

LAKE LURE TOWN COUNCIL MEETING PACKET

Tuesday, January 14, 2025
5:00pm



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, January 14, 2025 at 5:00 p.m.

Legends at Rumbling Bald



Agenda

- I. Call to Order**
 - A. Pledge of Allegiance and Invocation
- II. Agenda Adoption**
- III. Mayor's Communication**
- IV. Town Managers Communication**
- V. Council Liaison Reports and Comments**
- VI. Consent Agenda**
 - A. Approval of the Town Council Meeting Minutes from September, October, and November 2024 - Page 5
- VII. Unfinished Business**
- VIII. New Business**
 - A. Storm Recovery Updates - Page 101
 - Fire/Emergency Management
 - Public Services
 - Parks, Recreation, and Lake
 - Finance
 - Police
 - Community Development
 - Communications
 - B. Request to Appeal Notice of Violation (NOV-2024037) - Page 102
 - C. Consider Marina Permit Application - 0 Memorial Highway Parcel #1618199 - Page 109

- D. Resolution No. 25-01-14 Authorizing Eminent Domain to Acquire Portions of Three Parcels of Real Property – Parcel No.: 1657982, 1657983 and 1657984 - Page 120
- E. Resolution No. 25-01-14A Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 1654352 - Page 123
- F. Resolution No. 25-01-14B Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 1647810 - Page 125
- G. Resolution No. 25-01-14C Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 1603164 - Page 127
- H. Resolution No. 25-01-14D Authorizing Eminent Domain to Acquire Portions of Two Parcels of Real Property – Parcel No.: 1654348 and 228631 - Page 129
- I. Resolution No. 25-01-14E Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 221462 - Page 132

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

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI

CONSENT AGENDA

- A. Approval of the Town Council Meeting Minutes from September, October, and November 2024.



**MINUTES OF THE LAKE LURE TOWN COUNCIL REGULAR MEETING HELD
TUESDAY, SEPTEMBER 10, 2024, 5:00 P.M. AT THE LAKE LURE MUNICIPAL
CENTER**

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

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

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol C. Pritchett called the meeting to order at 5:00 p.m. Council members led the pledge of allegiance and Commissioner Patrick Bryant led the invocation.

II. APPROVE THE AGENDA

Commissioner Scott Doster made a motion to approve the agenda, as presented. Commissioner David DiOrio seconded and all voted in favor.

III. MAYOR'S COMMUNICATIONS

Mayor Pritchett thanked all individuals in attendance.

Reported that there will be two round table meetings on 09/17/24 in Rumbling Bald from 6 – 8 pm, and then in town hall on 09/19/24 from 6-8pm.

IV. TOWN MANAGER COMMUNICATIONS

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

Public Services – The Public Service Department has successfully completed their operations to keep the Town running as smoothly as possible. 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.

Top accomplishments/project updates:

- Went thru all Town maintained roads and cleaned culverts.
- Completed ditch projects on Storm Ridge and Jack London
- Removed 3 trees that fell across roads.
- Performed 40 pavement patches around Town.
- Completed approximately 50 requested North Carolina 811 locates
- Repaired 3 water leaks thru out the water system.
- Finished the new press project at the wastewater treatment plant. Installed new press and landscaped the area around the Bar Screen Press with gravel.
- Installed new Aerator system at WWTP in contact chamber.
- Replaced a faulty valve on the cooling line of generator number two. Greased fitting and inspected unit.
- Worked on improving the online work request forum. Training of new staff for inspections and PM work.

Community Development – Director Williams reports another active month for community development. The department issued 20 permits for the month of August. This includes 13 Zoning, 3 Lake Structure, 4 Land Disturbance Permit, and 0 Vacation Rental Operators. The department also completed final inspection and issued certificates of completion for 17 zoning or lake structure permits.

Top accomplishments/project updates:

- Zoning and Planning Board reviewed and declined (4-1) to make a recommendation regarding the two commercial structures proposed as the replacement Public Works facility at 622 Memorial Highway. As a Town project within the Government Use zoning, the project is by permitted by right and the Board's recommendations would have been in regard to the

appearance of the project in relation to neighborhood character and physical site/building appearance. The “no recommendation” was forwarded to the Board of Adjustments for their review. The Board also began a review of the Town’s sign regulations, including a presentation of new related NC regulations.

- Board of Adjustments conducted quasi-judicial review of the Public Works facility project, reviewing the report for Zoning & Planning and hearing reports from the Public Works Director and the Board’s Town Council liaison. The reports were in regards to the physical plans, including appearance; and the Council’s process of determining the site, including consideration of the Comprehensive Plan. The Board voted unanimously to affirm the project with several recommendations relating to view screening and security fencing. The Board also conducted two quasi-judicial reviews of variance requests. First was to exempt a new business opening in the old retail space at 2400 Memorial Highway from the required parking delineators and ingress/egress limitations due to the limitations of the existing structure, parking and physical characteristics of the lot. The second was property owner’s request to exceed the maximum allowed land disturbance area on his new home project from 50% to 52.75%, in order to meet the Town’s other slope grading requirements. Both were approved. denied and recommended for Zoning and Planning Board consideration for ordinance change.
- Lake Structure Appeals Board had no new business.

Fire / Emergency Management –It was still a busy month in August. The department responded to 43 fire/medical/rescue calls throughout the month. Firefighters completed 282 Hours of Training this month. Partial list of accomplishments:

- Completed extinguisher/medical training at the Lake Lure Classical Academy.
- Assisted with the Lake Lure Olympiad.
- Assisted with installation of the new weather siren equipment.

Police – The department is back to full capacity with the hiring of Officer Willett. Officer Willett is in training learning the roadways. He has been an officer in another jurisdiction so training should not take long. We are thrilled to have a full, full time staff again. We also look forward to training Park, Rec & Lake’s new officer who will help the P.D. as needed. Summer is winding down, the beach is now closed for the season. Officers continue to drive our roadways and patrol the waters of Lake Lure. Yearly training for the state continues for each officer, as they have yearly updates to study and pass.

Top accomplishments:

- August 3rd, Corporal Collins was patrolling Burroughs and came upon two homeless individuals. When Corporal Collins attempted to check the

backgrounds of both, however due to no signal, he had Rutherford Communications run them. Communications was unable to find the male subject by the name he gave. Corporal Collins told the two to move on. Once Collins was able to get to an area with a signal, he was able to find another subject that looked like the homeless man. He immediately searched and found the subject by the Lake Lure Inn. The male fled. Sergeant Umphlett along with several other agencies were called to assist. The male was apprehended and taken into custody. The male was a sexual offender with open warrants.

- The use of the LLPD Speed Trailer parked in an area of downtown, has had good results in reminding drivers to slow down in this area where pedestrians cross the roadway frequently.
- Officers are working closely with NC State Rangers on ways to help the community in ridding bears around trash dumpster at businesses and trash receptacles used at homes/vacation rentals. Bear sightings have increase significantly in populated areas where bears know food is being thrown out and easy to get to. Rangers and Officers first meeting was promising with some new ideas being used.

Parks, Recreation & Lake – The Parks, Recreation, and Lake Department had a busy month of August. As peak season winds down, the department is working on calculating boat permit sales for 2024 in order to project numbers for the ordering of 2025 boat permits.

Top Accomplishments:

- Utilized a total of **109 volunteer hours, valued at \$2,180**
- Hired and began training new staff member, Adam Nix.
- Continued assisting Stott Construction with dredging operations.

Finance – Revenues and Expenditures Reports for a bimonthly report will be provided at the September work session. As in prior fiscal years and recent accounting periods, revenues tracked for the last accounting period as projected and departments always do well in monitoring expenditures in individual line items in the departmental budgets. These will remain until final trial balances are determined and audited from prior year audit.

- Revenues and Expenditures Reports for a bimonthly report will be provided at the September work session. As in prior fiscal years and recent accounting periods, revenues tracked for the last accounting period as projected. Departments continually do well in monitoring expenditures in individual line items in the departmental budgets. There may be accruals for expenditures and revenues (same as last prior year) due to the audit reporting beginning for 23-24 fiscal year. These will remain until final trial balances are determined and audited from prior year audit. Analysis and

research to various components of the purchasing, invoicing, and vendor system continues. This effort is being made to generate cost savings, eliminate replication and overall efficiency.

- The Town continues to have a strong financial position with an unreconciled bank balance of approximately \$8,570,000 for all funds other than special revenue (the Dam Fund). The dam fund is showing a balance of \$11,150,000.00 after significant expenditures related to the valve addition are continuing to be posted.
- Analysis and research to various components of the purchasing, invoicing, and vendor system continues. This effort is being made to generate cost savings, eliminate replication and overall efficiency.
- Regarding the audit status, sampling is still occurring along with accounting procedure clarification. The Local Government Commission has followed up on the audit as well as other prior findings. The Town Manager will soon send a progress and status report regarding the Town's current and future interaction with the LGC's Team.
- The County's Revenue Department reported that the Tryon Bay property was sold for a the tax liens plus demolition and property upkeep costs added by the Town. The Town will soon receive a recoupment of the majority of the costs related to the property.

Communications – Communications Director Krejci continues her community outreach along with progress in all areas. There were 30 news articles published on the town's website. Additionally, 2,233 individuals received town news via hyperlink. There were 28,000 website users in August. Director Krejci also continues to work tirelessly on grant applications and follow-ups.

Top Highlights:

- **August Events:** Washburn/Watkins Memorial Service in Morse Park and recognition of the original Olympiad Board
- **Upcoming Events:**
September 15 from 9-11 AM: Fishing with a Ranger – Morse Park
September 17, 2024 at 6:00: Round Table Meeting at Rumbling Bald Terrace
September 19, 2024 at 6:00: Round Table Meeting at Town Hall
September 27, 2024 from 3:30 – 5:30 PM: Rutherford County Library System Bookmobile in Morse Park
- **Website and Social Media Management:**
 - 38% increase in Website Users (28K) over the same time period in 2023 with 30 news posts in 8/24
 - 8% increase in Facebook Followers (21,547) over the same time period in 2023, with 34 posts in 8/24.

Manager / Clerk / Admin Summary

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

Highlights:

- Dredging operations are now underway with the supervision of our Parks, Recreation, and Lake Department.
- Created a new dual position for the Public Services Administrative Support / GIS Technician. A former summer intern who helped with mapping utilities will be filling the position.
- Accepted a Water AIA State Reserve Grant Offer and a Lea Service Line Loan Funding Offer.
- Held a special meeting with the sewer replacement project design-build team to discuss the next phases in the sewer project. The plan for the upcoming drawdown is to investigate the backshore and existing sewer system. During this time, the Public Services Department will also be making repairs as they are identified. Simultaneously, LaBella is evaluating alternative systems (low-pressure or hybrid) to accommodate the most cost-effective way to proceed with the replacement of the sewer.
- Drilling below the dam was recently completed. Morgan Corporation is currently awaiting the delivery of 72 inch pipe which is currently undergoing minor repairs. The next major steps are delivery and installation of the knife gate valve, which is currently in Morgan Corporation's possession. We are still waiting for an inspection and delivery date for the jet flow valve, but it is expected within the next couple of weeks. The completion of the project is still set for this fall.
- Schnabel Engineering is steadily working towards the completion of the replacement dam investigation and design work. In the interim, the Town has tasked Schnabel with providing us with proposed work orders to assess the repair or replacement of the tainter gates. Schnabel should have the proposed work orders finalized very soon.
- Town staff has been working on decorating for fall. The hope is to have a couple of displays for both visitors and full time residents to enjoy. Mrs. Wendy Terry and Chase Harris have been the masterminds behind the decorations, so their hard work is appreciated. Various departments are holding meetings to prepare for the holiday season, as it will be upon us soon.
- Town Clerk Elba Willette is working towards solutions to enhancing the sound system in the Council Chambers at this time.

V. COUNCIL LIAISON REPORTS & COMMENTS AND BOARD PRESENTATIONS

Commissioner Scott Doster reported the activities of the Zoning and Planning Board and the ABC Board.

Z&P board met to review recommendation for two building and green space, public works needs a new bldg. really bad place which is behind the arcade and there is new owner on the lake lure inn, the board voted to deny it but it is a town property so they could not deny it – the BOA board voted to approve it. There will be a new position on that board in the New Year 2025 (Dave Keenan)

ABC – the net sales of the store have increased by 4% - 5500 to the law enforcement – 54K to the town – 7k to help with alcohol rehabilitation. Thank the manager the assistant manager, the staff the board which are all volunteers.

Mayor – wants to thank Commissioner Scott Doster for his work with the ABC Board

Commissioner David DiOrio reported that the activities of the Lake Advisory Board were discussed at the Marine Commission meeting and noted that the Board of Adjustment / Lake Structure Appeals Board met.

It was noted that the Public Works building was approved by the BOA. Commissioner

Jim Proctor reported the activities of the Parks and Recreation Board.

VI. PUBLIC COMMENT

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

Mayor Carol C. Pritchett invited the audience to speak.

Holly Jensen - Cell tower project – sent a letter to the town on July 6 expressing some concerns that she had about the project. Ms. Jensen said she hadn't heard from the Town Attorney. She wants the cell tower but not on the proposed property.

Wade Opplinger – 180 Riverside – Bat Cave – Lake Lure Rowing – asked if the Town can revisit the beach opening and closed policy – after August it will be closed during the week. He spent the last week apologizing because I run a tourist business and I am afraid that they don't want to come back to Lake Lure.

It was noted Lake Lure Flowering Bridge met yesterday - and they will have a report on number of volunteer hours by next meeting.

Kathy Hatfield – 125 Falcon way – chair of the lake advisory board requested that LAB reports be presented at the regular council meetings not just the marine commission meeting.

VII. CONSENT AGENDA

Mayor Carol C. Pritchett presented the Consent Agenda items and asked if any items should be removed before calling for action.

Approval of the August 13, 2024 Regular Town Council Meeting, the August 22, 2024 Special Town Council Meeting, and the August 28, 2024 Work Session and Action Meeting Minutes.

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

VIII. UNFINISHED BUSINESS

There was no unfinished business to discuss.

IX. NEW BUSINESS

A. REQUEST TO REMOVE TREE WITHING ELEVATION 995' & TROUT BUFFER.

Mike Williams addressed the board – explaining that the tree is healthy – but there is concern that it is over a boat house – the requestor doesn't have a problem as long as the town agrees. Williams recommended to approve the request with planting a replacement tree.

Commissioner Scott Doster made a motion to approve to removal of the tree with the conditions that they plant another tree in the future, Commissioner Dave Diorio seconded and the motion carried 4-0.

IX. NEW BUSINESS

B. CONSIDER APPROVAL OF CONTRACT WITH ODOM ENGINEERING FOR THE MORSE PARK IMPROVEMENT DESIGN PROJECT.

Olivia Stewman made a recommendation to approve Odom Engineering as the chosen company to design the new Morse Park.

Commissioner Jim Proctor made a motion to allow the contract with Odom Engineering to be signed to start the Improvement design project for Morse Park, Commissioner Scott Doster seconded and the motion carried 4-0.

IX. NEW BUSINESS

C. REVIEW UPDATED WORKFORCE HOUSING CONCEPTUAL SITE PLAN.

Mr. Odom – presented the latest sketch for the workforce housing plan
Mr. Odom recommended making another sketch and including the remediation of the shooting range with the costs.

Council decided that it was best to wait making any recommendations or approvals at this time so we will wait until the work session meeting and maybe by then the new sketch design will be ready for approval.

IX. NEW BUSINESS

D. SHORT TERM ADVISORY BOARD APPOINTMENTS

Patrick Bryant made an announcement about the process on adding a new Short Term Rental Advisory Board (STR) – this board will provide a new advance experience to our guest about the wild life and it gives a more robust opportunity to work with community development – 11 people applied for board appointments, five were chosen to serve on the board and they are, Scott Martin, Jennifer Romaine, Marla Machado-Arce, Beth Heer and Trace Boswell.

Commissioner Patrick Bryant will serve as the Council Liaison for that board, and the board will be help the third Wednesday of each month in the morning hours. The July 9th council meeting does highlight the bylaws on page 59.

Commissioner Jim Proctor made a Motion to approve the STR Advisory Board, Commissioner Dave DiOrio seconded and the motion carried 4-0.

X. CLOSED SESSION

Commissioner Patrick Bryant made a motion to enter into closed session in accordance with G.S. 143.318.11(a) (3) for the attorney client privilege or legal claims, Commissioner Dave DiOrio seconded and the Motion Carried 4-0. The close session meeting started at 5:38pm

XI. ADJOURNMENT

With no further business, Commissioner Patrick Bryant made a motion to adjourn the meeting at 6:30p.m. Commissioner Scott Doster seconded and the motion carried 4-0.

ATTEST:

Elba Willette, Town Clerk

Mayor Carol C. Pritchett



MINUTES OF THE LAKE LURE TOWN COUNCIL WORK SESSION AND ACTION MEETING

WEDNESDAY, SEPTEMBER 25, 2024, 8:30 A.M.

LAKE LURE MUNICIPAL CENTER

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

William Morgan, Jr., Town Attorney Olivia
Stewman, Town Manager Stephen
Ford, Finance Director
Dean Lindsey, Public Services Director
Michael Williams, Community Development Director
Laura Krejci, Communications Director

ABSENT: N/A

I. CALL TO ORDER

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

II. AGENDA ADOPTION

Commissioner Jim Proctor made a change on the agenda to add an item number seven which it will be the discussion of the Christmas lights, Commissioner Scott Doster seconded and the motion carried 4-0.

III. PUBLIC COMMENT

Dennis Shellenburger 143 Bee Tree Place, mentioned that he and Mr. Don Meants 132 Rumbling Bald Road, are both residents of the Rumbling bald Community, and they are both also on the Fairfield Fire Department Board – he explained that after the discussion with the Lake Lure Fire Department Chief, and after viewing the Agenda Items he noticed that there will be a vote on merging and dissolving the Fairfield Fire Department and they asked that this item be postponed and not be voted on at this time, and not to stop the funding, he thinks that it is too soon for that. Commissioner Jim Proctor noted that public comments are meant for to discuss items that are not on the agenda and since this item is, we have to wait until the item comes up which Item number VIII.

IV. COMPREHENSIVE PLAN DISCUSSION WITH FoothILLS REGIONAL COMMISSION

Alan Toney explained that as the Town approaches the end of the 2007-2027 Comprehensive Plan, it is prudent to beginning planning for a new Comprehensive Plan. Moving forward, the Town will be working with Foothills Regional Commission (FRC) to create a new Plan. FCR is the council of governments for the Isothermal Region which includes Cleveland, McDowell, Polk and Rutherford Counties. The membership of the Commission consists of the local governments within the Isothermal Region. The Commission serves its members and their citizens by fostering regional collaboration and providing professional and technical expertise.

In short, the goal for the new Comprehensive Plan is to reflect the current goals of the Town in a more concise and readable format. There will be an interdisciplinary steering committee composed of key stakeholders who will conduct meetings, create a SWOT analysis, provide their input, etc. The committee's input will be considered when transitioning to the public engagement process which will include a survey, focus groups, and public meetings. Mr. Alan Toney with FRC will provide a more detailed overview of how the Town and FRC will proceed with the creation of a new Comprehensive Plan. Alan showed a survey they made in Durham County and it is both in English and Spanish depending on the town needs of the language.

Addressed the Parks and Rec Chairs and explained that they will be involved about making updates and the way you want the new comp plan will look like, have the folks on this board to lay out the vision of the new plan, what the long term goals will look like. The rough overview of the costs and time frame it's to start in 12 to 18 months.

The commissioners explained that there were really grateful for this comp plan and how much it will help the town.

V. REVIEW PROPOSED DIRTY DANCING PROCLAMATION

Mr. Brian Proctor requested a proclamation be made acknowledging and commemorating the finale lift from the 1987 film, Dirty Dancing. Communications Director reviewed the request with the Lake Lure Events Team including the Town Manager, Community Development Director, Fire Chief, and Police Chief. There were no objections to the request. Additionally, the Communications Director consulted Town Attorney William Morgan regarding the request and he did not express any concerns about honoring the request as written below.

Dear Director Krejci,

I am writing to you as a community member with a deep appreciation for our town's unique history, which has been universally beneficial to our local economy and the American experience.

On a recent episode of Bachelor in Paradise, an audience of 2 million viewers (primarily composed of the most impactful demographic: Women ages 25 - 50) observed two attempts at the Lake Lure Land Lift, which required no introduction as the moment simply belongs to the American experience.

History tells us that this often-imitated, nationally significant moment occurred in one famous take on the shores of Lake Lure, North Carolina. Unfortunately, the exact date has remained a mystery for some forty years.

Over the past year, I have performed extensive research in the hopes of (1) identifying and (2) documenting our moment of national significance. At this time, I am confident that I can pinpoint the exact date and provide supporting peer-reviewed documentation, for your review. I believe a thoughtfully timed Mayoral proclamation is the best way to memorialize and celebrate this important local history.

Historical recognition has proven to be a powerful driver for tourism and economic growth, courting those seeking to immerse themselves in the stories and experiences that have shaped the national consciousness. Increased tourism brings economic opportunities for local businesses, revitalizes historical sites, and generates revenue that can be reinvested into community development projects.

If the Mayor is agreeable to issuing a proclamation, I would be happy to further assist. If you or your staff have any questions concerning the request, please call me at (857) 234-1885 and I will follow up with your office regarding this request promptly.

*Thank you for your consideration regarding this special request. Sincerely,
Brian Proctor*

Mr. Proctor created the following video with his research on the lift and his proposal for the proclamation.

https://drive.google.com/file/d/14S ta-ISJy5f_xgiGqPbVYOmCOrAl5i5/view?usp=sharing

The draft proclamation and video were forwarded to Town Attorney William Morgan for review. He did not foresee any concerns with issuing the proclamation.

This proclamation – will be read by the Mayor on the town council meeting communication in October.

VI. QUARTERLY FINANCE

Steve Ford (Finance Director) Addressed the board and made the presentation and explained what the expenditures of the town looks like – he has provided copies of the ledgers in the packet. Ford noted that department heads are doing well with the management of their budgets.

Revenue wise the town looks great, the state revenue sources look good, as part of our review process we want to look at every expense and see if we can reduce the costs, we will look at what expenses are necessary. The revenue do not include any draws from the budget amendment related to the general fund which the council passed in the last fiscal year. If we relocated our money we don't need to draw money from the general fund. To do internal transfer instead of using the general fund balance.

VII. DISCUSS THE CHRISTMAS LIGHT PLAN

Laura Krejci presented a proposed plan that includes the cost of the Christmas lights, the printout includes pictures and a written plan of what the town will look like during the upcoming holidays. The plan also gives different options. All of the lights that have been purchased are LED lights which will not impact the utility cost. The target date to turn them on is December 4th. The items will be a one-time cost.

**VIII. RESOLUTION NO. 24-09-25 TERMINATING AGREEMENT WITH FAIRFIELD
VOLUNTEER FIRE DEPARTMENT**

Chief Dustin Waycaster made the presentation - The Town of Lake Lure and Fairfield Mountains Volunteer Fire Department (FMVFD) have maintained an Agreement since 2008. However, with a growing demand for higher levels of care in Lake Lure and the nationwide shortage of volunteers, it is being recommended that the Town consolidate resources and operate the Fairfield Station. Thus, the Town would terminate the agreement with Fairfield Mountain Volunteer Fire Department, as well as cease payments to the Department. The attached memo provides additional information. EMS services have increased, but we don't have any EMS employees if you have a medical emergency you will get a fire fighter, the town of Rutherfordton is also down on EMS employees. A lot of the Fairfield members are not residents of Lake Lure and a few are part time, Chief recommended that Lake Lure puts paid staff in that station and he is welcome to leave the volunteers there if they meet the standards, but he recommends that he has a paid staff there as soon as possible, the goal of the lake lure fire department is to lease the building because what the LLFD wants is to improve the services in that station to be able to provide the residents of Rumbling Bald the best service possible, Chief said he needs five employees this will include volunteers and paid staff. The chief said that his employees train and have certifications required to provide.

Olivia Stewman mentioned that she had talked to Steve Ford already looked at the funding and that the town has enough to pay for two immediate paid employees and after that the town can apply for the safer grant that will pay their salary for five years and the amount of paid staff will be up to the town discretion.

There will be a meeting with the rumbling bald board with Olivia and Dustin will meet with them. Olivia will call Mr. Glassier today to set it up as soon as possible.

Mr. Shellenberger and Mr. Meant want the voting to be postponed and and for the town of LL to talk to the volunteers and let them know that is not the end of their services.

Commissioner Patrick Bryant made a motion to postpone the recommendation of adoption for a future date to be determined, Commissioner Scott Doster seconded, and they all voted in favor.

IX. TOWN MANAGER/PROJECT MANAGER UPDATES

Town Manager Olivia Stewman will provide Council with project and any other updates that are not included on the meeting agenda. Council will also have the

opportunity to ask any questions. On October 5th there will be a car show and a concert on October 12 the concert will be on the beach and it is a paid entry.

There a recommendation made that the lake needs to be lowered 2 feet below instead of one in preparation for the storm that will need council approval. Audio and video in the Council chambers will be upgraded we will go with a different firm and it will take them 3 days to do all of the work once we schedule the date.

Commissioner Scott Doster made a motion to lower the lake another additional foot, Commissioner David DiOrio seconded and they and the motion carried 4-0.

X. CLOSED SESSION In accordance with G.S. 143-318-11 (a) (5) for the purpose of discussing property acquisition.
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Commissioner Patrick Bryant made a motion to enter into closed session in accordance with *G.S. 143-318.11(a) (5) for the purpose of discussing property acquisition*. Commissioner Scott Doster seconded and all voted in favor.

XI. ADJOURNMENT

With no further business, Commissioner David DiOrio made a motion to adjourn the meeting at 12:20 p.m. Commissioner Scott Doster seconded and the motion carried 4-0.

ATTEST:

Elba Willette, Town Clerk

Mayor Carol C. Pritchett

Commissioner Jim Proctor made a motion to recess the meeting until Wednesday October 16, 2024 at 10:00 a.m. Patrick Bryant seconded, and they all voted in favor. The Meeting ended at 1:33 p.m.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



MINUTES OF THE LAKE LURE EMERGENCY TOWN COUNCIL MEETING

Monday, September 30, 2024, at 10:00 a.m.

JIM PROCTOR'S HOUSE

PRESENT: Mayor Carol C. Pritchett
Mayor Pro Tem David DiOrio
Patrick Bryant, Commissioner
Commissioner Scott Doster
Commissioner Jim Proctor
Olivia Stewman, Town Manager

Dean Lindsey, Public Services Director
Michael Williams, Community Development Director
Laura Krejci, Communications Director
Dustin Waycaster, Fire Chief
Sean Humphries, Police Chief
Dana Bradley, P&R Director

ABSENT: N/A

I. CALL TO ORDER

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

Council members and staff recognized the unrepresented destruction of Hurricane Helene on September 27. It was discussed that various Town assets including Town buildings, vehicles, utilities, the dam, bridges, and more were either damaged destroyed as a result of the storm. It was discussed that the dam was damaged, but held despite overtopping. Sewer, water, and power are currently unavailable in the area. The Boys Camp Bridge was washed away. A large amount of debris has been moved from Memorial Bridge to allow for emergency ingress/egress.

The Town is working on obtaining Starlinks as communications through cell service and Wi-Fi remain unavailable.

It was determined that Town staff and Council need to meet consistently moving forward. Town Hall was flooded so future meetings can take place at the Lake Lure Inn.

II. ADJOURNMENT

The Meeting was adjourned at 12:35 p.m.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



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

Tuesday, October 8, 2024 @ 5:00 pm
Lake Lure Inn

Agenda

Attendees:

Mayor Carol C. Pritchett Mayor
Pro Tem Dave DiOrio
Commissioner Jim Proctor
Commissioner Scott Doster
Commissioner Patrick Bryant
Town Manager Olivia Stewman

Town Staff:

Fire Department Chief Dustin Waycaster
Police Department Chief Sean Humphries
Parks & Rec Department Director Dana Bradley
Public Works Department Director Dean Lindsey
Community Development Director Mike Williams
Communications Department Director Laura Krejci
Human Resources Department Director Jennifer Duncan Finance
Department Director Steve Ford

I. Call to Order:

Mayor Carol Pritchett called the meeting to order at 5:00pm and thanked everyone for coming.

I. Agenda Adoption:

Commissioner Jim Proctor made a motion to approve the agenda as presented, Commissioner Scott Doster seconded, and they all voted in favor.

II. Discussion of Storm Recovery Updates:

Commissioner Dave DiOrio made a motion to approve an Inter-local Agreement for hurricane debris removal, Commissioner Scott Doster seconded and all voted in favor.

- ❖ Fire Chief/Emergency Management Coordinator Dustin Waycaster provided an overview of Hurricane Helene.

- He noted that the Town signed a State of Emergency (SOE) leading into the storm which allowed life-saving measures to be taken as needed. The SOE remains in place.
 - Following the storm there were over 800 missing persons. Some of these were duplicates. At this time there are 41 people missing persons and the search continues for these individuals.
 - The Town of Lake Lure implemented the Emergency Action Plan (EAP) prior to the storm. The new siren system that was recently installed was activated. The Overbridged Emergency Notification System was utilized to share critical information.
 - At a certain point, the amount of water coming through the dam could not be controlled and an evacuation plan was implemented as part of the EAP.
 - The Fire Department utilized all equipment available and swift water teams were activated. Door-to-door evacuations took place, including in Chimney Rock Village.
 - There are currently 3 reported fatalities in Rutherford County.
 - Chief Waycaster thanked all those who headed the warnings and evacuated.
 - He thanked the National Guard, US Coast Guard, NC HART, SC Hart and countless volunteers for their support with search and rescue efforts.
 - The Town is working closely with the Rutherford County Emergency Operations Center.
 - Dam Engineers came out after the storm to assess the dam. They confirmed that the dam was stable and developed a plan for emergency repairs due to erosion that occurred from water on the sides of the dam.
 - The Fire Department is providing mutual aid to Chimney Rock Village.
 - We are transitioning from search and rescue to the recovery phase of the operation with assistance from many agencies including the State Bureau of Investigation (SBI).
 - We have resources at our disposal through FEMA and we are meeting with them daily.
 - Duke Energy is working hard to restore power and the water system is also being repaired, but fixing the sewer system is more complicated. We must remove the lake debris quickly so crews can access the sewer lines, identify any issues and make repairs.
 - We are maintaining the lake level at 985.5 and monitoring discharge rates at the dam to reduce the chance of debris coming towards the dam.
 - We have had many high-level visits from the Governor, Senators and State Representatives. Mayor Pritchett has shared the high-priority needs of the Town along with cost estimates.
- ❖ Public Services Director Dean Lindsey oversees the Town's utility system and he provided an update on that are underway.
- He advised that the Town had two wells in place. One survived the storm and all those east of Pool Creek Park have water.

- A second well in Firefly Cove provides water to the Arcade Center and beyond.
- The issue with the Firefly Cove well was repaired and we are trying to re-configure the Firefly Cove wells to feed the Town Center area.
- Water samples have been submitted for testing and we are awaiting the results. The Boil Advisory will be lifted as soon as we know it is safe to do so.
- Regarding the Sewer System, the Lift Station was damaged in the storm and Wastewater Treatment Plant (WWTP) was under water. We lost road access to the hydro-electric plant but we are working diligently to restore everything within the next couple of weeks. We have ordered a temporary pump for the lift station and we are working on a permanent solution including getting power to the WWTP by redoing the electrical. We are working closely with DEQ as these plans are being developed.
- Schnabel Engineers are overseeing dam repairs, specifically repairing the erosion on the left abutment. The Tanner Gates are operational and the dam is in good condition.
- We are working to fix the line under the dam next, which should restore sewer service.
- A portion of Buffalo Shoals road (near the dam) was damaged during the storm. This portion of the road has been repaired.

❖ *Parks, Recreation, and Lake Director Dana Bradley is overseeing Lake Cleanup and debris removal.*

- The priority is moving boats from the lake that present a hazard to a secure location. Owners will be contacted by the contractors. Boats in the marina and in other locations will be removed a little later.
- Crews are working from the dam side of the lake to remove debris carefully.
- We are working to obtain a second location to remove a very large debris field.
- Many truckloads have been removed. It will take weeks of work but we will get it done.

❖ *Police Chief Sean Humphries advised that the Police Department at Town Hall was badly damaged.*

- The Police Department is temporarily relocating to the Parks, recreation, and Lake Department.
- He thanked all of the agencies that have provided support including the NC Highway Patrol and the Rutherford County Sheriff.
- Four patrol cars were lost in the storm.
- He encouraged anyone needing assistance to call 911.
- Checkpoints remain in place as you enter town to minimize traffic to Town Center to homeowners only. This will prevent looters and also allow Duke Energy to continue to restore power as quickly as possible.

It was noted that Lake Lure is making great progress with the recovery process with the support of many agencies. NC DOT has worked diligently to repair roads throughout town.

❖ Peter O'Leary provided an update on Chimney Rock Village.

- Chimney Rock Village Officials have established a pass system for homeowners that allows for one entry/exit per day.
- Entry is restricted to all others except workers.

❖ Town Manager Olivia Stewman noted that Communications Director Laura Krejci has been posting daily updates on the town Website and Facebook.

- Hard copies are placed in the Post Office and at the Resource Center at Ingles daily

❖ FEMA Representatives Natalia Santana-Pollard and Jeff Monroe were introduced.

- Ms. Santana-Pollard shared that she was devastated by our loss. She thanked everyone for being present.
- FEMA representatives are stationed at the Ingles Resource Center to offer individual assistance.
- She advised that FEMA Representatives will be going door-to-door to provide assistance to those who may not be able to get to the resource center.
- She reviewed the process and advised that she would work with Laura Krejci so all of the forms can be placed on the website.
- She addressed myths and explained the facts related to the process.
- She noted that individuals can apply using the FEMA app, online, or by phone. [disasterassistance.gov](https://www.disasterassistance.gov).
- Assistance available in multiple languages.
- There is a deadline (60 days) to apply, but this may be extended.

❖ Mayor Pritchett thanked FEMA representatives for their support.

- She thanked the Town Staff for their hard work.

III. Discuss Schnabel Work Order 11”

Work order #11 from Schnabel Engineering was approved to support the emergency repairs to the dam referenced earlier.

IV. Amend 2024 Schedule

Commissioner Jim Proctor made a motion to amend the town council meeting schedule for the rest of the year, changing the meeting location to the Lake Lure Inn.

The dates and times remain the same, Commissioner Patrick Bryant Seconded and they all voted in favor.

V. Public Comment:

Commissioner Doster advised that all Boards were going to take a pause for the rest of the calendar year.

The Board of Adjustment will meet as needed and the ABC Board will continue to support operations.

- Commissioner DiOrio advised that there would also be a suspension of water and sewer bills for the rest of the calendar year.
 - Mayor Pritchett thanked those in attendance and asked everyone to remain courteous as we addressed the public comments. She noted the progress that has been made since the storm has been incredible
1. Mike Wood from Lake Lure Village Resort (LLVR) asked if there was an environmental impact study of the debris in the lake. He expressed concern regarding the chemicals. Commissioner DiOrio stated that we are in stabilization at this point and noted that there are contaminants on the lake. There was a discussion regarding the possibility of utilizing LLVR to remove debris.
 2. Debra Gardner from Firefly Cove asked if there was still a no flush order in place and how long will that last. Mr. Lindsey confirmed that there was still a no flush order in place. He explained that the goal is to repair the lift station and repair line within the next two weeks.
 3. Beth Foster from LLVR advised that she was the Resort's board secretary. She explained that their Board needed to meet to consider the request to use LLVR to retrieve the debris from the lake before responding.
 4. Jeff Giesler, General Manager for Rumbling Bald on Lake Lure thanked the Town and stated that he thought the response has been wonderful. He added that Rumbling Bald was here to help in any way. Mayor thanked Mr. Geisler and Rumbling Bald for their partnership.
 5. Frederick Gable stated that the Town had done an amazing job. He asked what level of filters we have for the water when the boil advisory is lifted. Commissioner DiOrio noted that lake water should not be infilling into the wells and there should be no contamination. Mr. Lindsey reiterated that tests were being completed and the boil advisory would be lifted when results come back good. He advised that DEQ is working with us to ensure that water is healthy for consumption and noted that the water here has been very clean historically.
 6. Chuck Stokes from Mark Twain Drive, provided a letter with questions. He noted that his was among the first eight properties on the lake at Mark Twain Drive. He stated that those first eight properties are good but there is a lot of

boat house destruction and the silt has built up. He asked that the town keep the Mark Twain neighborhood involved in this process. He asked if boat houses will have to be destroyed when the silt and debris is removed? The Mayor noted that some things are still unknown but the Town commits to keeping people informed.

7. Anthony Stoffel from Homestead Drive asked what the process was to get approval for entering private property? Chief Waycaster confirmed that the Town would get permission to access private property but noted that time is of the essence. There was a lengthy discussion regarding the debris, working with DEQ, and utilizing the National Guard to assist with the process.
8. Rick Jackson, owner of Riverside Stables stated that he has been in business since the 80s. He thanked God that everyone in the room was still. He shared that he was sad for all the loss. He and his wife have lost everything they own. There was a lengthy discussion about how the lake was lowered prior to the storm. Commissioner Proctor explained the process for lowering and raising the lake and advised that the lake levels should not change more than 2 feet per day either way, ideally just 1 foot per day to protect the integrity of the dam.
9. Jamie Wood from LLVR provided partial list of what may be in the debris that is in the lake. There was a discussion about a concern of the debris catching fire. Chief Waycaster explained that most of the lumber has been saturated to the point that it is not going to reach its ignition point.
10. Dave Marsic from Lure woods Manor noted that he had an easement with Town for dredging and would like to revisit this for removal of debris from the lake.
11. Suzanne Eddy from Bottomless Pool advised that the Pool Creek Bridge needed to be repaired due to erosion.
12. Brandy Neil from LLVR shared a security concern following an interaction with contractors driving in a truck. They came into the neighborhood and they had no prior notice. She asked for communication with their board before anyone entered their neighborhood. Ms. Bradley advised that this issue has been addressed.

VI. Adjourned:

Commissioner Jim Proctor made a motion to adjourn the meeting, Commissioner Dave DiOrio seconded and they all voted in favor, the meeting ended at 7:15 p.m.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



MINUTES OF THE LAKE LURE SPECIAL TOWN COUNCIL MEETING

Friday, October 11, 2024, at 10:00 a.m.

LAKE LURE INN

PRESENT: Mayor Carol C. Pritchett
Mayor Pro Tem David
DiOrio Patrick Bryant,
Commissioner
Commissioner Scott Doster
Commissioner Jim Proctor
Olivia Stewman, Town
Manager

Dean Lindsey, Public Services Director
Michael Williams, Community Development
Director Laura Krejci, Communications Director
Dustin Waycaster, Fire Chief
Police Officer
Jeff Geisler , Rumbling
BaldJennifer Duncan, HR
Director Dana Bradley, P&R
Director

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol C. Pritchett called the meeting to order at 10:10 am – there was a motion to start meeting a continuation of the meeting from 10-09-2024.

Update from Dustin Waycaster: Mike, Olivia and he went out on the boat to identify other properties damaged. The assisting agencies have a boat that can pick up debris from shallow water. Only certified contractors and volunteer groups may clean up and fix houses, and they are being escorted by staff to maintain traffic control. Boys Camp Road and Firefly Cove have power now.

Debris: current dumping sites are Morse Park and the green space, they have different piles for different items that are being sorted. Public Works will pick up trash from the right of ways Laura every Friday until further notice.

Jim Proctor: Robin Proctor is calling DEQ to assist with concerns and comments from the LL Village Resort. It was noted that contractors should wear masks, so they don't breathe any dust or contamination in the water.

Olivia Stewman Updates: Dean Lindsey and Randy Rollins cannot be here today they are at the dam with FEMA. Wendy Terry has been checking the mail everyday and we have received \$51,175.00 in donations.

We are working on having someone clean the town hall and a restoration company will need come in soon because there is already mold.

ADNS: took our servers to Asheville for now

New Town Hall: The Chamber will be vacating their portion of the Arcade building and Town Hall staff will operate out of this area. The National Guard will be asked to help move town hall.

Army Corp: Ms. Stewman called USACE about the dredging, she is waiting for them to call her back and she will update council once she speaks to them.

Police: Rust Pitts has the place for them to work out of and they have been allowed to use the green space but is not very big and there is a lot of traffic coming in and out of the building. Police asked council if they can stay at the retreat in Rust Pitts for \$1.00 a month for 6 months – the contract will be presented to the board for review. Council allowed guidance of the town manager to decide and Ms. Stewman was in favor.

Mike Williams: Russ Pitts says he has a big generator out for Pangea and he said we can use it.

Commissioner David DiOrio: Noted that we need to track donations and set up a protocol. Finance Director Steve Ford needs to decide how to designate the funds and he can talk to the auditors to make sure we are following all guidelines. Ms. Stewman checked with Steve and said PayPal and Venmo donations are fine if they specify what they are giving us money for. Checks should state LL Storm recovery. The Finance Department will be overseeing donations. Mayor Pritchett wants to hand write the thank you notes.

Dana Bradley: the lake clean up is going great and she has been working with Stott Construction.

Social media: Attorney William Morgan said we need to update our social media policy and make changes regarding the hateful emails and comments.

Rumbling Bald: Expressed that they understand there is a no flush order and they just want to make sure they are not going to add problems to the system. The units that have septic are fine. Jeff Giesler asked the council if they are in favor of have a ban on the vacation rentals while the no flush order is in place. Ms. Stewman will speak with the Town attorney to see if a temporary ban is allowed.

Chimney Rock Council Meeting: Chimney Rock has a dependent sewer and they discussed a new sewer beginning in Bat Cave. They spoke with DOT they are going work on getting the highway open. Mike Hager their lobbyist is going to get them secured funds to help recovery. They are concerned with lost revenues. They are going to implement a system for allowing people in the Village and those people will have badges, Laura Duncan will be their PR person.

Ms. Stewman had to step out to speak to Michelle Morton, the owner of the property regarding the easement needed for the Boys Camp Road Bridge. Ms. Morton wants to talk to the engineer and she doesn't think the temporary bridge needs to go on her side, she is against an easement.

Hazmat: hazmat booms were installed yesterday.

II. ADJOURNMENT

Commissioner Scott Doster made a motion to recess the meeting until Monday morning at 10:00 am Proctor seconded and they all voted in favor. The Meeting ended at 11:55 a.m.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



MINUTES OF THE LAKE LURE SPECIAL TOWN COUNCIL BRIEFING

Monday, October 14, 2024, at 10:00 a.m.

LAKE LURE INN

PRESENT: Mayor Carol C. Pritchett
Mayor Pro Tem David DiOrio
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim Proctor
Olivia Stewman, Town Manager

Dean Lindsey, Public Services Director
Michael Williams, Community Development
Director Laura Krejci, Communications Director
Dustin Waycaster, Fire Chief
Police Officer
Jeff Geisler , Rumbling Bald
Jennifer Duncan, HR Director
Dana Bradley, P&R Director

ABSENT: N/A

I. CALL TO ORDER

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

Update from Dustin Waycaster (Fire-Chief): An individual came to Town on Friday and he was threatening FEMA and the national guard. The individual said that FEMA went around and confiscated their generators at gun point and they wanted their equipment back. The police arrested him and he is out on bond right now. Chief Waycaster met with national guard and active airborne unit, they are leaving this week because they have been assigned to another location. The no flush order still in place. Individuals need Mayor Peter O'Leary's permission to get into Chimney Rock.

There is no private boat traffic allowed on the lake. Chief Waycaster is concern about the wind today and he has contact Duke Energy in case of a tree down, and also he advised that there should be no burning at this time.

DOT: Requested that D11 Dozer from caterpillar will delivered as a state order request. These vehicles take up the whole road and they need to watch the utility lines when they come in.

AT&T: Will come in to install a COW and the cell service should improve tremendously. They are going to be working on adding fiber optic when making repairs.

Army Corp and Ashbritt: Contractors that the Army Corp of Engineers works with is Ashbritt. The Governor asked for federal assistant and this lake is an upmost priority for the state. they are developing a plan to assist. They need access to the property across the street as it is the most feasible area for the debris to be removed from the lake. All current contractors working on lake debris will be brought in through the Army Corp contract. The Army Corp of Engineers should be approving the project soon. The lake will need be closed until it is safe to access. The Amry Corp will assist road debris as well.

Commissioner Jim Proctor made a motion to allow the town employees to authorize any work with the Engineers from Army Corp, Commissioner Patrick Bryant seconded, and they all voted in favor.

The NCLM insurance is coming today to look at damages.

Senator Chuck Edwards called yesterday and he wanted a list of everything the Town lost to the storm.

Olivia Stewman Updates: Working on a draft agreement for the temporary housing for town hall staff to move into the Arcade Building. More equipment is being ordered for the water and sewer repairs.

ADNS is trying to setup VENMO and PAYPAL for the Town to receive donations. We received a check from Antique Boats for \$1,000.00 dollars today by regular mail hand delivered to the Mayor.

Commissioner Scott Doster asked if Lake lure Marine charging people to take their boats out. **Dana Bradley (P&R Director)** stated that the emergency haul outs were no charge to the owner, but if an individual is requesting the removal they must pay. It is possible that Army Corp will eventually removal other boats.

Laura Krejci: We were in the national news because of the Militia that was here. She asked that staff send her any progress photos for the website. Recommended setting up a meeting for local businesses. Mrs. Krejci asked if Army Corp could provide her with any updates that she could share with the public.

Mayor Carol Pritchett and Dustin Waycaster spoke to Peter O'Leary (Mayor of Chimney Rock) and he was concern about the check points. We are working with Chimney Rock to establish check point protocols.

Sean Humphries (Chief of the LL Police): No updates.

Dana Bradley: Lake Lure dock company is aware of what boats can be removed and they have the information on what an emergency boat is.

Rumbling Bald has been in contact with some companies to come in and clean out their marina.

Dean Lindsey: The water system is back online today from pool creek form the intersection of memorial HWY and boy's camp road, but a boil water advisory is in place. The downtown system and the firefly cove system should hopefully be back online by next week.

Vacation Rental Ban: Waiting on Attorney William Morgan to respond if council can vote on a temporary short-term rental ban. Kimberly Martin can send a letter to all vacation rental owners when we receive that information.

Comprehensive List for the Army Corp:

- Town Hall/Police Station
- Four Police Vehicles
- One Public works vehicle
- Fire truck
- Various parks facility
- Flooding boat dock
- Boys camp bridge
- Welcome center
- Old ABC Store
- Beach Marina Lower level had damaged
- Fueling Station
- Beach House 1 and 2
- Sewer replacement
- Fire Station
- Housing of the Hydro Plant
- Access Ramp of the Hydro Plant
- Complete access to the Hydro plant including the road
- All electricals in the plant
- Road access to the Hydro Plant
- Some of town Boats may be damaged
- Floating Marina
- Erosion on the right abutment
- Left abutment penetration due to the high levels

- Spotting on the concrete on the damn
- Repairs to new excessive seepage
- Restoration of access to the reservoir valve
- Relocation of the wastewater treatment plant preferably at in the flood plain
- Hunt Property for substation relocation
- Damn Repairs
- Road remediation
- New tenor gates due to stress, for future float capacity
- Remediate the current system and find ask for a new system
- Hurricane Helene Destroyed and mediated our current system to get it online
- Re-installation of the pump station
- Repair sewer line from under the damn
- Disable the chimney rock connection
- Replacement of whole water collection system including manhole
- Interconnection of water system and repair of water line that as located on memorial hwy and firefly bridge.
- Damn lost a boon
- All Bridges
- Dredging pipes, the whole system
- Lake debris removed
- New Boone in river
- Sedimentation removal system in river to replace former operation
- Gazebo retaining wall needs to be rebuild
- Countless repairs for Morse Park
- Repairing Buffalo Creek Park, trail system and
- Buis in the lake damaged to the boat ramps
- Repair freeman's ramp
- Deep water access assessment and structural repair
- Road assessment, they will deteriorate with all the equipment
- Replace the bridge on boy's camp road
- Flowering Bridge removal or possibly revive pedestrian access

Things We Need:

- Five generators for the well
- Two for the tenor gage system
- Total of 10 permanent generators and big ones in the offices. A

II. ADJOURNMENT

The meeting was recessed until 10:00 am on October 16, 2024.



MINUTES OF THE LAKE LURE SPECIAL TOWN COUNCIL BRIEFING

Wednesday, October 16, 2024, at 10:00 a.m.

LAKE LURE INN

PRESENT: Mayor Carol C. Pritchett
Mayor Pro Tem David DiOrio
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim Proctor
Olivia Stewman, Town Manager

Dean Lindsey, Public Services Director
Michael Williams, Community Development
Director Laura Krejci, Communications Director
Dustin Waycaster, Fire Chief
Sean Humphries, Police Chief
Jeff Geisler, Rumbling Bald
Jennifer Duncan, HR Director
Dana Bradley, P&R Director
Brian Houston, LaBella

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol C. Pritchett called the meeting to order at 10:11 am.

Fire Chief Updates: NC State rep. call us and say that Rutherford County did not want the Army Corp Engineer assisting them. Chief Waycaster had a face to face discussion with the County and all issues were resolved. The Town will be accepting help from USACE.

Paula Roach is the contact from the county contract because she is in charge of financing. It was discussed that the Town will authorize NCDOT to remove silt from the lake to use as fill for their replacement 64/74 project. Chief Waycaster went to visit the LLCA yesterday to check in on them and they have been spending a lot of money on their sewer pump system. They had to make the decision to come back to school otherwise most of the students were going to leave the school.

Commissioner Jim Proctor made a motion to give permission to NCDOT and subcontractors to remove the lake sedimentation. Commissioner Patrick Bryant Seconded, and they all voted in favor.

Mayor Updates: We been in contact with the Army Corp of Engineer, they are able to pick whichever contractors they want to assist us with lake debris removal. The donation we have received should be specifically designated. Mayor Pritchett is going to ask Natalia from FEMA to join us on Friday at the meeting to give us updates.

Commissioners Updates: FEMA will be moving to a more centralized location in Rutherfordton to have more security. They are no longer going door to door since the recent threats. FEMA is seeking residential property for lodging for impacted families. It was noted that the TDA needs to get any belongings that they want from the Welcome Center. It may be a year and a half for FEMA to finish all the project funding and possibly longer. Duke power needs a sub-station. Mark Robinson will be here on Friday at 3:30pm at the Lake Lure Inn.

Town Manager Updates: The National Guard is not going to be able to do trash pick up for us and if it's too much for our staff to undertake we will reach out to the EOC for help. Ms. Stewman is trying to set up a meeting to the Hunt property owners hopefully today. Jonathan Pittman was not able to come today but he sent an email with dam updates. ABC news has reached out and they want a story about the dam in the near future.

Public Works Updates: Morgan Corporation's priority was the lift station - they are working multiple projects at once, but this is the priority. Schnabel and Morgan also continue to work on dam repairs.

Finance and Budget Updates: Apart from FEMA the Town also has Insurance funding which Mr. Ford is working on.

New Town Hall/Old Chamber: There is a chamber meeting today and they will move their stuff out of their current space in the next few days. They can keep their items in the back storage room until they figure out where to store them.

HR Updates: There is about 3 feet of mud in the Welcome Center and mold everywhere.

Police Chief Updates: Several reserve cars were donated to the police department.

Community Development Updates: Michelle Morton spoke with the engineers (Thrasher Group) for the temporary Boys Camp bridge. They explained to her why the bridge needs to go on her side of the road. Mr. Williams spoke with Tillman regarding the cell tower and they are waiting for the FCC approval projected on October 23rd. Mr. Williams advised that Tillman visit the site first because it has been impacted by the storm.

Communications Director Updates: Christian Aid Ministry wants to stop serving at Ingles and wants to know if they can come to a separate location to feed the employees. There is a special group coming to Bill's Creek fire dept tomorrow starting around 11:00am to serve Louisiana Cajun Style food. The news is going to continue to do Media updates and stories, and they have been encouraged to do a story on the Christian Ministries because they have done a lot for the town. Ms. Krejci would like to be present at all news interviews to take notes. She has been providing daily updates on the Facebook page to avoid misinformation being spread.

Parks & Rec Updates: Ms. Bradley received an email from the Army Corp of Engineer informing her that they received FEMA approval for their task force.

Rumbling Bald: No updates.

Labella Engineer Updates: October 31st to November 1st the PRV Vault will be installed. The pumping station will be worked on next, but there is not a current ETA on delivery of pump components. Mr. Brian Houston provided attendees with a map of the manholes including proposed new manholes. Mr. Houston provided an overview of the map. I have asked Dean to look at the map and mark off areas that we will not work on.

The Town needs battery powered Generators in case of future power outages.

Mr. Houston explained that a couple of weeks were lost on design work for the ER/EID, but he is working on it to send to DEQ now. It was noted that the town would like to complete the sewer project at the same time that the water level is down for other projects. It was noted that the Town needs about 5 acres on the eastern side of the Hunt Property for the WWTP replacement project. ARPA does not cover land acquisition.

Chimney Rock Updates: No New Updates.

II. ADJOURNMENT

Commissioner Patrick Bryant made a motion to recess the meeting until Friday morning at 10:00 am
Commissioner David Diorio seconded, and they all voted in favor. Meeting ended at
12:11pm.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



MINUTES OF THE LAKE LURE SPECIAL TOWN COUNCIL BRIEFING

Friday, October 18, 2024, at 10:00 a.m.

LAKE LURE INN

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

Olivia Stewman, Town Manager

Dean Lindsey, Public Services Director
Rick Carpenter, Community Development
Director Laura Krejci, Communications Director –
Via Phone
Dustin Waycaster, Fire Chief
Chris Melton, Assistant Chief
Sean Humphries, Police Chief
Jeff Geisler, Rumbling Bald
Jennifer Duncan, HR Director
Dana Bradley, PR&L Director
Steve Ford, Finance Director
Lake Lure Marine and Lake Lure Dock.

ABSENT: N/A

I. CALL TO ORDER

Mayor Carol C. Pritchett called the meeting to order at 10:08 am.

Town Manager Announcement: Wright brothers will be mobilizing equipment from 12-1 today. The Arcade Building renovations will start November 4th and it will take 3 weeks to finish, this should give us more room for office spaces and cubicles.

Don Casey: TDA is very sympathetic and heartbroken about what Helene has caused our community and we had a meeting and the board voted to help Lake Lure and Chimney Rock. The budget that we had for this community will stay in place. TDA wants to start marketing lake lure when things are getting ready to open up again. TDA can work with the county and find out what our emergency management needs are and we can find someone who is an expert in disaster relief. The TDA is unsure how conditions might impact their budget.

Fire Department Updates: The department will be assisting the LLCA today. 82nd airborne is here and if there is anything pending that we need them to do, we need to submit the request. We could use them to assist with moving furniture from Town Hall to Connex that we are working on getting. Two helicopters are landing soon to bring materials for the Army Corp and supplies for Chimney Rock. Morgan Corp will work on the deepwater access. Frogco will be working. It was noted that we are using town resources to help the school with their sewer issues. Right now the Town is still in a state of emergency.

Public Works Updates: Mr. Lindsey called LLCA left a message and has not been able to talk to them, once they get their sewer pump replaced they should be operating as normal. Electrical is being installed at the WWTP and we are waiting on materials. Duke Energy is working on the substation. There will also need to be a permanent generator near the lift station in case this happens again. We need something in place to reconnect Chimney Rock to our sewer system and LaBella is working on a design for this. Public works are getting back to their normal routine on cleaning, and Mr. Lindsey giving the guys some time off to regenerate. The department picked up 27 truck loads of right of way debris. The no flush order is still in place because we only have one pump at this time. As soon as the sewer is restored, we will focus on the hydro plant.

Police Department Updates:

No updates.

Mayor Updates: We should get the lake and the river tested for e coli. Mrs. Krejci can put out a message to say no dumpsters on the road. The FEMA director at 2pm and the lieutenant governor will be here at 3:30pm to see what they can help with.

Town Manager Updates: Ms. Stewman will reach out to DEQ to see if they can assist with environmental testing. The Town will be sending a letter to vacation rental owners regarding storm updates. Engineering fees that we pay are reimbursable by FEMA. PayPal is in place and so far we have had \$29k dollars donated.

Commissioners Updates: Boat removal should be prioritized based on hazard level of the boats. Rumbling Bald is not interfering with any operation on the lake so they can get boats out now if they want. The army corp has done an assessment of the wastewater treatment plant. Any lake structure work can be done as long as it's done from land and not fro the lake. There is no lake access based on state of emergency.

Community Development Updates: The department is beginning to get a lot of calls regarding structure repairs and rebuilding. It was recommended to put an official moratorium on lake access.

Human Resources Updates: Wendy Terry has secured new phones at no cost and they are coming next week.

Parks and Recreation Updates: Barry Capps may help with the boat removals. A new rainbow bridge was delivered by a kind individual and it is temporarily placed on the green space property.

Communications Department Updates: The Christian Aid Ministry is leaving today. There are other non profit groups coming in the area to serve meals and assist residents as needed.

Finance Department Updates: FEMA can help us get advanced funding on certain category projects.

Rumbling Bald Updates: Mr. Geisler offered that the Town can use their property to remove boats if needed.

Lake Lure Marine and Lake Lure Dock: They can get 60% of the boats out of the Marina with the current lake level. The companies provide a list of permit numbers daily to Corbie Bradley.

II. ADJOURNMENT

Commissioner David DiOrio made a motion to recess the meeting until Monday morning at 10:00 am Commissioner Patrick Bryant seconded, and they all voted in favor. The meeting ended at 11:40 am.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor

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

Monday, October 21, 2024, at 10:00 a.m.

Lake Lure Inn



Agenda

Roll Call:

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

Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief
Chris Melton, Assistant Fire Chief
Mike Williams, Community Development Director
Steve Ford, Finance Director (via Phone)
Dana Bradley, Parks and Rec Director
Laura Krejci, Communications Director
Jeff Geisler, Rambling Bald
Sgt Carl Umphlett, Police Department
Jennifer Duncan, Human Resources

Absent:

I. Call to Order

Mayor Carol C. Pritchett opened the meeting at 10:00 am.

II. Storm Recovery

Council and staff discussed that Ms. Stewman is working on the FEMA damage inventory list and items for addition were reviewed. The different types of FEMA categories were discussed. The Town will be assigned a program delivery manager (PDMG) who will assist throughout the FEMA funding process. The PDMG should be scheduling an initial meeting soon and the next step will be to schedule a recovery scoping meeting (RSM). It was noted that there will be 60 days to submit all damages after the RSM is held.

Chief Waycaster is working on obtaining construction debris dumpsters for the Green Space and Public Works. It was noted that the County is finalizing their plans for debris pickup this

week. Jeff Brooks with the Army Corp of Engineers explained that they are working on a process for debris cleanup as well.

The Army Corp of Engineers (USACE) needs to get eligibility approval from FEMA to do any dredging operations or lake sedimentation removal. The Town has request4ed assistance from USAE to remove waterway debris from the lake and to remove existing debris and sediment to allow for emergency route clearance. USACE is working on a scope and the Town is assisting them with finding access points to remove the debris. USACE plans to use about five acres of the Lake Lure Green Space to temporarily place lake debris. USACE will handle any permitting.

It was discussed that the Town will need to determine which boathouses are serviceable and which are not and the Town would like to request direct federal assistance with demolitions for boathouses that are not serviceable.

Boat removals continue and any cost incurred will hopefully be reimbursed by FEMA.

Road repairs on Buffalo Shoals Road are going well. LaBella Associates is assisting with the road repairs, because Schnabel does not work with roads. A fence will need to be installed when road repairs are completed. Barriers will be in place with emergency access only until the repairs are made.

Morgan Corporation is proceeding with right abutment repairs for the dam and they are assisting with completion of a deep water access to support emergency boat removal.

It was discussed that FEMA will begin offering assistance and buy-outs to destroyed property owners and that those spaces must remain green spaces after any demolitions.

The wastewater treatment plant is being energized today and staff is conducting checks for preparations for receivables. Motors have been ordered for redundancy and site remediation is beginning. The Town has a goal for the pump system to install a temporary bypass which is dependent upon materials, but we hope to have this completed by Wednesday. After this is completed, the no flush order may be lifted. It was noted that there still may be issues with infill during a storm event. The wet well is being pumped out, the main line is being jetted and the permanent pump replacements are supposed to be here today and will be installed. Having bypass in place gives a buffer for permanent repairs.

The access road to the lift stations repairs are completed and are being reinforced. The road will be repositioned as much as possible.

Dam debris removal is still underway. The Town is waiting for the Schnabel design for access road to the hydro plant. The automation engineer has been on site and removed all features that can be salvageable and will be starting design for when the plant is restored.

Director Lindsey is still waiting to hear from David Snoke with the DOT about running a replacement sewer line on the Memorial Highway Bridge. The Town is going to design the west end sewer system replacement to allow for Chimney Rock Village to hook up to it, but the line will be capped if they decide that they are not going to hook up to it. Mayor Pritchett will communicate with Mayor O'Leary to confirm Chimney Rock's plans and projected timelines.

Thrasher Group has been in contact with Michelle Morton regarding the design of the temporary replacement for the Boys Camp Bridge and she still expressed reservations regarding granting an easement for the project. Staff is working to find an alternative to a temporary easement agreement if Ms. Morton will not provide one. If built as currently planned, residents will be able to access Boys Camp temporary bridge but large commercial vehicles will still need to use the riverbed access. The permanent bridge replacement will depend on DOT access. The Town is inquiring about USACE help with rebuilding the permanent replacement bridge as well.

A moratorium on lake structure permits that require lake access was discussed.

The Lake Lure Classical Academy is close to fixing their sewer pump.

We have received 3D scan of Town facilities from ServPro.

FEMA is in supporting a creating a code for the FEMA funding portal where we will upload requests and policies.

The FEMA joint field office is currently located in Hickory, NC.

The Town's phone company is sending new landlines this week free of charge.

III. Adjournment

It was noted that the regular work session will be held this Wednesday. Commissioner Proctor made a motion to recess this meeting until Friday, October 25, 2024, until 10:00am. Commissioner Doster Seconded and 4-0 voted in favor. The meeting adjourned at 12:00.

**TOWN OF LAKE LURE
MINUTES FOR THE REGULAR TOWN COUNCIL WORK SESSION
AND ACTION MEETING**

Wednesday, October 23, 2024, at 8:30 a.m.
Lake Lure Inn



Attendees:

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

Town Staff:

Town Manager, Olivia Stewman
Finance Director, Steve Ford
Fire Chief, Dustin Waycaster
Assistant Fire Chief, Chris Melton
Police Chief, Sean Humphries
P&R Director, Dana Bradley
Public Works Director, Dean Lindsey
Communications Director, Laura Krejci

Absent:

I. Call to Order

Mayor called the meeting to order at 8:30 am.

II. Agenda Adoption

Council adopted the agenda as presented.

III. Mayors Communications

All Mayors communications were discussed under storm updates.

IV. Town Managers Communications

All Town managers communications were discussed under storm updates.

V. Request to Appeal Notice of Violation (NOV-2024032)

Richard Carpenter provided an overview of the request to appeal NOV and Council discussed. Council voted to approve the request to appeal NOV 2024032.

VI. Storm Updates

The Army Corp of Engineers will need to conduct a Bathymetric Survey for the purpose of lake sedimentation removal.

It was noted that Chapel Point could possibly be used as an alternative location for lake debris and sedimentation removal.

The Town is still working to remove the no flush order fully and will provide notification as soon as that is doable.

Repairs are being evaluated on the Proctor Road landslide and staff will reach out to Proctor Ridge POA.

The replacement access road repairs are done for the time being and more will need to be made in the future.

It was confirmed that Morgan Corporation has insurance for the damages sustained related to the reservoir drain valve project.

The Town is proceeding with right abutment repairs at the dam.

The Town is having a surveyor work with a land attorney to determine the Hunt v. Moore property line near the dam property.

VII. Public Comment

Pat Buede, Memorial Highway, asked that the Town identify where the donated funding is going. It was discussed that the Finance Department is tracking donations and will identify how they are being utilized. It was also noted that donators may specify if they would like their donations to be allocated for a specific reason.

Mike Wood, Winding Creek Court, asked if the Town is doing a written report for water samples. It was noted that the Town is working with EPA and DEQ. Mr. Wood suggested that the Town conducted their own samples in the interim and provide the public with a PSA for handling cleanup, hazmat, etc. It was discussed that the Town is still working on obtaining all water testing samples. It was noted that volunteers are assisting with collection of the samples and staff has reached out to various sample testing sites nearby. As soon as results are available, they will be provided to the public. Another attended suggested these issues need to be kept in mind as boats are being removed and stated that he has conducted water testing himself and says it is getting worse. An attended stated that another lake is using a chemical compound to treat the lake water, similar to WWTP, and suggested that the Town might do this as well.

Tom Floog, Chapel Point, noted that their gate is covered in sand and asked if it is possible to get that watered down or cleaned off.

Don King, Bills Mountain, asked about the Lake Drawdown schedule. Commissioner DiOrio explained why we are currently keeping the lake at its current level for dam repairs and lake cleanup, but the Town is aware that the lake level will eventually need to increase to remove boats before it can decrease again for an official lake drawdown. It was noted that there are many unknowns at this time and the schedule is still being evaluated.

VIII. Adjournment

Commissioner Patrick Bryant made a motion to adjourn the meeting, Commissioner Jim Proctor seconded and all were in favor. The motion carried 4-0, the meeting ended at 9:45 am.

ATTEST :

Elba Willette, Town Clerk

Carol C. Pritchett, Mayor

**TOWN OF LAKE LURE SPECIAL
TOWN COUNCIL
MEETING** Thursday, October 24, 2024,
at 5:00 p.m. Lake Lure Inn



Agenda

Attendees:

Commissioner Dave DiOrio
Commissioner Jim Proctor
Commissioner Scott Doster

Town Manager, Olivia Stewman

Town Staff:

Fire Department, Chief Dustin Waycaster
Police Department, Chief Sean Humphries
Community Development, Mike Williams
Parks and Rec, Dana Bradley
Public Works, Dean Lindsey
Communications Department, Laura Krejci
Human Resources, Jennifer Duncan

Absent:

Mayor Carol C. Pritchett
Commissioner Patrick Bryant

I. Call to Order

Commissioner David DiOrio called the meeting to order at 5:00pm

II. Agenda Adoption

Commissioner Jim Proctor made a motion to approve the agenda as presented,
Commissioner Scott Doster seconded,
and they all voted in favor.

III. New Business

Community Storm Updates

Fire Chief/Emergency Management Coordinator Dustin Waycaster advised that the Town is into the recovery phase and that we remain in a State of Emergency. He advised that the focus at this time

was removing hazardous debris from Town and the lake. He added that tremendous made.

Parks, Recreation, and Lake Director Dana Bradley advised that her role is coordinating contractors who were removing hazardous debris from the lake. She estimated they had 30% of the large debris mass in the main channel near Morse Park. She also advised that removed 20-30 boats from the marina and about 15 from the lake. She explained that the closed at this time for clearing and assessment.

Town Manager Olivia Stewman advised that the Town was applying for a DEQ Loan and with FEMA to submit a Disaster Mitigation Grant. She acknowledge the work of the Town including those who worked behind the scenes like Finance, Administration, and Communications. FEMA Intergovernmental Affairs Specialist Natalia Santana-Pollard advised that a FEMA Recovery Center had been established at the Mountains Branch Library. The Center will week from 8AM - 7PM. She advised the following deadlines:

- Applications for Serious Needs Assistance (colloquially known as the \$750 FEMA provides) are **due October 27, 2024.**
- The application period for all other Individual Assistance Programs aren't due until **November 27, 2024.**
- She shared some of the data related to FEMA support following Hurricane Helene. The following data is from the FEMA Fact Sheet dated 10/20/24.
- Mayor Pro Tem DiOrio noted that the Army Corps of Engineers (ACOE) out of Wilmington, NC had awarded a contract to support debris and silt/sedimentation removal from the lake. He advised that they will have a 160 day period of performance to do their work. He estimated that approximately 350K cubic yards of debris was in the debris field. He explained that the contract calls for silt/sedimentation removal after the debris is removed. This is what we think of as dredging but the terms used in the contract call for silt/sedimentation removal. He explained that the Town is keeping the lake and the current level 5 feet below full pond to reduce the chances of the debris breaking apart and heading toward the dam.
- Mayor Pro Tem DiOrio also advised that another priority for the Town was repairing the bridge on Boys Camp Road. He advised that the Town had added support to the temporary ford that allowed passage across the river. This will allow larger vehicles to pass until a more permanent bridge is built.
- He advised that there was a lot of work going on at the dam to support the left abutment where water caused erosion. He added that the dam held up beautifully during the storm and did exactly what it was designed to do. Morgan Corporation is completing the work on the left abutment and will then add supports to the right abutment. He explained that the road was blocked while this work was taking place but emergency vehicles could get through if necessary. He stated that he hoped the road and the bridge would be open for traffic in about a week once new guard rails were added on Buffalo Shoals Road.
- He explained that the Waste Water Treatment Plant sustained quite a lot of damage and the plan was to build a new one that was out of the flood zone.
- Mayor Pro Tem DiOrio noted that Lake Lure had sustained an environmental impact that required that no one go on the lake unless they are an authorized contractor. This will allow contractors to expedite the removal of all hazardous material. He shared that the Frogco was helping with the mission and we hoped to be getting a lot of additional equipment once the USACE contract was underway.

- Mayor Pro Tem DiOrio announced that the Town had been assigned an inter-regional expert who is helping to coordinate all the various agencies helping Lake Lure.

Parks and Rec:

Dana Bradley reported that we made amazing progress we have removed a third of the debris of the lake, we are trying to move all of the boats from the marina, we will try to remove the ones that are more dangerous first. People have had a lot of questions about our town trails, keep an eye on our website for all of those reports, the army corp will be helping us with the clean up they will be bringing all of the right equipment that we will need.

FEMA:

Natalia Santana Pollard provided a couple of updates – a disaster recovery center at the mountain branch library from 8am – 7pm, you can come by for questions - couple of deadlines coming up the registration period to apply for asst for hurricane Helene ends November 27. October 27 – for the \$750.00.

Army Corp Engineers:

Dave Collins, from Wilmington NC - we just awarded a contract on my way here – job is to remove dispose the debris, they have 160 days to complete the work, personal property such as boats will not be removed, there is no dredging – focus at first will be on any debris that will be of any threat.

Public Comments

- 1) **Darren Blum** (206 Yacht Island Dr.): Offered assistance to expedite progress. He expressed concerns regarding toxins from the silt and debris in the air and the water. Council thanked Mr. Blum for his input and offers of assistance.
- 2) **Anthony Stafford** (320 Holmstead Dr.): Asked for consideration for the timing of work on the Boys Camp Rd. bridge to allow for families to get their children to school. Council confirmed this would be taken into consideration as well as the timing for people coming and going to work.
- 3) **Joy Ciocca** (136 Firefly Cove): Asked that directional cones be added to the Boys Camp Rd. ford to assist drivers that were unsure where to go. Staff confirmed that this would be done. She also raised a concern about using water that had not been tested to remove silt from the roads. Staff advised that they had consulted DEQ and EPA about water testing and this information will be posted once the tests are complete.
- 4) **AL Joyner** (160 Chapel Point Rd.): Thanked everyone for their work. He asked about the timing on the repairs on the sewer system. Staff advised that they hoped the repairs were made within a week. He asked about dredging which was noted earlier with the discussion of removing silt/sedimentation once the debris was removed. The ACOE does not use the term dredging for this process though it is very similar.

- 5) **Steve Milito** (1412 Proctor Rd.) Asked about debris removal on private roads. He also discussed the landslide that occurred on Proctor Rd. Debris placed by the right of way will be removed by the Town. The county is also starting to assist with debris removal.
- 6) **Paul Brock** (Lured Market) He thanked the Town for all his efforts and everyone thanked him for all he had done to help provide internet and meals for people in town. He advised about some of the work that was taking place with the roads in Bat Cave and Chimney Rock.
- 7) **Chuck Stock** (Mark Twain Dr.) Noted that his shoreline was now about 35 feet out into the lake once it was back at full pond. This will impact his boat house in the future. Council noted that the entire lake had changed as a result of the storm and we would have to look at these issues once the debris and silt/sedimentation is removed.
- 8) **Jamie Wood** (Lake Lure Village Resort) Asked about the debris sites and Council advised that they were currently located at Morse Park and the Green Space. Council advised that the sites had been permitted by DEQ. There was a discussion about silt removal and the potential of depositing this back in Bat Cave once it is confirmed it is not toxic as they have lost so much.
- 9) **Michael Yelton** (193 Sunset Lane) Asked about the process for permitting commercial boats. Council and staff confirmed he would remain on the list when these permits were approved in the future.
- 10) **Michael Lewis** (White Pine) Offered assistance seeing what was underneath the surface of the lake using his sonar equipment. Council thanked him but advised that the NC Department of Fish and Wildlife had been here assisting with the search and rescue efforts and they had this type of equipment.
- 11) **Jennifer Gibson** (Youngs Mountain) Advised that she had dozens of trees down on her property and needed assistance with them. She expressed concern for a fire once the wood dried out. The Baptists on Mission group was mentioned as a potential source of assistance.
- 12) **Mark Russo** (115 Sugarbush Point) Asked about the timing for the temporary bridge on Boys Camp Rd. Council explained that we were waiting to hear back on an easement before we could move forward. The various bridge options were discussed and more information will be shared on this when a definitive plan is finalized. He also asked if a structural assessment had been conducted on the Memorial Highway Bridge. Council confirmed that DOT had assessed the bridge as they had approved all the heavy equipment on the bridge following the storm. The town will ask them for documentation on this.
- 13) **Annie Dance** (Reporter) Inquired about the number of missing persons as well as wildlife recovery. Chief Waycaster confirmed that there were currently no missing persons in Rutherford County. There was a discussion regarding wildlife recovery.
- 14) **Holly Jensen** (Boys Camp Rd.) Discussed the lagoon behind her home, a utilities easement, and the fact that silt had been moved onto private property following the storm. She also recommended that a new location be identified for the new cell tower that is planned for the Boys Camp Rd. area. Council advised that the plan for the cell tower was to move forward.

IV. Location of the Police Department and Town Hall Staff:

Council advised that Town Hall including the Police Department was flooded. This building added as a mitigation item and it will be cleaned and assessed for future use. It is hoped that move forward with a combined Public Safety Building for the Fire Department and the Police Department. In the meantime, the Police Department is working out of the Parks, Recreation, Department and other town staff are working in various Town Offices.

XI. Town Curfew: The Town curfew was lifted.

XII. Adjournment

Commissioner Scott Doster made a motion to adjourn the meeting, Commissioner Jim Proctor seconded and they all voted in favor. The Meeting ended at 7:15 pm.

ATTEST:

**Elba A. Willette, Town
Clerk**

Carol C. Pritchett, Mayor



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

Wednesday, October 25, 2024, at 10:00 a.m.

Lake Lure Inn

Agenda

Roll Call:

Commissioner David DiOrio
Commissioner Scott Doster
Commissioner Jim Proctor Town
Manager Olivia Stewman

Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief
Chris Melton, Assistant Fire Chief
Mike Williams, Community Development Director
Steve Ford, Finance Director (via Phone)
Dana Bradley, Parks and Rec Director
Laura Krejci, Communications Director
Jeff Geisler, Rambling Bald
Sgt Carl Umphlett, Police Department
James Ledgerwood, State Park
Mark Spencer, Director of the Landings Assisted Living

Absent:

Mayor Carol C. Pritchett
Commissioner Patrick Bryant
Jennifer Duncan, Human Resources

I. Call to Order

Commissioner David DiOrio opened the meeting at 10:08 am

II. Town Managers reports:

Ms. Stewman recommended working with a consulting firm on FEMA recovery efforts. Commissioners expressed some concerns. Steve Ford agreed that it would be very beneficial and that it can be reimbursable, Ms. Stewman added that they can also help with mitigation and any appeals process.

Ms. Stewman is moving forward with the Town's purchase of the Hunt Property.

III. Fire Department Updates:

Chimney Rock has a Meeting today with DOT, AT&T and Duke Energy at 2:00pm.

Army Corp is working on various scopes of work.

Attempting to get EPA assistance with environmental testing.

IV. Parks and Rec Updates:

Someone from Ashbritt will be contacting Mr. Lindsey today to discuss the lake level needed for their work.

Lake Lure Dock and Lake Lure Marine are still removing danger boats for us. The Town will must reach out people if their kayaks or canoes are found.

Corbie Bradley has been contacting marina slip owners prior to their boats being removed so they can plan on how they would like for it to be hauled off.

Donation containers need to be moved to another locations ASAP.

V. Public Works Updates:

The paving of Buffalo Shoals is being worked on now. Duke Energy and Emergency personnel still can access the area.

Still working on getting the sewer system operational and the public will be notified as soon as the no flush order is lifted.

It was discussed that the replacement bridge for Boys Camp must be DOT certified in order for the DOT to continue assisting the town with annual inspections of the bridge moving forward.

VI. Community Development:

Michelle Morton continues to express concern with granting an easement for the Boys Camp temporary bridge.

Michael Williams will provide the council with a list of the boat houses that need to be condemned, and the council will make a motion to approve the condemnations. Lake structures must meet the engineer plans to be rebuilt.

VII. Communications Updates:

In my updates I have made a list of the people that do not have power. There has been a lot of concerns about the debris removal and the contamination from the debris.

VIII. Finance Department Updates:

Before making the selection of the vendor for FEMA consulting, the recommended firm can address the council and their concerns. The recommended firm is ICF. This will relieve staff from getting overwhelmed with the complicated FEMA paperwork and ensure that no errors are made.

IX. Commissioners:

Chimney Rock Village council meeting is next Thursday at 4pm at the chimney rock Baptist church.

There is a meeting with FEMA on Nov. 13.

X. State Parks:

Chimney Rock State Park needs a new master plan. Ingress and egress are the main issue at this time. The state parks director requested \$6 million from the state for assistance restoring ingress and egress.

XI. The Landings Assisted Living Facility:

Mark Spencer director wanted a time frame of when it is safe to move them back. They have state and Medicaid requirements they must meet. Residents may return when the no flush order is lifted.

XII. Rumbling Bald:

I need to get Ashbrite's hours from Dana after the meeting to let the residents know when they will be working. Mr. Geisler asked if lake is going to be shut down next season and the answer is uncertain at this time.

XIII. Police Department:

There is an ongoing conflict with a con-man who is current in Town. The department has spoken with the other agencies who are assisting with the issue. It was recommended that the next person who is allowed to take donations in a disaster needs a background check. The individual is also spreading dangerous misinformation and trying to bait the law enforcement to overstep so they can sue the Town.

XIII. Adjournment

Commissioner Scott Doster made a motion to recess the meeting until Monday October 28, 2024, at 10:00am Commissioner Jim Proctor Seconded and 4-0 voted in favor. The meeting adjourned at 12:44.



**TOWN OF LAKE LURE
REGULAR TOWN COUNCIL BREEFING BRIEFING**

Friday, November 01, 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

Town Staff:

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
Dana Bradley, Parks and Rec Director
Laura Krejci, Communications Director Tyler
Dills, Police Department
Sean Humphries, Police Chief

Other Agencies:

Jeff Geisler, Rumbling
BaldJames Ledgerwood, State Park
Mark Spencer, Director of the Landings Assisted Living Tom
Hardy, FEMA
Mark Barlett, FEMA -
Yaz Cisco, FEMA Division Supervisor Natalia
Santana-Pollard, FEMA

I. Call to Order

Commissioner David DiOrio opened the meeting at 10:13 am

II. Town Managers reports:

Town hall will be moving into the arcade building after the bank space is remodeled.

III. Fire Department Updates:

There are traces of E Coli in the Riverbend Community water system. This is not a Town system.

IV. Parks and Rec Updates:

Ashbritt has made good progress. They will come once a week to give us an update. Army Corp is supervising off sight. Behicle removal is separated from other lake debris. There is discussion regarding lake structure demolition assistance. The Town needs to provide a list of condemned structures.

The boulders trail is being repaired.

V. Public Works Updates:

The dam bridge is open. We are making progress on the Hydro plant repairs. The PRV located in Downtown will be installed and we have a game plan on how to get the water restored.

We have a list of materials that we are going to need for the sewer repairs. The Town is going to provide Chimney Rock with a connection point whenever they are ready to connect their system.

Engineers are working on the design for a temporary replacement for Boys Camp Bridge.

VI. Community Development:

The cell tower contractor is very eager to move forward. They plan to move the tower more north, but on the same parcel.

VII. Communications Updates:

Good feedback has been posted on social media. We are moving forward with our Veteran's Day program at Rumbling Bald. We are trying to create a positive decoration plan and event for the holidays. The Town Clerk is working on updated this board meeting schedules on the website.

VIII. Finance Department:

Mr. Ford has been doing a quarterly review. We need some careful analysis in the next few weeks. FUND 20 is for FEMA and Fund 22 is for our donations. It was noted that donations can specify what they are specifically for.

IX. Commissioners:

Mayor Pritchett thanked FEMA for their great help.

Town Manager Olivia Stewman and Finance Director Steve Ford have a spreadsheet that they have been working on for damages.

Most Town residents do not need assistance with temporary housing.

Commissioner Jim Proctor, noted that FEMA does not seem to have options for small businesses. Natalia agreed and stated that small businesses must go through the SBA program to get loans. It was recommended that this be discussed with congress representatives.

X. Human Resources:

No updates.

XI. Rumbling Bald:

No updates.

XII. FEMA:

There is a disaster recovery center at the library. People can go there to ask questions.

Mark Barklett will be here long term.

FEMA expressed that the Town has made tremendous progress.

XIII. Police Department:

The department is still handling issues regarding the individual with veterans on patrol who is calling for threats against FEMA and the National Guard.

XIV. Adjournment

Commissioner Jim Proctor made a motion to recess the meeting until Monday November 4, 2024, at 10:00am Commissioner Scott Doster Seconded and 4-0 voted in favor. The meeting ended at 11:26 am.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



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.

VIII. Community Development:

The Town received an engineering report regarding the flowering bridge. It is fully compromised and they recommend that it be demolished. The education center near the bridge is intact.

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.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



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.

VIII. Community Development:

The Town received an engineering report regarding the flowering bridge. It is fully compromised and they recommend that it be demolished. The education center near the bridge is intact.

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.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



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

Wednesday, November 06, 2024, at 2:00 p.m.

Lake Lure Inn

Agenda

Roll Call:

Commissioner David DiOrio
Commissioner Jim Proctor

Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief
Chris Melton, Assistant Fire Chief
Mike Williams, Community Development Director
Steve Ford, Finance Director
Laura Krejci, Communications Director
Sean Humphries, Chief of Police

Scott Martin, Rambling Bald
Yaz Cisco, FEMA Division Supervisor
Justin Gibson, Army Corp
Bethany McClanahan, Army Corp
Ben Caparelli, Army Corp

Absent:

Town Manager Olivia Stewman
Commissioner Patrick Bryant
Mayor Carol C. Pritchett
Commissioner Scott Doster
Dana Bradley, Parks and Rec Director

I. Call to Order

Commissioner Dave DiOrio opened the meeting at 2:06pm

II. Fire Department Updates:

Still monitoring Proctor Road. The county had asked us to consolidate to the shipping container for donations. Ms. Bradley had an issue with the bears getting into the dumpsters at Dittmer Watts last night.

III. Public Works Updates:

Moving forward on the Hydro installation project.

Morgan Corporation has insurance for the reservoir drain valve project. They need Schnabel's approval to continue the reconstruction of the site.

The drain valve is in Massachusetts they are holding it for us until the site is ready. We received quotes for the replacement buoys.

The wastewater treatment treatment plan is partially operable. The pumps were destroyed in the storm.

Ms. Bradley is working on getting water testing completed.

Firefly Bridge replacement will be DOT standard with a buffer on each side of the road.

IV. Community Development:

The cell tower still ongoing. Mr. Lindsey mentioned that the site for the cell tower still has a lot of debris and we need to remove it.

There was discussed regarding whether the Town, Tillman, or USACE will remove the debris from the site.

V. Communications Updates:

Camp Lurecrest is serving the community meals until the 12th of November. We will hold the Veteran's Day program on Monday with the support of Rambling Bald.

VI. Finance Department:

There is a loan program by FEMA that assists with revenue recovery. Ms. Stewman will talk more about in detail at the Friday's briefing.

Commissioner DiOrio asked if we can use ARPA for the sewer line repairs related to the storm. Mr. Ford answered that he thinks so, but he will double check.

VII. Commissioners:

Ms. Stewman reported that they had a great meeting with the FEMA PDMG and there will be a face to face with them on November 13 at 9am at the Lake Lure Inn.

VIII. Rumbling Bald:

Rumbling Bald's main focus has been getting the boats out of their marina. Ashbritt is working well in Rumbling Bald. Golfers and visitors are beginning to return.

IX. FEMA:

No updates.

The DRC is still open. Folks are coming and getting good help.

X. Police Department:

No Updates.

XI. Army Corp:

Bethany is leaving at the end of the week and Ben is taking her place. Debris removal is continuing in the lake. Priority areas are being identified.

Once debris is cleared up and Schnabel authorizes it, the lake level can come up. Commissioner Dave DiOrio asked if there is an estimated timeline for this yet and USACE stated no.

Total of 41 trucks yesterday with 125 tons per truck of debris was removed yesterday.

XII. Adjournment:

Commissioner Dave DiOrio made a motion to recess the meeting until Friday November 8, 2024, at 10:00 a.m. Commissioner Jim Proctor Seconded and 3-0 voted in favor. The meeting ended at 3:13 pm.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



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

Tuesday, November 12, 2024 @ 5:00 pm
Lake Lure Inn

Agenda

I. Call to Order

Mayor Pritchett called the meeting to order at 5:02pm

II. Agenda Adoption

Commissioner Jim Proctor made a motion to amend the agenda and move item number V before the Mayors Updates, Commissioner Scott Doster Seconded and the motion carried 4-0.

III. Eagle Scout Presentation by Emerson Ansley

Eagle Scout Emerson Ansley gave a poignant presentation about the impact that Hurricane Helene has had on him and the community. He advised that he wanted to do something for the community and he thought that adding a bench near the Little Lakeside Chapel would be meaningful. Town Council was supportive of the idea but recommended that he first speak to the Pastor of the Chimney Rock Baptist Church to be sure he and his congregation were supportive. Assuming they were in agreement, they suggested that he temporarily put the benches near the Green Space until the debris and silt removal process in the lake was completed.

Mayor Carol C. Pritchett: I will like to thank you for what you are doing – I have grandsons that were boys scouts and this is very dear to me.

Commissioner Scott Doster: we are in recovery process, maybe the troop will allow you to build the bench get your eagle scout, and then come back at some point and we will let you put it on there or parks and rec for a temporary location.

Commissioner Jim Proctor: as a former scout, and a long history of scouting we will like to see you here to have a permanent location, speak to the pastor and this council is behind what you.

Commissioner Patrick Bryant: said that it was a great idea and thanked the scout.

IV. Mayors Updates

Mayor Pritchett thanked everyone for being here, the town has come a long way – we are still in recovery process, this is the hardest part of this, we are moving forward with it we have a vision of what we want Lake Lure to look like, we are going to restore it and it may look different, but we are all in this together we are all working towards the same goal.

V. Town Manager Updates

Thank you for coming tonight – we have all of the department heads who will present, we are moving in the arcade bldg., we are making renovation to the bank space.

We are going to be working with ICF and I will ask that they come up and speak to everyone: Mike

Junell project manager for ICF will be here to help the town recover – his goal is to get the town back to normal, they are here to help and guide.

Ms. Stewman stated that we are excited to be working with them, and FEMA will be alongside them.

FEMA: Mark Bartlett noted the deadline for applying for individual assistance has been extended to January 7, 2025.

Army Corp of Engineers (Ashbritt) noted that they are continuing to do debris removal. It was asked that types of debris be sorted. They explained why the current dumpsite is suitable.

VI. Consent Agenda

- **Terminate Agreement with the Policy Group**

Commissioner Jim Proctor made a motion to accept the consent agenda as presented, Commissioner Dave DiOrio seconded and the motion carried 4-0.

VII. New Business

Commissioner Patrick Bryant: Thanked all of our town staff, especially the fire department, I know they have been through a lot and they have worked so hard.

❖ **Fire Department Updates:** Chief Dustin Waycaster advised that the Town was not in the recovery phase of the disaster and that we were still under a State of Emergency. He advised that Fire Fighters were assisting in the Town restoration as needed. Everyone thanked the first responders for their exceptional performance during the storm.

❖ **Parks and Recreation Department Updates:** Director Dana Bradley advised that they had removed 110 boats from the Washburn Marina and all but about 25 boats from the Rumbling Bald Marina. She provided a summary of the recent water quality tests. The Town of Lake Lure worked with Clear Water Lab to sample the water at the Broad River (above Lake Lure), at the

debris field in the lake (just beyond Morse Park), in the center of Lake Lure, and at the Lake Lure Dam. The results are better than anticipated given the catastrophic hurricane on 9/27/24; however, the lake is closed to everyone except licensed contractors and Town staff. Test results will be repeated as recommended by the NC Department of Environmental Quality. She noted that if boats were being washed near the shore, to be sure no detergents or chemicals flow into the lake.

* The results are posted at the following

link: <https://www.townoflakelure.com/community/page/lake-lure-water-sample-rep...>

❖ **Public Works Department Updates:** Dean Lindsey gave an overview of the west-end project which is underway to restore sewer services to the 33 homes west of Town Center due to the manholes that were damaged during the hurricane. He summarized the work that is underway on the water lines, the waste water treatment plant, the lift station, the pressure valve installation, and the hydro-electric plant. He advised that the Proctor Road landslide was being assessed by NC DOT. He also explained that a temporary bridge was to be constructed on Boys Camp Road and that designs were being obtained for a permanent bridge.

* Since this meeting took place, a construction start date for the temporary bridge on Boys Camp Road was confirmed for 11/25/24 – 11/26/24. Due to the new positioning of the temporary bridge, the ford will have to be removed to install the new river crossing. There will be no vehicle access during the construction.

- The Fire Department will stage emergency vehicles beyond the bridge to provide support as needed during the 48 hour timeframe.
- A walking path will be set up for anyone needing to be able to leave the area during construction.
- Firefighters will be available during specified time periods each morning and evening as needed to assist anyone needing to walk over the path.
- A parking area is available at the field at Sheridan Lane and Boys Camp Road so cars may be left for anyone needing to leave during construction.
- For assistance or coordination coming and going during construction please send an email to the following address and we will work with you to support your needs if at all possible. Email Communications@townoflakelure.com (Subject: Boys Camp Road Bridge Crossing)

❖ **Community Development:** Director Mike Williams advised that he and his team were resuming their routine work with permitting and inspections. He also advised that the plans were proceeding for the cell tower in the Boys Camp Road area as originally planned. He advised that new geotechnical assessments would be conducted and all information related to the cell tower will be posted on the website.

❖ **Finance Department Updates:** Director Steve Ford acknowledged the work of his staff Wendy Terry and Diane Duval. He reported that the Town's revenue streams were impacted. He advised that he was working with the insurance company on the claims assessment. He stated that he should not have made any speculations regarding the insurance coverage.

✂️ **Police Department:** Chief Humphries gave an overview of recent traffic enforcement efforts which revealed drugs and firearms, which officers were able to immediately address. He advised that they had received replacement vehicles from other agencies when Police vehicles were damaged by the storm. He advised that the flock safety cameras were on hold at the present time.

VIII. Public Comment

- 1. Kimberly Sayles:** Mrs. Sayles expressed her concern that the State Park was closed and this dramatically impacted tourism in the area and therefore businesses like the Grafton Lodge that she and her husband own. She asked that the Town look for ways to support local businesses. She also asked that the State Park come to present their plans moving forward.
- 2. Holly Jensen:** Ms. Jensen expressed concern regarding the proposed location of the new cell tower and asked to see all related assessments.
- 3. Russ Pitts:** Mr. Pitts explained that Pangea provided broadband for Lake Lure and the hub for these services were in Town Hall. They have been supplying a generator to ensure the services continued and he hoped a temporary power pole could be added there. Dean Lindsey advised that power could be turned on in Town Hall anytime though the building was still being assessed and cleaned.
- 4. Steve Molito:** Mr. Molito asked about the Town's comprehensive plan. Town Council and Town Manager Stewman advised that the Town was already working on the comprehensive plan prior to the storm and this effort would continue with the Foothills Regional Commission. They will assist in the process and public meetings will be held and surveys will be conducted to obtain community input.
- 5. Dan Gorman:** Mr. Gorman read the following statement.

My name is Dan Gorman, 241 Washburn Rd and I'm a member of the Flowering Bridge Board.

As a relatively new resident, the Flowering Bridge has been my entry point to this wonderful community, and I am forever indebted to those people who have supported the vision all along. This includes many folks who are present this evening. I wanted to speak tonight to ensure that everyone knows we intend to continue to create beautiful gardens at this location and to continue to be a prominent attraction in accordance with our mission statement.

Our community has a special moment to choose how we respond to this disaster. I believe that we can respond in a way that strengthens the gorge and continues to provide beauty to residents and visitors alike. I believe that we can rebuild in such a way that the 2nd phase of the Flowering Bridge is celebrated for future generations, as always intended.

Understanding that our magical place could have never come to fruition without the unique cooperation between the Town and the Flowering Bridge, we want to assure both the town and public that we remain committed to continuing that partnership as we redevelop our "Gateway to Somewhere Beautiful."

To be perfectly clear here is what we can commit to at this moment:

1. We will continue to plant and maintain gardens at this site, for public enjoyment at a time when the Town and Flowering Bridge deem it to be safe.
2. We will finish the construction of our Education Center in order to “educate people about gardening and its health and environmental benefits,” in accordance with our mission.
3. We will tribute our original gardens, features, and historic bridge in a way that is fitting and meaningful for our organization, our community, and our supporters.
4. In symbiosis with the development plans of both Lake Lure and Chimney Rock, we hope to re-establish a pedestrian bridge over the Rocky Broad River, recognizing that this may be a bit of a moonshot, with countless unknowns to be conquered, but that we are committed to a long term approach that provides value and beauty to our area and reconnects our communities.

Here are the primary actions that we’ve taken as a group to date:

1. We’ve reviewed The Thrasher Group’s visual inspection report that recommended the bridge is unsafe for use and should be closed immediately. We fully support Town’s decision to close the bridge and Town has informed us that more permanent barriers are in the works to mitigate the danger.
2. We met on site this afternoon with David Odom of Odom Engineering to discuss considerations around the bridge’s possible demolition and ways to preserve pieces of the iconic architecture for reuse or repurposing. Town staff is aware we would like to preserve as many architectural details as possible while coordinating the details of storage and transport.
3. We’ve contacted multiple professionals and contractors, including a world class pedestrian bridge designer, in order to begin the process to reconnect our communities by footpath as soon as possible, with appropriate tribute to our original 1925 bridge.
4. We’ve had preliminary discussions on how we can continue our mission and beautify this site with the new challenges we face. We fully intend to have beautiful spring flowers in our gardens, even if they won’t have their full past glory, yet.

Thank you to the Town Council (present and past), Town Staff, and all of the residents and visitors over the years who have made our gardens possible. We want to reassure everyone that we have the grit and determination to see this through, to bounce back with a beautiful garden that will join two special communities for future generations, as always intended.

6. Laura Doster: Ms. Doster expressed how hard the Town Council members were working, meeting every day, practically 24 hours a day with calls and texts. She advised that the Chamber had been somewhat on hold, but there were still three active board members. She advised that the Holiday Gala had been canceled. She announced that a 5013c was being formed to support Lake Lure and Chimney Rock Businesses.

7. Barbara Searcy: Ms. Searcy said thank you for all the work that has been done. She stated that she was amazed by the work that was taking place.

8. David Weizgurber: Mr. Weizgurber stated that he wanted to express a complaint that after the storm there was no internet in the area and he didn't know where to find information. He noted that at some point he located the Town Facebook page and saw information posted

there. He added that as a lesson learned he hoped that if this ever happened again that information could be posted in town center.

* Note that Town Storm Recovery Updates were published on the Town Website and Facebook page. The updates were printed and routinely placed in the Post Office, at Ingles, at the FEMA Bus, and with the Christian Aid Ministry team that provided free meals. We are truly sorry that everyone was not aware of this information.

IX. Adjournment

Commissioner Jim Proctor made a motion to adjourn the meeting, Commissioner Dave DiOrio seconded and the motion carried 4-0, the meeting ended at 6:25pm.

ATTEST:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



**TOWN OF LAKE LURE
TOWN COUNCIL BRIEFING**

Wednesday, November 13, 2024, at 10:00 a.m.
Lake Lure Inn

Agenda

Attendees:

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

Town Staff:

Town Manager, Olivia Stewman
Finance Director, Steve Ford Fire
Chief, Dustin Waycaster
Assistant Fire Chief, Chris Melton
Police Chief, Sean Humphries
Human Resources, Jennifer Duncan
P&R Director, Dana Bradley
Public Works Director, Dean Lindsey
Communications Director, Laura Krejci

Others:

Rambling Bald, Jeff Kiesler
FEMA Director, Yaz Cisko
Gotcha Covered Marine one member present ICF,
Three members present
Army Corp Engineers, three members present

I. Call to Order

Mayor Pritchett called the meeting to order at 10:00am

II. Town Manager

No major updates

III. Parks and Rec Department

The pre-storm water testing facility that we used should open back up soon, which is ideal because the company we are currently using is very pricey. We are looking for a boat that someone took by accident. Contractors are supposed to check for the VIN numbers before they remove the boats. Ms. Bradley asked the army corp about testing the air quality and they directed her to FEMA. Ashbritt is working on the agreement with Army Corp, and they are hoping to have it ready by Monday. Army corp and Ashbritt will be determining when it is safe to raise the water level.

XI. Adjournment

Commissioner Scott Doster made a motion to recess the meeting until Friday November 15, 2024 at 10:00am, Commissioner Jim Proctor seconded and the motion carried 4-0.

ATTEST:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



**TOWN OF LAKE LURE
TOWN COUNCIL BRIEFING**

Friday, November 15, 2024, at 10:00 a.m.
Lake Lure Fire House

Agenda

Attendees:

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

Town Staff:

Town Manager, Olivia Stewman
Finance Director, Steve Ford
Fire Chief, Dustin Waycaster
Assistant Fire Chief, Chris Melton
Police Chief, Sean Humphries P&R
Director, Dana Bradley
Public Works Director, Dean Lindsey Communications
Director, Laura Kreiji

Others:

Rumbling Bald,
Army Corp of Engineers
ICF,
Jaz Cisko, FEMA
Mark Barlett, FEMA
Don Cason, TDA

I. Call to Order

Mayor Pritchett called the meeting to order at 10:10am

II. Town Manager

Ms. Stewman send council the updated spreadsheet for FEMA. Met with ICF yesterday and still working on the easements for the west end sewer project.

III. Public Works:

Still waiting on materials for the west end sewer project. All other projects are on track.

IV. Communications Department:

There was verification that the Boys Camp temporary bridge would be finished before Thanksgiving. People are asking when the lake will be raised , but we do not know at this time.

V. Community Development:

There was an issue with construction debris being dumped on a lake from remodeling a house. Mrs. Krejci to write something up to let the public know that this is now allowed. Cell Tower is now projected to have an effective date in March.

VI. Parks and Rec:

Everything has been going great with the boats removals at the marina. There are only 10 left in the Rumbling Bald marina. The water sampling the location we were using before the storm has reopened, so we can start getting our samples from them very soon. The Christmas tree was installed this morning.

Commissioner Dave DiOrio noted that Seatow would like to be added to the commercial model.

Commissioner Scott Doster noted that boats that are not a hazard and are unharmed may be able to stay on their boat lift if the owner chooses to do so.

VII. Fire Department:

The department will be assisting homeowners with access to areas beyond Boys Camp Bridge. Donated supplies are being vetted to other locations because we have a lot,

we are only keeping what we can use such as tools. There is another storm brewing, and we will be monitoring that.

VIII. Police Department:

The police department will assist the fire department with access on Boys Camp.

IX. Finance Department:

Steve Ford will have a financial update that will be presented at the work session.

X. FEMA:

Advised that if anyone has questions to go to the DRC at the library.

XI. Mr. Cason from the TDA

Praying for everyone here. TDA has a fundraiser campaign for Lake Lure and Chimney Rock and have raised over 200K dollars. These funds will be divided in between the two towns.

XII. Rumbling Bald

Rumbling Bald needs to know exactly what their residents need to know about debris pickup.

XI. Adjournment

Mayor ended the meeting at 10:52 am, we will recess until Monday November 18, 2024 at 10:00am.

Attest:

Elba A Willette, Town Clerk

Carol C. Pritchett, Mayor

**TOWN OF LAKE LURE
MINUTES FOR THE REGULAR TOWN COUNCIL WORK SESSION AND
ACTION MEETING**

Wednesday, November 20, 2024, at 8:30 a.m.

Lake Lure Inn



Attendees:

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

Town Staff:

Town Manager, Olivia Stewman
Finance Director, Steve Ford
Fire Chief, Dustin Waycaster
Assistant Fire Chief, Chris Melton
Police Chief, Sean Humphries P&R
Director, Dana Bradley
Public Works Director, Dean Lindsey Communications
Director, Laura Krejci

Absent:

Mayor Pro Tem, Dave DiOrio

I. Call to Order

Mayor called the meeting to order at 8:35 am

II. Agenda Adoption

Commissioner Scott Doster made a motion to approve the agenda as presented, Commissioner Jim proctor seconded and the motion carried 4-0.

III. Mayors Communication

Commissioner Dave DiOrio is in Washington today trying to plead for us to be able to get funds to help the town.

IV. Town Manager's Communication

Meeting with the FEMA PDMG today at 2pm. Holding interviews for the town clerks position today, but in the meantime we will be appointing Rick Carpenter as deputy town clerk.

V. Consent Agenda

- Resolution No. 24-11-20 – Appointing Richard Carpenter as Deputy Town Clerk

Commissioner Jim Proctor made a motion to accept the resolution as presented, Commissioner Scott Doster Seconded and the motion carried 4-0.

VI. New Business

- Discuss the Budget Amendment for a Fire Vehicle

Chief Waycaster: the vehicle we need to replace we have fixed several times, also issued an insurance claim, they asked us to send it to the mechanic again and it's not able to get fixed. We got 3 bids, would like to proceed the medium price, because the package is a lot better. The cost of the vehicle its 70k.

Commissioner Jim Proctor made a motion to let the Manager allow approve the purchase of the vehicle and use the inter fund balance transfer, Commissioner Patrick Bryant seconded, and they all voted in favor.

- Finance Department Updates | Presented by Steve Ford

ICF has been a lot of help with the insurance and we have had significant response from the League. We need to make decisions quick to replace the vehicles that several department are in need of.

- Fire Department Updates | Presented by Chief Dustin Waycaster

Staff did speak to Fairfield Fire Department about consolidation, they have hired a consultant to dissolve their incorporation, they need to figure out where their funds will go. Chief Waycaster did request to have a meeting with their department to try and keep all of the volunteers that we can if they are in agreement, as long as they pass our criteria. Fairfield department signed the building over to Rumbling Bald, so we will have to work out a lease agreement to be able to operate out of that building. Their chief advised there was some funds in their savings account and he asked to keep the funds in Lake Lure. They still have some more discussion with the fire board to be able to use those funds before they to the county. The only issue with the building is that there are no bedrooms so that needs to be added to make it code compliant. We will need council approval to add additional paid staff and then we will apply for a SAFER grant. The transition will be in April 2025.

- Parks and Recreation Department Updates | Presented by Dana Bradley

Yesterday we were able to open the green space and a few other trails. The army corp of engineers will be removing the debris Morse Park. Ashbritt is trying to figure out the time frame to raise the water level. Weekly water testing will resume.

The more clear water we have the better it will get and hopefully get rid of the E.coli.

Rumbling Bald reported that they have very few boats to remove, they are just waiting on the water level to be raised.

- Public Works Department Updates | Presented by Dean Lindsey

Dean Lindsey gave update with Olivia regarding sewer easement issues and Boys Camp Road.

Ms. Stewman & Commissioner Doster discussed issues regarding the easement options at 160 Boys Camp. The property owner requests may not be granted by the town.

Ms. Stewman discussed proposed legal action and the condemnation process with a private property owner & easements. Town legal counsel provided an opinion regarding this matter.

Mr. Lindsey commented the property is on a no flush order at the moment, and that the new proposed line is not an option without a pump station. The property owner wants the town to install and pay for a new pump station.

Mayor asked which is better, re-routing to avoid easement, working through requests, or eminent domain.

Mr. Lindsey is confident that working around the easement would not increase the timeline, and may not be a significant increase in cost. The cost of the new road could be high, and utilities may be an issue but costs are unknown. Condemnation of the easement could be an option but could prove to be a time consuming issue and may result in legal hardship.

Council and Mr. Lindsey discussed available options based on cost and what should be granted. The Town does not want to maintain the lagoon in perpetuity. Mayor Pritchett mentioned the owner wanted to sue if the town did not agree to all of the terms. Discussion about standing occurred and no liability issue was found. Councilman Proctor would like to have plans to review all options. Staff discussed forthcoming plans and other easement option upstream of Boys Camp. Council asked questions about the newly proposed pressure system north of Boys Camp into Chimney Rock (future -4' deep HDPE pipe). Mr. Lindsey is projecting 4-6 weeks to complete the sewer installation, and the project should not conflict with the upcoming Boys Camp bridge project.

ICF gave a brief update about pump stations and FEMA funding for various directions to obtain funding reimbursement. FEMA may reimburse town for re-paving Boys Camp road related to the sewer project if that takes place .

Monday and Tuesday contractors will be installing the boy's camp temporary bridge, all easements have been signed.

Chief Waycaster: Laura Krejci sent out the communication on the schedules for the bridge and we will send it out again on Friday.

- Community Development Department Updates | Presented by Mike Williams

Rick Carpenter noted that people are exempt from land disturbance permitting until December 31st. Sediment & erosion control will still be required but not the normal documentation. Beyond December 31st all permitting is required.

The department is continuing to permit projects. A recent dumping incident has mostly been resolved along Mark Twain.

- Communications Department Updates | Presented by Laura Krejci

Continued to receive positive feedbacks on social media. The first design dam replacement has been submitted to FEMA for a grant and it's looking very positive.

There is a concert by the LLCA and a small tree lighting is scheduled for next Wednesday December 4, 2024 at 5:30pm.

- Police Department Updates | Presented by Chief Dean Humphries

At a previous meeting there was an incoming call about an issue in CRV and it was resolved.

VII. Public Comment

Pat Buede, Memorial HWY: hwy 9 going towards Ingle, is getting worse and asked if DOT can make repairs. Mayor responded that they will be repairing those roads.

Fae Nectar: wants to thank everyone and asked if we can continue to clean up specifically along Memorial Hwy to make it look like the Town is back into business.

An attendee expressed that the sediment is 2-4 feet above the typically water level and he cannot assess his lake structure. Mike Williams has come out to look at it. The attendee wanted to say that everyone has done a great job. If any kind of communication can be put out about that it will be helpful.

Charlie Ellis: Expressed that the Town should provide the community with additional information regarding the sewer and WWTP plans.

Steve Ford : Wendy Terry was happy for the opportunity she had as a deputy clerk, she said she is more than happy to help Rick with anything he needs.

VIII. Adjournment

Commissioner Patrick Bryant made a motion to adjourn the meeting, Commissioner

Scott Doster Seconded and the motion carried 3-0, the meeting ended at 9:55am.

ATTEST :

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



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

Friday, November 22, 2024, at 10:00 a.m.

Lake Lure Inn

Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief
Chris Melton, Assistant Fire Chief
Steve Ford, Finance Director
Laura Krejci, Communications Director
Sean Humphries, Chief of Police

Mark Bartlett, FEMA Representative
ICF Representative
TDA representative
Danny, GCM

Absent:

Commissioner Dave DiOrio
Mayor Carol C. Pritchett
Dana Bradley, Parks and Rec Director
Mike Williams, Community Development Director

I. Call to Order

Commissioners present opened the meeting at 10:04am

II. Town Manager

The FEMA PDMG reached out and they want to come by and do a sight inspection at the flowering Bridge soon, they asked that someone knowledgeable about the the bridge be present. Commissioner Jim Proctor said he will be there.

George Wittner wants to restore the beach. We will get with Steve to make sure that we can accept non monetary donations. Commissioners not opposed but they just want to make sure the beach will not be an access point for dredging,. A soil test will be done before anything can happen.

The temporary authorization we had with ICF expires today and there are concensus to proceed with the master services contract

Easement updates for the west end sewer project were discussed.

III. Fire Department Updates:

Everbridge notification will be send out today about boys camp temporary bridge project starting at 7am Monday morning. Working with the county to make sure that everyone has power. Down to four emergency sirens.

IV. Public Works Updates:

DEQ is coming by to investigating the water project and the valve, and west end sewer project. Everything is going forward for the temporary bridge, for the permanent bridge, there will be a design by engineers.

There was a questions about trash pickup on boy's camp while the sewer project is going on and it was noted that trash will be picked up as scheduled.

At noon today, we should get the results back for well testing, there won't be a boil water restriction if they come back normal. Asking ADNS to set up our connection the regular way through starlink, to get us operating as pre-hurricane. Notifying DEQ that we need to do some updates to our dam EAP. Requested to keep starlinks as backups in case this ever happens again. The commissioners will get one too and the Town Manager will work on an agreement for this.

V. Communications Updates:

Needs an update from Army Corp regarding the data on the debris. Ms. Krejci will be on the lookout for an update on the boil advisory later on today to post it on the website.

Don't forget about the December 4th there will be a holiday celebration from the LLCa at 5pm.

VI. Finance Department:

Steve Ford rying to get back on the on schedule with the audit. Regular finance work that has to continues, payroll is Monday.

VII. FEMA:

The state has just agreed to pick up trees from private properties, but they need a private entry form filled out, if the county doesn't buy into it. There may be a visit from FEMA VIPs on December 6. If they do come they would like some accommodation from the mayor or town manager in the afternoon.

VIII. Police Department:

The department has been getting drone footage to see were we still have debris that needs to be removed.

IX. ICF

ICF is still working on expedited funding.

X. TDA

No updates.

XI. Adjournment:

Commissioner Jim Proctor made a motion to recess the meeting until Monday November 25, 2024, at 10:00 a.m. Commissioner Scott Doster Seconded and 4-0 voted in favor. The meeting ended at 11:19am.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor



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

Monday, November 25, 2024, at 10:00 a.m.

Lake Lure Inn

Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Dean Lindsey, Public Works Director
Mike Williams, Community Development
Dana Bradley, Parks and Rec
Dustin Waycaster, Fire Chief Chris
Melton, Assistant Fire Chief Steve
Ford, Finance Director
Laura Krejci, Communications Director Tyler,
Police Department

Yaz Cisko, FEMA Supervisor ICF
Representatives
Jeff Geisler, Rumbling Bald County
AOC representatives

Absent:

Commissioner Scott Doster
Commissioner Dave DiOrio

I. Call to Order

Mayor Carol Pritchett opened the meeting at 10:04 am.

II. Mayor Updates:

We will be receiving a check for \$50,000.00 to Chimney Rock and \$50,000.00 to Lake Lure from duke energy. These funds have to be used for tourism development. We will not have a meeting on Wednesday because some people want to get out of town for Thanksgiving and we will be closed on Friday.

III. Town Manager:

A FEMA VIP will be here tomorrow at the library at 11 am. Site inspectors will be at the bridge at 1pm today. Met with Russ Pitts this morning they are relocating their equipment for Pangea. The ICF contract has been signed.

IV. Human Resources Updates:

V. Fire Department Updates:

Staged an apparatus on the inaccessible side of the temporary bridge. The department assisted a gentleman with a cardiac arrest yesterday, he was a visitor and passed away.

County EOC representative: We have people working all over the county cleaning up debris they will be working 7 days a week except this week because of Thanksgiving.

VI. Public Works Updates

Mr. Lindsey will provide Laura Krejci with water testing results. We are still working on easements for the west end sewer project and we can't start until we get the easements. We will be disconnecting the sewer line from manhole 35. The Lift station project is still going good, maybe after thanksgiving we will test our pump station.

Mr. Lindsey got did get the quote for \$227,000.00 to add generators on all of the well sites.

The electrical has been completed in the arcade building, then when they decide were the desk will be they will come back and make sure everyone has a proper work station.

VII. Communications Updates:

Mrs. Krejci had an inquiry this weekend to post the results from the well water on social media.

VIII. Finance Department:

Steve Ford spoke with Jill Miracle with RHI Legacy who asked how we have used any donation funding. Mr. Ford said it was at council's discretion. Ms. Miracle did confirm that there would be a donation from RHI legacy to Lake Lure. Financial information is being sent for the community disaster loan with FEMA.

IX. ICF:

Finalizing the funding list with FEMA.

IX: Parks and REC:

Dana Bradley spoke with to Seatow and said they can get boats out of boathouses now.

Ms. Bradley continues to work on Ashbritt. We had someone contact us about a boat trailer and we are trying to find out more information. Ashbritt will be removing the piles of silt of Morse Park.

The Town will need to send an email allowing Ashbritt to have thanksgiving off.

Ms. Bradley has not received all of the samples yet. 78

non-motorized boats have been removed.

X. Community development Updates:

No updates.

XI. FEMA:

The army corp of engineers on site reps have gone home as of last Friday evening.

This Thursday through Sunday FEMA will be suspending operations and they will be back Monday December 2nd but their hours will change

XII. Police Department:

Several officers staged up at boy's camp as the temporary bridge is being installed. The individual that we have been having issues with has made his way to Swannanoa.

XIII. Rumbling Bald Updates:

Rumbling Bald has some drone footage that they are wiling to share.

XIV. Adjournment:

Commissioner Jim Proctor made a motion to recess the meeting until Monday December 2, 2024, at 10:00 a.m. Commissioner Patrick Bryant Seconded and 4-0 voted in favor. The meeting ended at 11:02 a.m.

Attest:

Elba A. Willette, Town Clerk

Carol C. Pritchett, Mayor

VII
UNFINISHED
BUSINESS

VIII

NEW BUSINESS

A. Storm Recovery Updates

- Fire/Emergency Management
- Public Services
- Parks, Recreation, and Lake
- Finance
- Police
- Community Development
- Communications

B. Request to Appeal Notice of Violation (NOV-2024037)

C. Consider Marina Permit Application - 0 Memorial Highway Parcel #1618199

D. Resolution No. 25-01-14 Authorizing Eminent Domain to Acquire Portions of Three Parcels of Real Property – Parcel No.: 1657982, 1657983 and 1657984

E. Resolution No. 25-01-14A Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 1654352

F. Resolution No. 25-01-14B Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 1647810

G. Resolution No. 25-01-14C Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 1603164

H. Resolution No. 25-01-14D Authorizing Eminent Domain to Acquire Portions of Two Parcels of Real Property – Parcel No.: 1654348 and 228631

I. Resolution No. 25-01-14E Authorizing Eminent Domain to Acquire Portions of One Parcels of Real Property – Parcel No.: 221462

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: January 14, 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: January 14, 2025**

SUBJECT: Request to Appeal Notice of Violation (NOV-2024037)

AGENDA INFORMATION:

Agenda Location: New Business

Item Number: B

Department: Community Development

Contact: Richard Carpenter, Dev. and Environ. Review Specialist

Presenter: Richard Carpenter, Dev. and Environ. Review Specialist

BRIEF SUMMARY:

Development and Environmental Review Specialist Richard Carpenter issued a notice of violation (NOV-20240) on December 11th for land disturbance violations. The property owner submitted an appeal on December 17th.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve/deny the request appeal Notice of Violation (NOV-2024037).

ATTACHMENTS:

Request to Appeal; NOV-2024037

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff observed the violation(s) on December 4th after following up on a citizen complaint. The property owners hired an individual to drive a machine through the creek and into the lakebed to excavate the boathouse. Per the property owner, this was to properly inspect the structure for stability & to remove the boat. As the project was unpermitted and the contractor was not following proper dredging methodology, I stopped the project. I asked that the property owner cease the project to avoid a formal stop work order being posted on-site. The owner(s) agreed, and I did not have to post the site. Per the ordinance, the site was in violation of the following:

- Sec. 22-23. General requirements. (a) Permit required. (1) A land disturbance permit approved by the erosion control officer shall be required for all non-exempt land disturbing activities
- Sec. 22-25 (a)(b)(2)(3)(5). Standards for land disturbing activity.
 - Standard buffer. No land disturbing activity during periods of construction or improvement to land shall be permitted in proximity to a lake or natural watercourse unless a buffer zone is provided along the margin of the watercourse of sufficient width to confine visible siltation within the 25 percent of the buffer zone nearest the land disturbing activity. Unless otherwise provided, the width of a buffer zone is measured from the edge of the water to the nearest edge of the disturbed area. The 25 percent of the strip nearer the land disturbing activity shall contain natural or artificial means of confining visible siltation.

- Trout buffer. Waters that have been classified as trout waters by the environmental management commission shall have an undisturbed buffer zone 25 feet wide or of sufficient width to confine visible siltation within the 25 percent of the buffer zone nearest the land disturbing activity, whichever is greater; provided, however, that the commission may approve plans which include land disturbing activity along trout waters when the duration of said disturbance would be temporary and the extent of said disturbance would be minimal.
- Graded slopes and fills. The angle for graded slopes and fills shall be no greater than the angle which can be retained by vegetative cover or other adequate erosion control devices or structures. In any event, slopes left exposed will be planted or otherwise provided with ground cover, devices, or structures sufficient to restrain erosion upon completion of any phase of grading, within 21 calendar days. The angle for graded slopes must be demonstrated as stable. Stable is the condition where the soil remains in its original configuration, with or without mechanical constraints.
- Fill material. Unless a permit from the department's division of waste management to operate a landfill is on file for the official site, acceptable fill material shall be free of organic or other biodegradable materials, masonry, concrete, and brick in sizes exceeding 12 inches, and any materials which could cause the site to be regulated as a landfill by the state.
- Prior plan approval. No person shall initiate any land disturbing activity on a tract if more than 100 square feet is to be uncovered unless a plan is filed prior to initiating the activity and approved by the erosion control officer. If the area to be disturbed is one acre or less, a minor plan should be filed ten or more days prior to initiating the land disturbing activity. If the area to be disturbed is greater than one acre, a major plan should be filed 30 or more days prior to initiating the land disturbing activity. The erosion control officer shall forward to the director of the division of water quality a copy of each plan for a land disturbing activity that involves the utilization of ditches for the purpose of de-watering or lowering the water table of the tract.

December 17, 2024

Town of Lake Lure
Richard Carpenter,
Acting Town Clerk
Subject: Appeal in Response to NOV-2024037

Dear Rick,

We are writing to formally appeal the Notice of Violation (NOV) issued on December 11, 2024, citing violations of Sec. 23-23(a) and Sec. 23-25(a) (b) (2) (3) (5). We would like to provide context and explanation regarding the circumstances that led to the removal of silt and debris from around our boathouse.

Our actions were taken after significant damage caused by Hurricane Helene, which left our boathouse in a compromised state and rendered our boat inside totaled. We have been under increasing pressure from our insurance company to remove the damaged boat from the boathouse as part of the claims process. In response to this urgency, we reached out to Master Docks, a professional and reputable town approved service provider, to evaluate the condition of our boathouse and provide expert recommendations. Specifically, we sought their expertise to determine whether the boathouse, in its current state, posed any safety risks during removal of the damaged boat.

Hurricane Helene caused significant damage to Firefly Cove. Due to the large volume of water coming down the stream that feeds into the cove, which turned into a raging river, the land across the stream from us started giving way, causing docks and boats to break loose and crash into our boathouse. These impacts, along with the water rising three-quarters of the way up our boathouse, caused it to become misaligned and lean dangerously. The boat was crushed from the impact with the rafters under the roof. Additionally, the silt from the stream ended up on our property, destroying part of our backyard, gardens, and the landscaping walkway along the lake edge to our kayak pier. At the end of the storm when the water receded, the boat was sitting on silt and not the boat lift. There was also two to three feet of silt covering our boathouse deck. Our kayak pier was entirely covered under several feet of silt as well.

Knowing we needed to have the boat removed from its slip, we contacted Master Docks to determine whether the boat could be removed safely as the structure was leaning precariously and may have been in danger of imminent collapse. When the representatives from Master Docks came to inspect the boathouse, they determined that it was leaning significantly in two different directions. They informed us that they could not evaluate the safety or sturdiness of the boathouse until the silt around it was removed so they could assess the foundation.

At this point I had a conversation with Rick Carpenter from Community Development about the need for a permit to repair or replace our boathouse. I mentioned that some silt would have to be moved to determine the scope of that permit. He stated that if a

homeowner wanted to move some silt to inspect, he would not have a problem with that.

To address this, we contacted a local contractor who had done significant work in our community, including smoothing out sand in a neighbor's yard, removing trees from the stream, and shoring up property near the stream that runs into the cove by our house. This work was organized and/or benefited seven Firefly Cove households: however, only three received NOVs. We assumed that these efforts were permissible and were undertaken to protect our properties. We did not have any knowledge that these actions might violate town or state ordinances.

Our main intent was to ensure the safety of anyone walking or working on our dock in its current state and to protect any contractors hired by the insurance company to remove the boat. We were genuinely concerned that removing the boat without addressing the silt could destabilize the boathouse and cause it to collapse.

We were never aware that removing the silt required prior approval. We acted solely out of concern for safety and structural integrity, with no ill intent or ulterior motives. Furthermore, we were under the impression that the Army Corps of Engineers planned to remove silt from the lake, but we understood they would not address areas directly around private docks. We believed our actions would ultimately assist in this broader effort by moving silt close to the dock that would otherwise be left in place and flow right back into the lake during future high-water events, potentially negating the Corps' efforts.

Before we received the official NOV, Rick Carpenter visited our property to see the work that had been done. He explained that a complaint came from Town Council and that we would have to stop the work and a NOV would be issued. Both Rick Carpenter and Mike Williams expressed understanding of the reasons behind our actions, even though they acknowledged it was technically a violation. They indicated that the Army Corps of Engineers and the Department of Environmental Quality (DEQ) were aware of our situation but had deferred to the town to address it as they had more pressing issues, given the widespread devastation caused by Hurricane Helene.

Even after receiving the NOV, we searched the town's website for the ordinance cited in the violations. However, we found that only Sec. 22 is posted on the website, and Sec. 23-25—the sections we were cited for—are not available online. We are at a loss as to how we could have been expected to know about this ordinance if it was not clearly communicated or accessible to residents. This lack of transparency further underscores our unintentional oversight.

[P.S. On December 16, 2024, Master Docks returned to inspect the dock after most of the silt had been removed. Kevin Adams informed us that the dock is no longer safe. He said that if the boat is removed in its current state, the roof will collapse, causing the entire structure to fail. He also noted that several pilings are missing, leaving only the

posts supporting the roof on top of the unsupported deck. Pictures will be available to illustrate this condition.]

In light of the extensive damage throughout the town of Lake Lure and the specific devastation to our property, we are disheartened by the Town Council's decision to issue an NOV requiring us to remove the silt—work that will ultimately be addressed by the Army Corps of Engineers in 2025. We are uncertain how we could accomplish this task given the following challenges:

1. Where would we relocate the silt?
2. Who would we hire to remove it?
3. How would we they even get to the silt?

We respectfully request that Town Council consider the extraordinary circumstances leading to our decision to move the silt, as well as the significant difficulties of addressing this issue independently. We ask that the town eliminate any enforcement decision to force us to remove the silt, especially given the ongoing discussions regarding planned efforts by the Army Corps of Engineers to remove silt from the lake anyway.

Thank you for your consideration. Please let us know when the Town Council is going to address our appeal so that we may be present.

Sincerely,

Debra and Greg Gardner

137 Firefly Cove

Lake Lure, NC 28746

Greg – 443-462-1772

Debra – 443-831-1915



NOTICE OF VIOLATION

Date of Issue: December 11, 2024

GARDNER, GREGORY S; GARDNER, DEBRA M
137 FIREFLY COVE
LAKE LURE, NC 28746

Re: Violation Number: NOV-2024037
Property Address: 137 Firefly Point
Property Tax ID Number: 1643122

Observed Conditions:

1. Dredging without a permit.
2. Land disturbance without a permit.

This Notice of Violation is issued for having at the above-described property conditions that are in violation of the following sections of the Town of Lake Lure Zoning Regulations:

- a. Sec. 23-23(a)
- b. Sec. 23-25(a)(b)(2)(3)(5)

The violations were observed or existed on or before December 4, 2024.

You are hereby ordered to cease the violations and take action to bring the site into compliance immediately. NOV sent on 12/11/24 to satisfy delivery requirements. If compliance is not achieved within seven (7) days, you may face additional enforcement measures.

The measures necessary to correct the violations are:

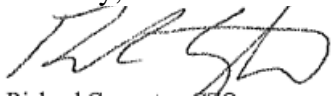
- Remove disturbed sediment from the lakebed.
- Pass inspection upon completion.

Failure to comply with this notice may also result in the Town taking action to have the conditions abated and the resulting costs being placed as a lien against the property. The Town may take other action as permitted by law, which may result in additional costs and/or attorney fees.

You may appeal this Notice of Violation to the town council within (30) days of the date of this notice. The request for an appeal must be in writing, on a form obtainable from the Town, and must state the specific nature of the appeal.

Please remember that this is an official notice, and your immediate attention to this matter is required. Thank you for your prompt attention to this matter. If you have any questions, you may contact me at (828)625-9983 ext. 107.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Carpenter', written over a faint horizontal line.

Richard Carpenter, CZO
Development and Environmental Review Specialist

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION
Meeting Date: January 14, 2025**

SUBJECT: Review Lake Structure Permit for a new unrestricted marina to approve or deny the lake structure request.

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: C
Department: Community Development
Contact: Mike Williams, CD Director/Lake Structure Administrator
Presenter: Mike Williams, CD Director/Lake Structure Administrator

BRIEF SUMMARY:

James Sciandra (Lake Life, LLC) has applied to build an unrestricted marina on an undeveloped parcel that is zoned Commercial General. Section 6-60 of Town Code requires Town Council to review the recommendations of the Lake Advisory Board and Lake Structure Administrator and then approve or deny the marina request. The Lake Advisory Board met on January 6, 2025 and made a unanimous recommendation that the project be approved with consideration of the possible traffic implications on the water in the area. I, as Lake Structures Administrator, have also determined that the proposed marina conforms to the Lake Structure regulations and recommend that the marina request should be approved. If Council approves the marina request, the project will also require subsequent approval for the Zoning portion of the project by the Board of Adjustments.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve the request by James Sciandra to develop an unrestricted marina at parcel #1618199 with the requirement that zoning portion of project receive approval by the Board of Adjustments.

ATTACHMENTS:

Copy of the Lake Structure application, site plan, aerial photo of parcel with marina plans overlay, survey plat, spreadsheet showing parcel waterfront measurement taken from survey plat, copy of Section 6-60 Marina code, and copy of LAB recommendation (draft).

STAFF'S COMMENTS AND RECOMMENDATIONS:

Community Development staff recommends that the marina request be approved.

BY: M. Williams

JAN 07 2025
REVISION (original rec'd)
RECEIVED

(eff. 11/02/2022)

**TOWN OF LAKE LURE
LAKE STRUCTURE PERMIT APPLICATION**

Permit Fee \$400

Permit # LSP-

Permit Fee \$240 for Decktop Accessory Structure

Approved: _____	Rejected: _____	
Variance Required: _____	Variance #: _____	Approving Official: _____
Variance Approval Date: _____		
As-Built Survey required? _____		Date: _____
Shoreline Stabilization required: Type 1 2 3		(Stabilization type approved by: _____, ECO)

Please complete all sections of application. Use ink/no pencil.

To-scale site plan, certified plans, and fees must be submitted with this application.

Applicant name: LakeLife LLC / James Scianura Application date: 9-25-24

Mailing address: 1680 Long Bow Lane, Clearwater, FL 33764

Daytime phone: (813) 245-1079 Email: jamescloudra@hotmail.com

Name and address of owner of upland property* (if not applicant): Lake Lure Properties LLC

PO Box 10043, Fleming Island, FL 32006

Address of upland property* 0 Memorial Hwy

*Upland property is the land adjacent to the shoreline where the structure is proposed.

Map 50 Block 1 Lot 3 Parcel/Tax PIN 1618199 Shoreline width 291 ft

Current zoning of upland lot CG

STRUCTURE(S) PROPOSED (check all that apply):

Dock _____ Pier _____ Boathouse/Roofed Structure _____ Deck _____ Cluster mooring _____

Boardwalk Float _____ Ramp _____ Marina Seawall Other _____

Decktop Accessory Structure _____ (Requires approval by the Lake Structure Appeals Board)

Proposed Use of Structure MARINA

GENERAL INFORMATION:

Property owner's liability insurance company and policy no. _____

Contractor name: _____ Est. Construction/Repair Cost \$ 250,000.00

Does the owner have a residence on this lot or an adjoining lot? Yes _____ No

A seawall is: in place _____ to be built not required _____ Rip-Rap: Yes/No

List all existing lake structures on property and show on plans: None

A refundable deposit of compliance in the amount of: \$ _____ is included: Yes/No

(\$500 for structures or alterations \$1,001 - \$4,999 / \$1,000 for structures or alterations \$5,000 up)

*Pre-purchase
app. / ins.
certificate to
be provided
before permit
issued.
M.K.W.*

*Deposit due
prior to
policy issued.*

SITE / STRUCTURE SPECIFICATIONS:

	Seawall	Other Lake Structures
Distance from structure to opposite shore	N/A	150 ft
Distance from structure to side lot line	N/A	15 feet
Structure Height / Length / Width / Area	5ft / 291 / 18" /	/ / /
Height above deck (Decktop Acc. Structure only)	N/A	NA
Water depth at end of structure	N/A	Deep?
Construction materials	Concrete Block	Wood & Metal
Covered or uncovered (roof?)	N/A	Covered
Number of boat slips and/or moorings	N/A	14
Any waste water system?	N/A	No

No structure shall hereafter be erected or maintained within the lake boundary of Lake Lure within the corporate limits of the town and no use made of the water surface and land thereunder or any facility or structure located thereon, except in conformity with the Town of Lake Lure Lake Structure Regulations, or amendments thereto. Use of any lake structure as temporary or permanent living quarters is prohibited. Issuance of a permit or certificate for a lake structure does not confer any rights to ownership of land or water owned by the town.

Issuance of this permit does not abrogate the right of the Town of Lake Lure to flood to the 995 feet above sea level contour line, which right was conferred to the town by deed. Additionally, the town shall not be liable for harm to any structure erected on the waters of Lake Lure pursuant to this permit, absent gross negligence. Issuance of the permit does not constitute a waiver of any rights or defenses available to the town in the event of any damage or loss occurring to said structures.

The applicant understands that structures are allowed on Lake Lure only by permission of the town and the continued permission by the town to allow a structure on the lake does not confer any rights of ownership or possession. A building permit from the Rutherford County Building Inspections Department must be secured before construction begins.

Acceptance of the permit and the privileges conferred therein constitutes an acceptance of these terms.

Owner or agent: Jan Hart Date: 9-25-24

<i>For office use only</i>	
Date of final inspection _____	
Date refund of deposit of compliance was requested _____	
Approving Official _____	Date _____

Permits for seawalls also require approval by the U.S. Army Corps of Engineers and the North Carolina Division of Water Quality

Lake Structure Permit Application Checklist
According to Chapter 6, Article III of Town of Lake Lure Code of Ordinances

Unless authorized by us, your application is not complete until we have received the following items:

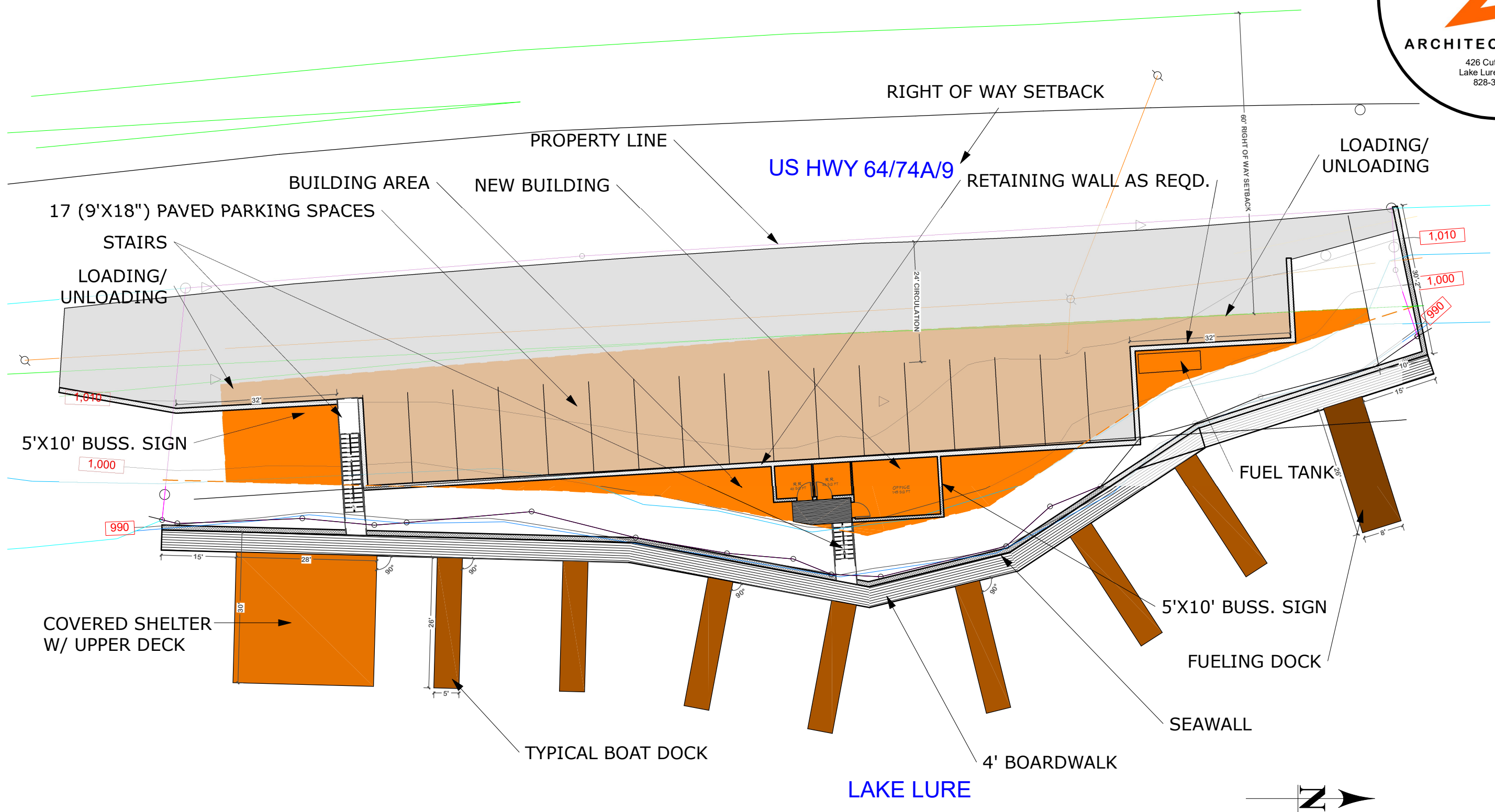
- Application form completed to the best of applicant's knowledge. Please use ink and write legibly.
- Completed Floodplain Development Permit
- To-scale site plans, w/structure(s) dimensions, location relative to the shoreline & boundary lines
- Map of the measurable shoreline of the upland lot showing the shoreline length
- Plans certified by a licensed architect or engineer, drawn to scale, showing the height, length, width, and configuration of the proposed installation
- Proof of liability insurance coverage against claims for bodily injury, death or property damage occurring in or about the lake structure in the amount of at least \$500,000 per occurrence
- Documents showing approval of fuel storage and dispensing systems from any appropriate federal, state and local agencies (if required)
- ~~NA~~ Proof of ownership of a residence or residence under construction on the upland lot or an adjoining lot (boathouses only)
- 404 Permit/401 Certification from US Army Corps of Engineers and NC Division of Water Resources for seawalls, shoreline stabilization, and marinas with 10 slips or more
- Application fee
- Deposit of compliance (refundable upon issuance of CO)

PLEASE NOTE

Construction pursuant to the issuance of a lake structure permit must commence within six months of approval and may not, thereafter, cease for a period of twelve consecutive months or the permit shall become invalid. If the structure for which a permit was approved has not received a lake structure certificate (passed final inspection) within two years after the date of approval, the applicant shall be required to renew the permit and comply with all regulations in effect on the date of renewal.

The final approval of the construction shall require an inspection and certification by the Lake Structure Administrator that the structure was built substantially in accordance with the approved plans. Where plans submitted for a dock, pier or boathouse show that any portion of the new structure or addition to an existing structure will be within 20 feet of either side lot line as extended into the lake or within five feet of the maximum distance the structure is allowed to extend into the lake, a survey prepared by a registered land surveyor or civil engineer shall be made to insure that the proposed structure has been located as shown on the approved plans. The survey shall also indicate the location of roof overhangs, decks, and any other appurtenances that extend beyond the walls of any boathouse. This survey shall be submitted to the Lake Structure Administrator for review. The Lake Structure Administrator shall have the authority to require a survey where there is a question regarding the location of a new seawall in relation to the approved plans. All approved structures, upon final inspection, shall be issued a lake structure certificate.

Description: .29 acres, Memorial Hwy, Tryon Bay Lot,
 Tax Pin: 1618199, City: Lake Lure, Zip: 28746,
 County: Rutherford, North Carolina



NOTE: DRAWINGS ARE
 PROPERTY OF D.A.I.
 ANY REPRODUCTION
 OR USE OF THESE
 DRAWINGS WITHOUT
 WRITTEN CONSENT
 FROM D.A.I. WILL BE
 PUNISHABLE BY LAW.

PROJECT:	JS-Marina
SCALE:	AS NOTED
DATE:	1/5/2025
REVISION:	
SCIANDRA MARINA LAKE LURE, NC 28746 © COPYRIGHT DESIGNZ ARCHITECTURE, INC.	

1 MARINA SITE PLAN
 1" = 20'-0"

PROJECT:	JS-Marina
SCALE:	AS NOTED
DATE:	1/5/2025
REVISION:	
A-1 DWG. NO.	



(1/10/25)

I, JASON D. SPENCER, NC PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

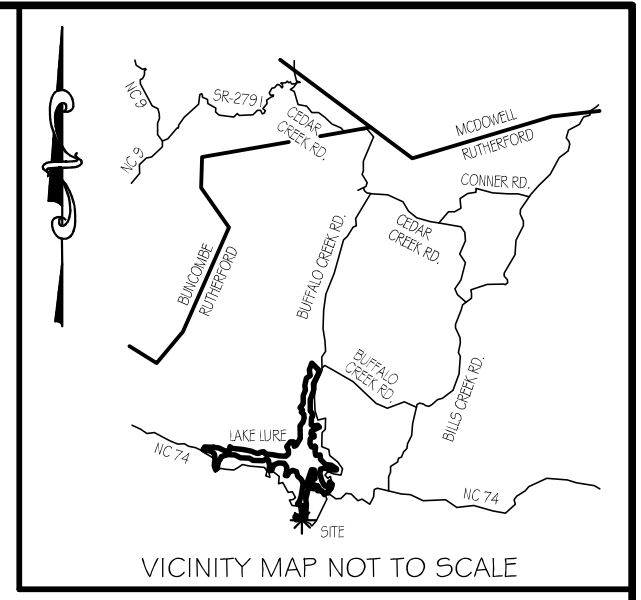
1. CLASS OF SURVEY: CLASS AA
2. POSITIONAL ACCURACY: H=0.012/V=0.020
3. TYPE OF GPS FIELD PROCEDURE: RTK/RS AVERAGE
4. DATES OF SURVEY: 8-21-2024
5. DATUM/EPOCH: NAD 83(2011), EPOCH 2010.0000
6. PUBLISHED/FIXED-CONTROL USE: VRS/RTN NETWORK
7. GEOID MODEL: GEOID18
8. COMBINED GRID FACTOR(S): 0.9998332565
9. UNITS: US SURVEY FEET

WITNESS MY SIGNATURE, SEAL, AND LICENSE NUMBER THIS 9th DAY OF SEPTEMBER, 2024.

Jason Spencer
 NC PROFESSIONAL LAND SURVEYOR

L-4785
 LICENSE #

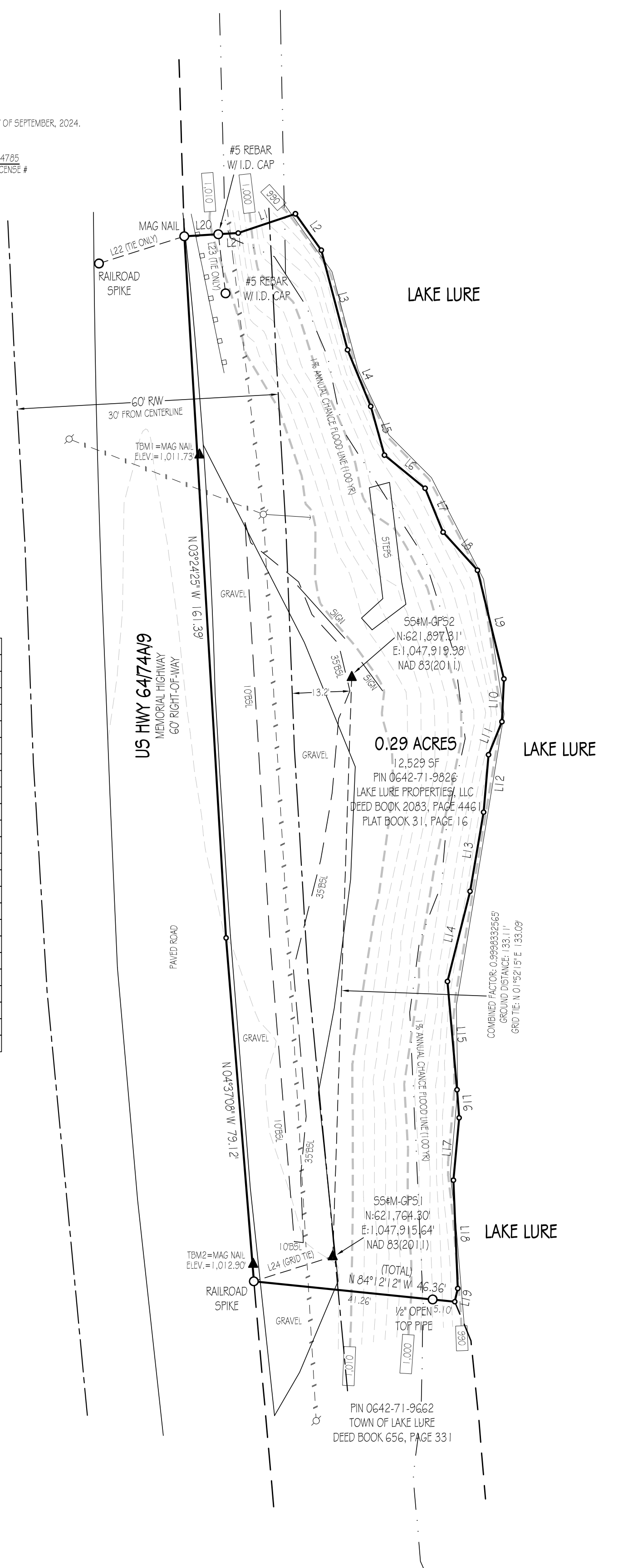
GRID NORTH
 NAD 83(2011)



LINE	BEARING	DISTANCE
L1	N 71°24'10" E	13.85'
L2	S 35°27'06" E	10.25'
L3	S 14°45'15" E	23.67'
L4	S 22°17'09" E	14.03'
L5	S 15°40'36" E	11.63'
L6	S 50°49'32" E	12.04'
L7	S 22°14'45" E	10.89'
L8	S 42°05'57" E	11.78'
L9	S 13°40'08" E	25.67'
L10	S 02°37'29" W	9.85'
L11	S 22°05'18" W	8.19'
L12	S 04°52'46" W	13.23'
L13	S 09°43'07" W	18.44'
L14	S 14°04'16" W	21.34'
L15	S 05°02'59" E	24.95'
L16	S 04°20'03" E	6.47'
L17	S 05°17'08" W	14.39'
L18	S 02°19'09" E	24.89'
L19	S 12°48'33" W	3.11'
L20	N 86°33'19" E	7.82'
L21	N 86°33'19" E	4.58'
L22	S 72°18'04" W	20.56'
L23	S 06°58'50" E	13.68'
L24	S 72°31'18" W	18.99'

LEGEND:

- = FOUND CORNER (AS NOTED)
- = CALCULATED & UNMARKED POINT
- ▲ = SET MAG NAIL
- = UTILITY POLE
- - - = OVERHEAD UTILITY LINE(S)
- - - = GUARD RAIL
- ⊥ = GUY ANCHOR
- ⊥ = TOP OF BANK
- ⊥ = BOTTOM OF BANK
- BSL = BUILDING SETBACK LINE



NOTES:

- * THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
- * ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
- * THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE AND MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW.
- * THIS SURVEY MAY BE SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE RUTHERFORD COUNTY GIS WEBSITE.
- * NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.
- * BASED ON GRAPHIC DETERMINATION, A PORTION OF THIS PROPERTY DOES LIE IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 3710064200J, DATED 7-2-2008. FLOOD LINES SHOWN HEREON WERE SCALED FROM FEMA DATA, AND HAVE NOT BEEN FIELD VERIFIED.
- * ANY RIVERS, STREAMS, CREEKS, PONDS, LAKES, WETLANDS, ETC...LOCATED ON THIS PROPERTY, SHOWN OR NOT SHOWN HEREON, MAY BE SUBJECT TO BUFFER AREAS. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO HAVE THE AREAS DESIGNATED BY PERSON(S)/FIRM(S) AUTHORIZED, BY THE PROPER AUTHORITIES, TO MAKE SUCH DETERMINATION.
- * ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- * THIS PROPERTY IS LOCATED IN ZONE CG. PLEASE CONTACT THE TOWN OF LAKE LURE FOR BUILDING SETBACK INFORMATION. NORTH CAROLINA BUILDING CODE DOES APPLY. BUILDING SETBACKS SHOWN HEREON ARE PER CLIENT:
 - LAKE - 35'
 - SIDE - 10'
 - FRONT - 40' FROM CENTERLINE OF ROAD
- * BUILDING SETBACKS ARE OPEN TO INTERPRETATION. PLEASE CONTACT MUNICIPALITY PLANNING AND ZONING AND/OR HOA COVENANTS FOR FURTHER INFORMATION.
- * CONTOURS SHOWN HEREON ARE 1' INTERVALS AND DATUM IS NAVD 88.



I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE, ACCURATE, AND CORRECT REPRESENTATION OF THE AREA SHOWN, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 13th DAY OF SEPTEMBER, A.D., 2024.

Jason Spencer
 N.C. PROFESSIONAL LAND SURVEYOR

L-4785
 LICENSE #



CURRENT OWNER:
 LAKE LURE PROPERTIES, LLC
 PO BOX 10043
 FLEMING ISLAND, FL 32006

SPENCER
 SURVEYING & MAPPING
 1095 HENDERSONVILLE RD, SUITE S2, ASHEVILLE, NC 28803
 jason@spencer-surveying.com (828)384-1480 P-1720

Waterfront measurements for proposed Marina

L1	13.85
L2	10.25
L3	23.67
L4	14.03
L5	11.63
L6	12.04
L7	10.89
L8	11.78
L9	25.67
L10	9.85
L11	8.19
L12	13.23
L13	18.44
L14	21.34
L15	24.95
L16	6.47
L17	14.39
L18	24.89
L19	3.11
L20	7.82
L21	4.58
Total	291.07

Sec. 6-60. Marinas.

- (a) The lake structure administrator and the lake advisory board shall review each lake structure permit application for a marina, restricted and unrestricted. The review will confirm that the proposed facility conforms to these regulations, evaluate its impact on the lake's carrying capacity, and determine that the location will not be adverse to navigation and boating safety or to any nearby residential area. A recommendation based on this review will then be submitted to council. The council shall approve or deny the request after examining the report.
- (b) Marinas must meet the following standards:
 - (1) Marinas shall only be installed adjacent to upland lot zoned for commercial or resort use.
 - (2) The same requirements shall apply to marinas as do to all other lake structures except individual slips or moorings shall not be enclosed or covered. Canopies attached to or installed above boat lifts are considered roofs and are prohibited in marinas.
 - (3) Such facilities may not have more than five permanent or temporary moorings for each 100 feet of shoreline that is owned by the applicant. The lakefront property that is used in the formula for determining the number of moorings must be contiguous with the site of the proposed marina.
 - (4) The shoreline must be free of any other lake structures that could be used specifically for the purpose of mooring boats. This does not include seawalls, boardwalks, docks, or gazebos that are used for access, protection from direct sun and rain, and as collection areas for users of the facility. Such structures must meet the following standards:
 - a. Shall not have any tie-up points or cleats that would allow a boat to be moored, thereby changing the structure's function.
 - b. Shall not exceed a height of 15 feet above the shoreline elevation of 990 feet MSL.
 - c. Shall not exceed 1,200 square feet.
 - d. Shall be completely open on all sides.
 - (5) Existing private docks or boathouses must be removed prior to construction of a marina and no private docks or boathouses can be applied for or constructed adjacent to the upland lot that are associated with a marina.
 - (6) All moorings shall be classified as permanent or temporary, numbered, and with signage that is viewable from the lake which indicates classification and number of each mooring.
 - (7) These limitations shall not apply to any marina owned by the town.
- (c) Moorings shall only be rented or leased for the permanent mooring of any watercraft with a valid boat permit issued by the town for the current year. The town may assess the marina owner an annual commercial use fee for each permanent mooring leased or rented.
- (d) Docks and piers at a marina may be either fixed or floating structures.
- (e) Sale of fuel, lubricants, boats, marine accessories, bait and fishing supplies and repair of boats shall be permitted only at unrestricted marinas, provided the upland property is zoned for commercial use.

(Code 1989, § 94.14; Ord. of 10-20-1998; Ord. of 4-12-2005; Ord. of 7-11-2006; Ord. of 8-14-2007; Ord. of 3-11-2008; Ord. of 5-12-2015; Ord. of 4-12-2016)

DRAFT OF LAKE ADVISORY BOARD'S 1/6/25 REVIEW/ RECOMMENDATION TO TOWN COUNCIL
RE: Lake Life, LLC Marina Proposal
Prepared by Corbie Bradley - Parks, Recreation and Lake Department on 1/10/25

The Board listened to and discussed the proposal at length. The board determined that the proposal is in compliance on all points that pertain to the Lake Advisory Board scope. **Mr. Lusk made a motion to recommend approval to the Marine Commission with consideration of the possible traffic implications on the water in this area.**

**LAKE LURE TOWN COUNCIL
REQUEST FOR BOARD ACTION
Meeting Date: January 14, 2025**

SUBJECT: Resolutions Authorizing Eminent Domain to Acquire Portions of Real Property

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: D-I
Department: Administration
Contact: William Morgan, Town Attorney
Presenter: William Morgan, Town Attorney

BRIEF SUMMARY:

The Town has been in the process of trying to restore sewer destroyed by Tropical Storm Helene on the west side of the Memorial Highway Bridge. Various property owners requiring easements were unresponsive or unwilling to grant the Town the requested easements. Because it is necessary and in the public interest to restore the sewer system, the Town will be exercising eminent domain to acquire portions of the following parcels: 1657982, 1657983, 1657984, 1654352, 1647810, 1603164, 1654348, 228631, and 221462.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt resolutions Authorizing Eminent Domain to Acquire Portions of Real Property, as detailed above.

ATTACHMENTS:

Resolutions Authorizing Eminent Domain to Acquire Portions of Real Property

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

RESOLUTION NO. 25-01-14

A RESOLUTION AUTHORIZING EMINENT DOMAIN TO ACQUIRE A PERMANENT EASEMENT ACROSS PORTIONS OF THREE PARCELS OF REAL PROPERTY- PARCEL NO: 1657982, 1657983 AND 1657984

WHEREAS, the Town Council for the Town of Lake Lure, North Carolina, hereby determines that it is necessary and in the public interest to acquire portions of three parcels of real property, approximately .126 acres in size, owned by JC Rentals LLC and located off of Boys Camp Road in Lake Lure, N.C. (also referred to as Rutherford County Parcel ID No: 1657982, 1657983 AND 1657984) for the purpose of restoring the Town's sewer utilities damaged by Tropical Storm Helene - purposes pursuant to N.C. Gen. Stat. § 40A-3(b)(4).

WHEREAS, said properties were acquired by JC Rentals LLC by the deeds recorded in the Rutherford County Registry at Deed Book 2068, Page 3491, and the portion being acquired for a permanent easement being more particularly described as follows:

.005 -acre of lot- Rutherford County Parcel ID 1657982 (PIN 0632697489)

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 76°20'52" W, a ground distance of 900.35 feet to a 1 inch pipe, being on the eastern boundary of the JC Rentals LLC parcel as recorded in Deed Book 2068 at page 3491 and shown as Lot 3 in Plat Book 45 at page 286; thence with the eastern boundary of the JC Rentals LLC parcel N 04°53'22" E, a distance of 99.87 feet to a computed point on the southern right of way margin of Boys Camp Road, thence continuing with said right of way margin along a curve to the left having a radius of 423.35 feet, an arc length of 169.83 feet, and a chord bearing and distance of S 65°15'23" W, 168.69 feet to a computed point, the POINT OF BEGINNING for a utility easement; thence the following four (4) courses and distances:

- (1) S 47°50'52" E, 13.39 feet to a computed point,
- (2) S 42°09'08" W, 16.52 feet to a computed point,
- (3) N 26°24'31" W, 16.55 feet to a computed point,
- (4) with a curve to the right having a radius of 423.35 feet, and arc length of 10.67 feet, and a chord bearing and distance of N 53°02'33" E, 10.67 feet to the Point of Beginning and containing 198 square feet or 0.005 acres as calculated by coordinate method.

.066-acre of lot- Rutherford County Parcel ID 1657983 (PIN 0632697734)

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 76°20'52" W, a ground distance of 900.35 feet to a 1 inch pipe, being on the eastern boundary of the JC Rentals LLC parcel as recorded in Deed Book 2068 at page 3491 and shown as Lot 3 in Plat Book 45 at page 286; thence with the eastern boundary of the JC Rentals LLC parcel N 04°53'22" E, a distance of 99.87 feet to a computed point on the southern right of way margin of Boys Camp Road, thence continuing with said right of way margin along a curve to the left having a radius of 423.35 feet, an arc length of 169.83 feet, and a chord bearing and distance of S 65°15'23" W, 168.69 feet to a computed point; thence along a curve to the left having a radius of 423.35 feet, an arc length of 10.67 feet, and a chord bearing and distance of S 53°02'33" W, 10.67 feet to a computed point, the POINT OF BEGINNING for a utility easement; thence the following five (5) courses and distances:

- (1) S 26°24'31" E, 16.55 feet to a computed point,
- (2) S 42°09'08" W, 139.37 feet to a computed point,
- (3) N 49°34'43" W, 16.51 feet to a computed point,
- (4) N 35°10'47" E, 19.93 feet to a computed point,
- (5) with a curve to the right having a radius of 423.35 feet, an arc length of 126.65 feet, and a chord bearing and distance of N 43°45'00" E 126.18 feet to the Point of Beginning and containing 2,862 square feet or 0.066 acres as calculated by coordinate method.

.055-acre of lot- Rutherford County Parcel ID 1657984 (PIN 0632696663)

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 76°20'52" W, a ground distance of 900.35 feet to a 1 inch pipe, being on the eastern boundary of the JC Rentals LLC parcel as recorded in Deed Book 2068 at page 3491 and shown as Lot 3 in Plat Book 45 at page 286; thence with the eastern boundary of the JC Rentals LLC parcel N 04°53'22" E, a distance of 99.87 feet to a computed point on the southern right of way margin of Boys Camp Road, thence continuing with said right of way margin along a curve to the left having a radius of 423.35 feet, an arc length of 169.83 feet, and a chord bearing and distance of S 65°15'23" W, 168.69 feet to a computed point; thence along a curve to the left having a radius of 423.35 feet, an arc length of 10.67 feet, and a chord bearing and distance of S 53°02'33" W, 10.67 feet to a computed point; thence along a curve to the left having a radius of 423.35 feet,

an arc length of 126.65 feet, and a chord bearing and distance of S 43°45'00" W, 126.18 feet to a computed point; thence S 35°10'47" W, 19.93 feet to a computed point, the POINT OF BEGINNING for a utility easement; thence the following seven (7) courses and distances:

- (1) S 49°34'43" E, 16.51 feet to a computed point,
- (2) S 42°09'08" W, 12.32 feet to a computed point,
- (3) S 34°36'07" W, 148.74 feet to a computed point,
- (4) N 55°38'43" W, 12.44 feet to a computed point,
- (5) N 35°10'45" E, 39.39 feet to a computed point,
- (6) N 54°49'13" W, 4.00 feet to a computed point,
- (7) N 35°10'47" E, 123.27 feet to the Point of Beginning and containing 2,383 square feet or 0.055 acres as calculated by coordinate method.

WHEREAS, representatives of the Town of Lake Lure have attempted to negotiate with the above stated owner to acquire the above-described properties by negotiated conveyance, however, those negotiations were unsuccessful.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF LAKE LURE, THAT:

The Town Attorney is hereby authorized and directed to acquire a permanent easement by eminent domain, under Chapter 40A of the General Statutes, and for the public benefit set forth in G.S. 40A-3(b)(4), .126 -acre of lot- Rutherford County Parcel ID 1657982 (PIN 0632697489), .066-acre of lot- Rutherford County Parcel ID 1657983 (PIN 0632697734), and .055-acre of lot- Rutherford County Parcel ID 1657984 (PIN 0632696663).

Adopted this 14th day of January, 2025.

ATTEST:

TOWN COUNCIL
TOWN OF LAKE LURE
NORTH CAROLINA

By: _____
Kimberly Martin, Town Clerk

By: _____
Mayor Carol C. Pritchett

[SEAL]

RESOLUTION NO. 25-01-14A

A RESOLUTION AUTHORIZING EMINENT DOMAIN TO ACQUIRE A PERMANENT EASEMENT CONSISTING OF A .08 ACRE PORTION OF ONE PARCEL OF REAL PROPERTY- PARCEL NO: 1654352

WHEREAS, the Town Council for the Town of Lake Lure, North Carolina, hereby determines that it is necessary and in the public interest to acquire a portion of one parcel of real property, approximately .08 acres in size, owned by Sandra C. & Robert William Graham and located off of Memorial Highway in Lake Lure, N.C. (also referred to as Rutherford County Parcel ID No: 1654352) for the purpose of restoring the Town's sewer utilities damaged by Tropical Storm Helene - purposes pursuant to N.C. Gen. Stat. § 40A-3(b)(4).

WHEREAS, said property was acquired by Sandra C. & Robert William Graham by the deeds recorded in the Rutherford County Registry at Deed Book 2035, Page 1900, and being more particularly described as follows:

.08 -acre of lot- Rutherford County Parcel ID 1654352 (PIN 0632598456)

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 74°39'11" W, a ground distance of 1883.09 feet to a #5 rebar & cap, being the Northeast corner of the Sandra C. & Robert William Graham parcel as recorded in Deed Book 2035 at page 1900 and Plat Book 41 at page 188; thence with the eastern boundary of the Graham parcel S 10°16'15" W, a distance of 104.80 feet to a computed point, the POINT OF BEGINNING for a 20 foot utility easement; thence the following six (6) courses and distances:

- (1) S 10°16'15" W, 20.01 feet to a computed point,
- (2) N 80°06'11" W, 48.02 feet to a computed point,
- (3) N 76°56'45" W, 51.97 feet to a computed point,
- (4) N 10°19'29" E, 20.02 feet to a computed point,
- (5) S 76°56'45" E, 52.12 feet to a computed point,
- (6) S 80°06'04" E, 47.85 feet to the Point of Beginning, and containing 2,000 square feet or 0.08 acres as calculated by coordinate method.

WHEREAS, representatives of the Town of Lake Lure have attempted to negotiate with the above stated owner to acquire the above-described property by negotiated conveyance, however, the owner has not responded to the Town's request.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF LAKE LURE, THAT:

The Town Attorney is hereby authorized and directed to acquire a permanent easement by eminent domain, under Chapter 40A of the General Statutes, and for the public benefit set forth in G.S. 40A-3(b)(4) .08 acre of lot- Rutherford County Parcel ID 1654352 (PIN 0632598456).

Adopted this 14th day of January, 2025.

ATTEST:

TOWN COUNCIL
TOWN OF LAKE LURE
NORTH CAROLINA

By: _____
Kimberly Martin, Town Clerk

By: _____
Mayor Carol C. Pritchett

[SEAL]

RESOLUTION NO. 25-01-14B

A RESOLUTION AUTHORIZING EMINENT DOMAIN TO ACQUIRE A PERMANENT EASEMENT CONSISTING OF A .12 ACRE PORTION OF ONE PARCEL OF REAL PROPERTY- PARCEL NO: 1647810

WHEREAS, the Town Council for the Town of Lake Lure, North Carolina, hereby determines that it is necessary and in the public interest to acquire a portion of one parcel of real property, approximately .12 acres in size, owned by Alan Powers Moore Estate and located off of Memorial Highway in Lake Lure, N.C. (also referred to as Rutherford County Parcel ID No: 1647810) for the purpose of restoring the Town's sewer utilities damaged by Tropical Storm Helene purposes pursuant to N.C. Gen. Stat. § 40A-3(b)(4).

WHEREAS, said property was acquired by Alan Powers Moore by the deeds recorded in the Rutherford County Registry at Deed Book 1010, Page 818, and the portion being acquired being more particularly described as follows:

.12 -acre of lot- Rutherford County Parcel ID 1647810 (PIN 0632696455)

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 63°17'34" W, a ground distance of 1192.17 feet to a #4 rebar (bent), being on the eastern boundary of the Alan Powers Moore parcel as recorded in Deed Book 1010 at page 818 and Plat Book 36 at page 99; thence with the eastern boundary of the Moore parcel N 58°03'42" W, a distance of 15.73 feet to a computed point, being the Northeast corner of the Moore Parcel; thence continuing with Northern boundary of the Moore parcel the following two (2) courses and distances: (1) S 66°22'53" W, 31.45 feet to a computed point, (2) S 54°55'11" W, 56.71 feet to a computed point, the POINT OF BEGINNING for a 35 foot utility easement; thence the following four (4) courses and distances:

- (1) S 41°11' 42" E, 163.84 feet to a computed point,
- (2) S 80°05'34" W, 40.96 feet to a computed point,
- (3) N 41°11'42" W 146.32 feet to a computed point,
- (4) N 54°55'11" E, 35.20 feet to the Point of Beginning, and containing 5,428 square feet or 0.12 acres as calculated by coordinate method.

WHEREAS, representatives of the Town of Lake Lure have attempted to negotiate with the above stated owner to acquire the above-described property by negotiated conveyance, however, negotiations have been unsuccessful.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF LAKE LURE, THAT:

The Town Attorney is hereby authorized and directed to acquire a permanent easement by eminent domain, under Chapter 40A of the General Statutes, and for the public benefit set forth in G.S. 40A-3(b)(4), .12 -acre of lot- Rutherford County Parcel ID 1647810 (PIN 0632696455).

Adopted this 14th day of January, 2025.

ATTEST:

TOWN COUNCIL
TOWN OF LAKE LURE
NORTH CAROLINA

By: _____
Kimberly Martin, Town Clerk

By: _____
Mayor Carol C. Pritchett

[SEAL]

RESOLUTION NO. 25-01-14C

A RESOLUTION AUTHORIZING EMINENT DOMAIN TO ACQUIRE A PERMENANT EASEMENT CONSISTING OF A .35 ACRE PORTION OF A PARCEL OF REAL PROPERTY- PARCEL NO: 1603164

WHEREAS, the Town Council for the Town of Lake Lure, North Carolina, hereby determines that it is necessary and in the public interest to acquire a portion of a parcel of real property, approximately .35 acres in size, owned by Asheville Meadery LLC and located off of Memorial Highway in Lake Lure, N.C. (also referred to as Rutherford County Parcel ID No: 1603164) for the purpose of restoring the Town's sewer utilities damaged by Tropical Storm Helene - purposes pursuant to N.C. Gen. Stat. § 40A-3(b)(4).

WHEREAS, said property was acquired by Asheville Meadery LLC by the deeds recorded in the Rutherford County Registry at Deed Book 2065, Page 4733 and the portion being acquired for a permanent easement is more particularly described as follows:

.35 acres of Rutherford County Parcel ID 1603164 (PIN 0632696455)

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 63°17'34" W, a ground distance of 1192.17 feet to a computed point in the Northern boundary of the Asheville Meadery LLC parcel as recorded in Deed Book 2065 at page 4733, the POINT OF BEGINNING for a variable width utility easement, thence the following twenty one (21) courses and distances:

- (1) S 41°11'42" E, 11.73 feet to a computed point,
- (2) N 80°28'00" E, 77.51 feet to a computed point,
- (3) N 74°58'20" E, 103.54 feet to a computed point,
- (4) N 83°52'52" E, 83.61 feet to a computed point,
- (5) N 88°02'00" E, 51.38 feet to a computed point,
- (6) N 85°22'30" E, 109.46 feet to a computed point,
- (7) N 89°18'07" E, 87.25 feet to a computed point,
- (8) S 85°42'19" E, 50.14 feet to a computed point,
- (9) S 22°45'00" W, 21.08 feet to a computed point,
- (10) N 85°42'19" W, 42.59 feet to a computed point,

- (11) S 89°18'07" W, 154.06 feet to a computed point,
- (12) S 83°54'41" W, 173.46 feet to a computed point,
- (13) S 74°58'20" W, 115.91 feet to a computed point,
- (14) S 29°58'08" W, 31.93 feet to a computed point,
- (15) S 48°48'18" W, 14.43 feet to a computed point,
- (16) S 40°14'44" E, 67.12 feet to a 1-inch pipe,
- (17) N 64°37'58" W, 8.17 feet to a concrete right of way monument,
- (18) N 58°58'04" W, 61.76 feet to a concrete right of way monument,
- (19) N 70°12'58" W, 24.29 feet to a computed point,
- (20) N 41°11'42" W, 72.77 feet to a computed point,
- (21) N 76°53'30" E, 39.67 feet to the Point of Beginning, and containing 15,225 square feet or 0.35 acres as calculated by coordinate method.

WHEREAS, representatives of the Town of Lake Lure have attempted to negotiate with the above stated owner to acquire the above-described property by negotiated conveyance, however, negotiations have been unsuccessful.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF LAKE LURE, THAT:

The Town Attorney is hereby authorized and directed to acquire a permanent easement by eminent domain, under Chapter 40A of the General Statutes, and for the public benefit set forth in G.S. 40A-3(b)(4), .35 acre of said lot as described above-Rutherford County Parcel ID 1603164 (PIN 0632696455).

Adopted this 14th day of January, 2025.

ATTEST:

TOWN COUNCIL
TOWN OF LAKE LURE
NORTH CAROLINA

By: _____
Kimberly Martin, Town Clerk

By: _____
Mayor Carol C. Pritchett

[SEAL]

RESOLUTION NO. 25-01-14D

**A RESOLUTION AUTHORIZING EMINENT DOMAIN TO ACQUIRE AN
EASEMENT ACROSS PORTIONS OF TWO PARCELS OF REAL
PROPERTY- PARCEL NO: 1654348 AND 228631**

WHEREAS, the Town Council for the Town of Lake Lure, North Carolina, hereby determines that it is necessary and in the public interest to acquire portions of two parcels of real property, approximately .203 acres in size, owned by A River Runs Brew It LLC and located off of Memorial Highway in Lake Lure, N.C. (also referred to as Rutherford County Parcel ID No: 1654348 AND 228631) for the purpose of restoring the Town's sewer utilities damaged by Tropical Storm Helene pursuant to N.C. Gen. Stat. § 40A-3(b)(4).

WHEREAS, said properties were acquired by A River Runs Brew It LLC by the deeds recorded in the Rutherford County Registry at Deed Book 2068, Page 3491, and the portions to be acquired by the town being more particularly described as follows:

.046 and .1111 -acres of lot- Rutherford County Parcel ID 1654348 (PIN 0632690399)

EASEMENT "A"

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 73°58'46" W, a ground distance of 1838.01 feet to a #5 rebar & cap, being a common corner of the A River Runs Brew It, LLC parcels as recorded in Deed Book 2067 at page 3450 and Deed Book 2074 at page 3956; thence with a common line between the River Runs Brew It parcels S 10°18'59" W, a distance of 104.53 feet to a computed point, the POINT OF BEGINNING for a 20 foot utility easement; thence the following four (4) courses and distances:

- (1) S 80°06'04" E, 100.58 feet to a computed point,
- (2) S 10°31'14" W, 20.01 feet to a computed point,
- (3) N 80°06'11" W, 100.51 feet to a computed point,
- (4) N 10°18'59" E, 20.01 feet to the Point of Beginning, and containing 2,012 square feet or 0.046 acres as calculated by coordinate method.

EASEMENT "B"

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 73°58'46" W, a ground distance of 1838.01 feet to a #5 rebar & cap, being a common corner of the A River Runs Brew It, LLC parcels as recorded in Deed Book 2067 at page 3450 and Deed Book 2074 at page 3956; thence with a

common line between the River Runs Brew It parcels S 10°18'59" W, a distance of 104.53 feet to a computed point; thence S 80°06'04" E, a distance of 100.58 feet to a computed point; thence S 10°31'14" W, a distance of 31.51 feet to a computed point; thence S 80°12'33" E, a distance of 150.10 feet to a #5 rebar; thence N 11°06'21" E, a distance of 11.23 feet to a computed point, the POINT OF BEGINNING for a variable width utility easement; thence the following seven (7) courses and distances:

- (1) N 11°06'21" E, 52.20 feet to a computed point,
- (2) S 79°31'23" E, 45.23 feet to a computed point,
- (3) S 75°03'55" E, 22.51 feet to a computed point,
- (4) S 10°27'16" W, 29.75 feet to a computed point,
- (5) S 80°06'08" E, 53.71 feet to a computed point,
- (6) S 43°13'09" E, 33.32 feet to a computed point,
- (7) N 80°06'11" W, 148.82 feet to the Point of Beginning, and containing 4,847 square feet or 0.111 acres as calculated by coordinate method.

.046 -acre of lot- Rutherford County Parcel ID 228631 (PIN 0632599530)

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 73°58'46" W, a ground distance of 1838.01 feet to a #5 rebar & cap, being a common corner of the A River Runs Brew It, LLC parcels as recorded in Deed Book 2067 at page 3450 and Deed Book 2074 at page 3956; thence with a common line between the River Runs Brew It parcels S 10°18'59" W, a distance of 104.53 feet to a computed point, the POINT OF BEGINNING for a 20 foot utility easement; thence the following four (4) courses and distances:

- (1) S 10°18'59" W, 20.01 feet to a computed point,
- (2) N 80°06'04" W, 50.01 feet to a computed point,
- (3) N 10°16'15" E, 20.01 feet to a computed point,
- (4) S 80°06'04" E, 50.03 feet to the Point of Beginning, and containing 2,012 square feet or 0.046 acres as calculated by coordinate method.

WHEREAS, representatives of the Town of Lake Lure have attempted to negotiate with the above stated owner to acquire the above-described easements by negotiated conveyance, however, those efforts have proven to be unsuccessful.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF LAKE LURE, THAT:

The Town Attorney is hereby authorized and directed to acquire an easement by eminent domain, under Chapter 40A of the General Statutes, and for the public

benefit set forth in G.S. 40A-3(b)(4), .046 and .111 -acres of lot- Rutherford County Parcel ID 1654348 (PIN 0632690399) and .046-acre of lot- Rutherford County Parcel ID 228631 (PIN 0632599530).

Adopted this 14th day of January, 2025.

ATTEST:

TOWN COUNCIL
TOWN OF LAKE LURE
NORTH CAROLINA

By: _____
Kimberly Martin, Town Clerk

By: _____
Mayor Carol C. Pritchett

[SEAL]

RESOLUTION NO. 25-01-14E

**A RESOLUTION AUTHORIZING EMINENT DOMAIN TO ACQUIRE AN
EASEMENT ACROSS A PORTION OF ONE PARCEL OF REAL
PROPERTY- PARCEL NO: 221462**

WHEREAS, the Town Council for the Town of Lake Lure, North Carolina, hereby determines that it is necessary and in the public interest to acquire a portion of one parcel of real property, approximately .069 acres in size, owned by Robin & Robert Jones and located off of Memorial Highway in Lake Lure, N.C. (also referred to as Rutherford County Parcel ID No: 221462) for the purpose of restoring the Town's sewer utilities damaged by Tropical Storm Helene pursuant to N.C. Gen. Stat. § 40A-3(b)(4).

WHEREAS, said property was acquired by Robin & Robert Jones by the deeds recorded in the Rutherford County Registry at Deed Book 1130, Page 261, and the portion to be acquired by the Town is more particularly described as follows:

.069 -acre of lot- Rutherford County Parcel ID 221462 (PIN 0632691437)

Commencing at NGS Monument "CHURCH", which has NC NAD83(2011) grid coordinates of Northing: 630,071.79 feet and Easting: 1,037,741.36 feet; thence S 72°31'07" W, a ground distance of 1747.99 feet to a #5 rebar & cap, being the Northwest corner of the Robert & Robin Jones parcel as recorded in Deed Book 1130 at page 261; thence with the Western boundary of the Jones parcel S 10°31'14" W, a distance of 99.04 feet to a computed point, the POINT OF BEGINNING for a 20 foot utility easement; thence the following four (4) courses and distances:

- (1) S 80°06'04" E, 150.42 feet to a computed point,
- (2) S 11°06'21" W, 20.01 feet to a computed point,
- (3) N 80°06'11" W, 150.21 feet to a computed point,
- (4) N 10°31'14" E, 20.01 feet to the Point of Beginning, and containing 3,007 square feet or 0.069 acres as calculated by coordinate method.

WHEREAS, representatives of the Town of Lake Lure have attempted to negotiate with the above stated owner to acquire the above-described property by negotiated conveyance, however, those efforts have proven unsuccessful.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF LAKE LURE, THAT:

The Town Attorney is hereby authorized and directed to acquire an easement by eminent domain, under Chapter 40A of the General Statutes, and for the public benefit set forth in G.S. 40A-3(b)(4), .068 -acre of lot- Rutherford County Parcel ID 221462 (PIN 0632691437).

Adopted this 14th day of January, 2025.

ATTEST:

TOWN COUNCIL
TOWN OF LAKE LURE
NORTH CAROLINA

By: _____
Kimberly Martin, Town Clerk

By: _____
Mayor Carol C. Pritchett

[SEAL]

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