after Schematic	July 28
Preliminary Design	20 weeks after Schematic	November 3
Final Design	10 weeks after Preliminary	January 12, 2026
NCDEQ, NCDOT, Town Permitting	12 weeks after Final Design	April 6
Bid-Ready Documents	2 weeks after last Permit Approval	April 20

FEE

The following schedule of Lump Sum fees will be billed monthly based on percentage completion for each Scope Task. Payment will be due within thirty (30) days of receipt of the invoice. An ‘Additional Services’ budget of **\$50,000** is included for any out-of-scope items the Town requests, such as payment of fees directly by LaBella. No charges will be incurred under additional services without prior Town approval.

Task	Fee
Data Collection	\$80,000
Schematic Design to BOD	\$350,000
Preliminary Design to 3D model/2D Drawings	\$1,200,000
Final Design to Permitting Drawings	\$950,000
Permitting & Agency Coordination	\$100,000
TOTAL (Lump Sum)	\$2,680,000
Additional Services (T&M budget)	\$50,000



Brian Houston, P.E. will continue to serve as LaBella's Program Manager for this contract, providing direction and oversight for other staff and subconsultants assigned to specific tasks under this contract. Other staff assigned to this contract shall have appropriate experience for the assigned task.

If this proposal is acceptable to the Town, please sign below to authorize the scope defined in this proposal and return one copy to us. We appreciate the opportunity to continue our relationship with the Town of Lake Lure. If you have any questions or need additional information, please call me directly at (704) 941-2110.

Sincerely,
LaBella Associates, P.C.

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

Town of Lake Lure, North Carolina

By: _____
Authorized Signature

Title _____

Date _____

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 11, 2025**

SUBJECT: Consider Approval of LaBella Task 6 Amendment 3

AGENDA INFORMATION:

Item Number: E
Department: Administration
Contact: Dean Lindsey, Public Services Director
Presenter: Dean Lindsey, Public Services Director

BRIEF SUMMARY:

Task 6 was previously revised (Rev. 1) in November 2021 to focus on Phase 1 Wastewater Treatment Plant (WWTP) Modifications, which at that time were expected to include a permanently-installed centrifuge per the Town's request.

Revision 2 was approved in May 2023 to provide the Town support in the specification and purchase of a trailer mounted Belt Press instead of a centrifuge, using the then-remaining portion of the Task 6 budget for that work. Consequently, a Belt Press (by Or-Tec) is now on order, and LaBella has recently been billing against a 'Phase 6C' for Bidding/Purchase/Permitting Support related to the Belt Press.

However, additional unscoped assistance is now requested related to ancillary equipment & structures, which this Amendment addresses. Specifically, the Town is requesting and LaBella proposes to provide assistance in design, specification, selection and procurement of:

- 1) Three (3) pumps to be used for the Belt Press – sludge feed, washwater feed, and high-volume washdown
 - a. Two of these will require electrical design. The third will be a gas-driven portable pump requiring only selection and specification.
- 2) A spill containment pad w/ a drain for the press to operate over.
- 3) An open 'pole barn' to provide weather cover for the portable generator which will be used with the press, as well as to shield staff working on the press from wet weather.

The total increased cost associated with proposed Task 6 Amendment 3 is \$25,000.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

Staff recommends approval of LaBella Task 6 Amendment 3

FUNDING SOURCE:

ARPA

ATTACHMENTS:

Proposed LaBella Task 6 Amendment 3

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

January 23, 2025

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

SUBJECT: Lake Lure On-Call Professional Services – Task 6 Amendment 3

Dear Olivia and Dean:

Task 6 was previously revised (Rev. 1) in November 2021 to focus on Phase 1 Wastewater Treatment Plant (WWTP) Modifications, which at that time were expected to include a permanently-installed centrifuge per the Town's request. Revision 2 was approved in May 2023 to provide the Town support in the specification and purchase of a trailer-mounted Belt Press instead of a centrifuge, using the then-remaining portion of the Task 6 budget for that work. Consequently, a Belt Press (by Or-Tec) is now on order, and LaBella has recently been billing against a 'Phase 6C' for Bidding/Purchase/Permitting Support related to the Belt Press. However, additional unscoped assistance is now requested related to ancillary equipment & structures, which this Amendment addresses.

Specifically, the Town is requesting and LaBella proposes to provide assistance in design, specification, selection and procurement of:

- 1) Three (3) pumps to be used for the Belt Press – sludge feed, washwater feed, and high-volume washdown
 - a. Two of these will require electrical design. The third will be a gas-driven portable pump requiring only selection and specification.
- 2) A spill containment pad w/ a drain for the press to operate over.
- 3) An open 'pole barn' to provide weather cover for the portable generator which will be used with the press, as well as to shield staff working on the press from wet weather.

Regarding the above items, LaBella will:

- Data Collection & Specification
 - Identify requirements with the Town and the Belt Press supplier
 - Identify appropriate equipment option(s) for each service (sludge, washwater, washdown)
 - Identify pole barn requirements (dimensions, loading, foundation)
 - Prepare brief specifications sufficient for 'informal bidding' to procure equipment and the pole barn
 - Visit the site to collect information pertinent to the required design
- Design
 - Prepare electrical design for electric-driven pumps
 - Prepare site layout for pole barn and spill containment
 - Prepare structural design for pole barn foundation and spill containment
- Bidding / Purchase / Permitting Support
 - The Town will package and issue the LaBella-provided documents for bidding
 - On an as-needed basis, LaBella will provide support as may be requested by the Town, such as responding to vendor questions for requests, evaluating vendor suggestions or alternatives, reviewing proposals, etc.
 - As may be necessary, LaBella will provide support related to WWTP permitting, including coordination with the funding agency (DWI) as may be necessary to ensure coverage for expenditures.

LaBella may provide other related engineering services ("Additional Services") as requested by the Town, hourly at contracted billing rates in addition to the fee provided for this scope.

Brian Houston will serve as LaBella's Project Manager for this Task, providing direction and oversight for other staff assigned to specific tasks under this contract. Other staff assigned to this contract shall have appropriate experience for the assigned task.



Charges under this Amendment will be billed on a Time & Materials (T&M) basis, at the rates in effect at the time of the charges. (The 2025 rate schedule is attached.) A T&M budget of \$7,000 was allocated under Revision/Amendment 2, which is currently being billed by LaBella as 'Phase 6C'. This Amendment proposes to increase that budget by **\$25,000** to a total of \$32,000 in order to address the above-indicated work additions.

If this Task Amendment is acceptable to the Town, please sign below to authorize and return one copy to us. We appreciate the opportunity to continue our relationship with the Town of Lake Lure. If you have any questions or need additional information, please call me directly at (704) 941-2110.

Proposed:

Accepted by Town of Lake Lure:

Brian Houston, P.E.
LaBella Associates, P.C.
Water/Wastewater Market Leader

By: _____

Title: _____

Date: _____

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

**RATE SCHEDULE FOR HOURLY + EXPENSES TASKS
JANUARY 1, 2025 – DECEMBER 31, 2025**

<u>CLASSIFICATION</u>	<u>BILLING RATE</u>
Principal	\$285.00/hour
Project Manager	\$259.00/hour
Senior Engineer	\$248.00/hour
Senior Project Engineer	\$204.00/hour
Project Engineer	\$165.00/hour
GIS Analyst	\$160.00/hour
Design Engineer	\$154.00/hour
Senior Engineering/GIS Technician	\$142.00/hour
Engineering Technician	\$137.00/hour
Construction Inspector	\$131.00/hour
Engineering Co-op	\$106.00/hour
Clerical	\$108.00/hour
Mileage	at current IRS rate
Expenses	at cost
Sub-consultants	at cost plus 10 percent

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 11, 2025**

SUBJECT: Consider Approval of Foothills Regional Commission Scope of Work for the Lake Lure Comprehensive Plan

AGENDA INFORMATION:

Item Number: F
Department: Administration
Contact: Alan Toney, Foothills Regional Commission
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Town will be working with Foothills Regional Commission (FRC) to complete a new Comprehensive Plan, as the current plan expires in 2027. FRC has submitted a scope of work which includes the following which will deliver a Comprehensive Plan in accordance with NC 160D:

- Survey creation and survey data review.
- Public input with key community focus groups.
- Review of Current and Future statistics and demographics.
- Review of current existing conditions and development patterns.
- Hold bi-monthly steering committee meetings, anticipating 6 meetings in total over the span of 12 months.
- Provide 2 traditional public input sessions.
- Provide short-term and long-term development goals.
- Provide a webpage for the Plan hosted on the Foothills Regional Commission Website.
- Provide 2-4 Community Town Halls for public input.
- All mapping will be provided based upon existing data. No new data will be collected.
- Mapping will be hosted via the FRC server, and an online interactive map will be available to post on the Town of Lake Lure website after completion.
- Provide goals and objectives to guide future development.
- Provide 3-5 Catalyst Projects.
- Provide timelines and funding sources for Catalyst Projects.
- Mapping assessments and valuation assessments.

The cost for completion is estimated at \$50,000. FRC intends to begin work around in early summer in conjunction with the new fiscal year.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve Foothills Regional Commission Scope of Work for the Lake Lure Comprehensive Plan.

FUNDING SOURCE:

General Fund – Admin – Professional Services

ATTACHMENTS:

Proposed Scope of Work

STAFF COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

Town of Lake Lure and Foothills Regional Commission



Town of Lake Lure Comprehensive Plan

Objectives – The creation of the Town of Lake Lure Comprehensive Plan

Scope- This proposal is for the creation of this Town of Lake Lure Comprehensive Plan. This plan shall include all requirements as set forth in North Carolina General Statute 160D.

This plan shall include:

- Survey creation and survey data review.
- Public input with key community focus groups.
- Review of Current and Future statistics and demographics.
- Review of current existing conditions and development patterns.
- Hold bi-monthly steering committee meetings, anticipating 6 meetings in total over the span of 12 months.
- Provide 2 traditional public input sessions.
- Provide short-term and long-term development goals.
- Provide a webpage for the Plan hosted on the Foothills Regional Commission Website.
- Provide 2-4 Community Town Halls for public input.
- All mapping will be provided based upon existing data. No new data will be collected.
- Mapping will be hosted via the FRC server, and an online interactive map will be available to post on the Town of Lake Lure website after completion.
- Provide goals and objectives to guide future development.
- Provide 3-5 Catalyst Projects.
- Provide timelines and funding sources for Catalyst Projects.
- Mapping assessments and valuation assessments.

Deliverables – A Town of Lake Lure Comprehensive Plan that will meet all the NC 160D Requirements. 5 high quality – print versions of the Plan. A digital PDF version of the plan. All GIS Data created by Foothills Regional Commission will also be provided to the Town of Lake Lure.

Schedule – 12 Months.

Payment – All payments shall be made to the Foothills Regional Commission on a timeline deemed acceptable by The Town of Lake Lure.

Price – \$50,000

IX

PUBLIC COMMENT

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

X

ADJOURNMENT