

LAKE LURE TOWN COUNCIL MEETING PACKET

Tuesday, October 14, 2025
5:00 p.m.



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

I Call to Order

II

Agenda Adoption

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

Tuesday, October 14, 2025 at 5:00 p.m.

Town Hall at The Landings



Agenda

I. Call to Order

A. Pledge of Allegiance and Invocation

II. Agenda Adoption

III. Mayor's Communication

IV. Town Managers Communication

A. Monthly Report fDU Y+L

V. Council Liaison Reports and Comments

VI. Consent Agenda

A. Approval of September 2025 Minutes fDU Y' (L

VII. Unfinished Business

VIII. New Business

A. Consider Amendment to Land Use Fee Schedule to Add Encroachment Agreement Fee fDU Y) (L

**B. Consider Amendment to 2025 Town Council Meeting Schedule to Change the November
Regular Meeting Date to November 4, 2025 fDU Y) , L**

C. Recommendation for Short Term Rental Board Appointment fDU Y* &L

IX. Storm Recovery Updates

X. Public Comment

The public is invited to speak. Please keep comments limited to three minutes or less

Comments may also be submitted in writing to the town clerk, kmartin@townoflakelure.com at least one hour prior to the meeting.

**XI. Closed Session in accordance with G.S. 143-318.11 (a) (5) for the purpose of discussing
property acquisition**

XII. Adjournment

III MAYOR'S COMMUNICATIONS

IV TOWN MANAGER'S COMMUNICATIONS

A. Monthly Report



Town Manager Report September 2025

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

Public Services Department Report

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

Top Accomplishments & Project Updates

- **West End Sewer Project:**
Plans for the gravity line along Memorial Highway were verbally approved by NCDEQ, and we are working with them to obtain a fast-track permit. Materials have been ordered, and the next phase of customers is anticipated to be hook-in ready during the week of October 13.
- **Water and Sewer Operations**
The department addressed two leaking sewer laterals in the lake and located exposed sanitary sewer lines. Staff also worked on the Town's GIS maps for both water and sanitary sewer systems, helping improve infrastructure tracking and planning. Additionally, the new pump station at manhole 34 was successfully commissioned, enhancing the Town's water management capacity.
- **Road, Drainage, and Signage Maintenance**
The Public Works team continued routine roadway maintenance throughout the Town, including mowing roadside areas and patching roads at the Dam and on Harris Road. Repairs were also made to the Boys Camp temporary crossing to maintain safe access for vehicles and pedestrians. Staff repaired drainage issues at the Parks and Recreation building, installed "Town of Lake Lure" signage throughout the community, and put up award-winning fall decorations to enhance public spaces.

Community Development Department Report

Director Williams reports that the department continues to provide permitting services and guidance to residents navigating repairs and rebuilding efforts. The following permits were issued in September:

- **10 Zoning Permits**
- **12 Lake Structure Permits**
- **3 Land Disturbance Permits**
- **4 Vacation Rental Operator Permit**
- **5 Certificates of Completion**

Top Accomplishments & Project Updates

- **Zoning & Planning Board and BOA/LSAB:**
The Zoning and Planning Board continued reviewing the Town's sign ordinance to identify areas needing clarification and ensure alignment with the Town's Comprehensive Plan as well as recent North Carolina statutory changes. The Board of Adjustments reviewed and approved a setback variance request for a minor expansion of an existing legal/non-conforming dwelling. The Lake Structures Appeals Board also approved an application for a boathouse deck-top accessory structure and a variance from the minimum required shoreline setback.
- **Private Property Debris Removal Program:**
Following USACE's declaration of PPDR program completion, the department has advocated for remaining property owner concerns. Most PPDR projects have been completed, with three demolitions still pending. Staff maintain communication with property owners and USACE to ensure these final projects move forward and advise property owners to make alternate arrangements if their project is not among the three pending demolitions.
- **Lake Structure Removal:**
The US Army Corps of Engineers previously received FEMA authorization to demolish 29 condemned boathouses. A specific start date for demolition has not been provided. FEMA has identified concerns that are delaying the project. Town staff are actively coordinating with key USACE and FEMA personnel to address these issues and advance the project.
- **Cell Tower:**
Following the Boys Camp Road cell tower groundbreaking on September 2, staff continued coordination with Tillman Construction. Initial grading has been completed, with work scheduled to resume on October 3. The tower installation is projected to be completed by December 8, 2025. In addition to AT&T, Verizon and T-Mobile have contracted to install antennae on the tower.

Fire / Emergency Management Department Report

The Fire / Emergency Management Department responded to 17 fire, medical, and rescue calls in September. Firefighters completed 238 hours of training, continuing to demonstrate a strong commitment to professional development and operational readiness.

Top Accomplishments & Project Highlights

- **Fire and Emergency Response**

The department responded to a range of medical calls including patient stabilization, breathing issues, heart-related problems, and unconscious patients. Several calls involved carry-outs from Chimney Rock State Park. Staff also assisted EMS personnel on additional medical calls throughout the community. Fire and rescue operations included responses to CO alarms, gas leaks, and motor vehicle collisions. The department also addressed power line hazards and property-damage-only vehicle accidents. All incidents were handled promptly, ensuring community safety and minimal disruption.

- **Personnel and Training**

Training activities focused on enhancing operational readiness. Staff participated in pump operations, driver training, TSOP/airway procedures, fire ground tactics, and patient carry-out exercises. New Chimney Rock State Park staff were included in training sessions to improve coordination and preparedness for park-related emergencies.

- **Inspections and Maintenance**

Equipment maintenance was conducted on multiple apparatus, including repairs to brush truck doors, rescue truck lights, and pump systems. The old engine serving as the first-out engine received routine pump maintenance while Engine 2510 remained in the shop. Medications and essential supplies were ordered to maintain operational readiness.

- **Support for Community Projects**

The department assisted Community Development with the demolition of a boathouse on Lake View Road and supported Parks and Recreation by facilitating FEMA and trail assessments on local trails, including the Weedpatch Mountain Trail.

Police Department Report

Traffic through the Town of Lake Lure continues to increase, with drivers coming from both Rutherford County and Hendersonville/Chimney Rock due to ongoing road closures. The area around the old Town Hall remains particularly busy, with large trucks transporting debris and sediment from Hurricane Helene. While the increased activity presents challenges, we are grateful for the work being done and look forward to the restoration of our lake and full community access.

Top Accomplishments & Project Updates

- **Operations and Office Updates**

After the department offices were destroyed by Hurricane Helene, officers were unable to have individual in-house phones. Now, with the new offices fully operational, our phone provider, Star to Star, has installed desk phones for all officers. This marks one of the final steps in returning the department to normal operations.

- **Event Standbys and Community Engagement**

Officers provided standby support during a brief closure of the Dam on the 17th. Additionally, officers were present during the Commemoration Ceremony at the Gazebo, marking one year since Hurricane Helene. While the event was a somber reminder of the storm, it highlighted the resilience of the town and the dedication of staff in serving the community.

- **New Programs and Community Services**

The United Way of Rutherford County received a grant to develop the Human Action Response Program (HARP), which supports officers when responding to individuals experiencing mental health or substance abuse crises. This program has already been successfully used by neighboring jurisdictions, and the department is optimistic about its positive impact locally.

- **Investigations and Public Safety Reminders**

Officers are assisting another jurisdiction with a fraud investigation involving a prospective Lake Lure resident who was scammed during a rental transaction. This case serves as a timely reminder for residents and visitors to exercise caution and perform due diligence before exchanging money or entering into agreements.

Parks, Recreation & Lake Department Report

The Parks, Recreation, and Lake Department remains focused on restoration and recovery of public spaces impacted by Hurricane Helene. The department has been accompanying FEMA to key site inspections of our trail systems. In addition, the Department is leading regular water sampling efforts to monitor and protect the environmental health of the lake. Test results are being published on the Town of Lake Lure website for transparency and public awareness.

Top Accomplishments & Project Updates:

- **Volunteer Support**

Logged 88 volunteer hours, representing an estimated value of \$2,947.12 (based on \$33.49/hour.).

- **KaBOOM! Playground**

The KaBOOM! Playground project is progressing well, with all permitting completed and materials ordered in preparation for Build Week scheduled for October 13–15. Staff have coordinated volunteers, organized site preparation, and conducted preliminary work such as clearing debris and ensuring safety compliance.

- **Marina**
The RFP for the Marina was issued, with bid packages due October 23 at 1:00 PM. Staff will review submissions and present recommendations at the October 29 work session, with award consideration scheduled for the November 4 regular meeting.
- **Trail System Recovery**
Trail assessments and maintenance continued throughout the month. Staff worked with Conserving Carolina, the Carolina Climbers Coalition, and the Rutherford Outdoor Coalition to evaluate damage to trails and plan potential reroutes to reconnect Buffalo Creek Park and Weed Patch Mountain trails. Temporary and permanent signage was updated or installed as needed. Staff and volunteers cleared ivy, removed fallen trees, and completed trail reroutes near Pool Creek Park and Weed Patch Mountain. Several organized volunteer workdays contributed a total of 88 volunteer hours, valued at \$2,947.12. Major repairs at Buffalo Creek Park and Weed Patch Mountain are ongoing.
- **Administrative and Law Enforcement Support**
Staff assisted with permitting for the new playground, attended staff and project meetings, and supported law enforcement with in-service training, calls, citations, and court attendance. Daily administrative tasks included running batch reports, preparing deposits, recording meeting minutes for Parks and Recreation and Lake Advisory Boards, and submitting work orders for grounds maintenance. Staff also participated in commercial model reviews to support ongoing planning initiatives.

Finance Department Report

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

Top Accomplishments & Project Updates

- **Financial Status**
The Town's current financial position includes an unreconciled bank balance of approximately \$9,756,635 for all funds, excluding special revenue funds. The Dam Fund maintains a balance of \$8,000,000. As noted in prior reports, State revenue replacement loan proceeds, FEMA reimbursements, and ARPA funds continue to significantly enhance the Town's cash position.
- **Budget and Revenue Tracking**
The first quarter of the Town's current budget year has concluded, with revenue and expenditure accounts generally tracking in line with projections across all departments except non-governmental accounts, where insurance costs are expected to exceed estimates. Water and sewer collections are performing above projections, averaging more than 7% above anticipated

levels. In the General Fund, state-shared revenues are also ahead of budget projections, and the Town received \$233,600 in grant reimbursements for previously applied grants.

- **Audit**
The Finance Department completed all sampling for the FY 2024 audit review. Adjusting entries and GASB reporting information have been submitted to the audit firm, which plans to release the financial statements within this month.
- **FEMA Revenue Replacement Loan**
Staff continue to follow up with FEMA representatives regarding potential “revenue replacement” funding, which could be disbursed as a loan or other type of funding. Securing this funding will provide an additional revenue component for FY 2026.

Communications Department Report

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

Top Highlights & Project Updates

- **Media Engagement**
Coordinated media coverage with numerous news outlets to include Channel 4, Channel 13 Channel 7, WCNC Charlotte, The Daily Courier, Carolina Business Review, Spectrum News, Asheville Citizen Times, Blue Ridge Public Radio, and WHKY Radio.
- **Website & Social Media Management**
The Town’s website recorded approximately 18,000 users in September 2025, with comparable data for September 2024 unavailable due to storm-related communication disruptions. The Town’s social media presence continues to grow, reaching 39,625 followers, a 125 percent increase from August 2024, with 453 new followers gained this month. Director Krejci shared 45 posts in September, further supporting community outreach and engagement.
- **Events and Community Engagement**
Successfully planned and facilitated the Lake Lure and Chimney Rock Commemoration Ceremony in collaboration with Mayor Pritchett and Mayor O’Leary, sending over 200 invitations and coordinating location, talking points, programs, proclamations, and refreshments. Attendance was between 250–300 people, and the program was well received. Director Krejci also continues to assist with coordinating future events such as Cycle NC Mountain to Coast Ride, KaBOOM! Playground Build, Playground Ribbon Cutting, Lake Lure Arts and Crafts Festival, Lake Lure Artists Show and Sale, and various public input and community engagement sessions through November.
- **Grants**

FY21 Field Investigations: Final invoices were submitted, and reimbursement of \$380,000 has been received from NCDEQ Dam Safety Office.

FY22 30 Percent Design Project: The Town has been advised the award is pending completion of the FY21 project listed above. Director Krejci has sought clarification on the amount of funding the Town will receive for this grant and was advised that the Town will receive the full amount requested, (\$484,471). Director Krejci was asked to resubmit the package and to confirm the timeline for the project. These documents were resubmitted 9/25/25.

FY24 Detailed Design Application: This project will not be awarded until both the FY21 and FY22 projects are completed.

Dogwood Trust Collaboration and Innovation Grant: There have been no updates or feedback to date regarding the Dogwood Trust Collaboration & Innovation Grant. Staff continue to monitor for responses and note that a key next step is to identify suitable property for the proposed workforce housing project.

Manager / Administration Department Report

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

Top Highlights & Project Updates

- **FEMA Coordination and Recovery Funding**
Town staff continued meeting with FEMA leadership at least once per week to advance ongoing projects and advocate for Lake Lure's recovery assistance. These efforts focus on ensuring timely support and facilitating progress on key storm recovery initiatives. Worked closely with ICF to advance funding through Public Assistance, the Hazard Mitigation Grant Program (HMGP), and the Community Development Block Grant for Disaster Recovery (CDBG-DR). Applications were submitted for NCDEQ DWI State Revolving Fund (SA-HMW) loans, which offer zero interest and include principal forgiveness for drinking water, wastewater, and decentralized wastewater systems affected by Hurricane Helene. In addition, the Town submitted a regular SRF loan application in September. Staff are also exploring funding opportunities through the Office of State Budget and Management, the American Flood Coalition, Economic Development Administration, and other emerging programs, with the list of potential resources continuing to grow.
- **Project Obligations and Reimbursements**
Thirteen FEMA Public Assistance projects have been obligated, including eleven small projects and two large projects. The Town has received

\$3,108,869.85 for ten of the small projects, with an additional reimbursement of \$8,913.73 pending. Drawdown requests have been submitted for the two large projects, but funds for these have not yet been received.

- **Flowering Bridge**

Demolition of the Flowering Bridge is complete. The Town is working with Mitch Contracting to restore the seawall that was damaged during demolition. The Flowering Bridge is one of the large FEMA Public Assistance projects that has been obligated, currently for \$2.5 million. The Town believes that this amount is insufficient and is in the process of determining a true replacement cost. *These funds will not be used to rebuild a pedestrian bridge. Instead, the Town is pursuing a 428 alternate project to address more critical and time-sensitive infrastructure needs.*

- **Storm Recovery Coordination**

Weekly briefings with Town Council continued to maintain progress on key initiatives and ensure alignment across departments.

- **Sewer Replacement Project**

NCDEQ has approved the revised ER/EID reflecting the next phase of the sewer replacement project. The Town is currently assessing funding options for the upcoming phases to ensure the project can move forward efficiently.

- **Dam**

Schnabel's field investigations supporting the replacement dam are complete. They are now focusing on tainter gate repair designs and documenting damages sustained during Hurricane Helene for FEMA's review. Additionally, the Town received a regional dam safety award from the Association of State Dam Safety Officials (ASDSO), and Chief Waycaster participated on a panel at the ASDSO Conference to discuss the Town's efforts and response during Helene.

- **Proctor Road**

Morgan Corporation has completed their portion of the Proctor Road stabilization project. The Town is now awaiting a scheduled date for paving completion. Once paving is finished, a safety barrier will be installed to enhance roadway safety.

- **West End Sewer Project**

Several properties impacted by the West End Sewer Project have had sewer service restored. Plans for the gravity line along Memorial Highway were verbally approved by NCDEQ, and staff are working with them to obtain a fast-track permit. The Town also received an encroachment agreement from NCDOT to install the line. Materials have been ordered, and the next phase of customers is anticipated to be hook-in ready during the week of October 13.

- **Comprehensive Plan**

The Steering Committee met to review demographics and identify potential flaws in the census data, providing insights to assist the Foothills Regional Commission in their analysis. The Committee also reviewed draft public survey questions to guide future planning efforts. Two public input sessions are scheduled and advertised: an in-person session at The Landings on

November 5th from 4:00–7:00 PM, and a virtual session on October 28th from 4:00–6:00 PM. Foothills Regional Commission is also coordinating focus group meetings and will schedule an additional public input session in conjunction with another event, likely on Veteran’s Day, to maximize participation given the expected turnout.

- **Boys Camp Replacement Bridge**

Initial delays caused by survey notifications and right-of-way research have been resolved, and preliminary design is now progressing. The hydraulic study has been completed, and early permit applications are in progress. LaBella’s interim submittals to the Town and NCDOT are planned before the holidays, with final submittals likely in early February due to anticipated review delays. The project team is actively working to stay close to the target schedule.

- **Duke Energy Agreements**

The Town approved a Power Purchase Agreement and an Interconnection Agreement with Duke Energy.

- **Lake Debris and Sedimentation Removal**

The U.S. Army Corps of Engineers continued lake debris and sediment removal operations, focusing on several coves, including the Marina.

10 GENERAL FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
311000 Ad Valorem Taxes-2000					
311213 Ad Valorem Taxes-2023	0.00	0.00	4,570,000.00	4,570,000.00	0 %
Account Group Total:	0.00	0.00	4,570,000.00	4,570,000.00	0 %
332000 STATE SHARED REVENUES					
332200 Beer & Wine Tax	0.00	0.00	4,950.00	4,950.00	0 %
332300 Court Costs, Fees and Chrgs	84.50	263.00	550.00	287.00	48 %
332400 Utilities Franchise Tax	75,615.34	75,615.34	201,195.00	125,579.66	38 %
332600 Powell Bill - Tax on Gas	0.00	0.00	76,600.00	76,600.00	0 %
332605 Grant Revenue Reimbursements	233,622.47	233,622.47	0.00	-233,622.47	**
332930 State Shared Sales Tax	183,183.37	537,586.60	1,899,950.00	1,362,363.40	28 %
332933 Solid Waste Disposal Tax	0.00	261.51	780.00	518.49	34 %
332942 Video Programming Tax	0.00	0.00	15,975.00	15,975.00	0 %
Account Group Total:	492,505.68	847,348.92	2,200,000.00	1,352,651.08	39 %
347000 LAND USE FEES					
347100 Zoning Permits	14,735.00	23,685.00	52,745.00	29,060.00	45 %
347200 Land Disturbance Permit	0.00	160.00	6,600.00	6,440.00	2 %
347300 Sign Permit	0.00	0.00	500.00	500.00	0 %
347500 Vacation Rental Fees	300.00	1,200.00	500.00	-700.00	240 %
347600 Lake Structure Permit/LSA	-200.00	1,340.00	5,255.00	3,915.00	25 %
347800 Fire Inspection	0.00	0.00	50.00	50.00	0 %
347900 Fines/Penalties - Land Use	0.00	0.00	850.00	850.00	0 %
Account Group Total:	14,835.00	26,385.00	66,500.00	40,115.00	40 %
361000 LAKE					
361201 Lake Lure Tours	0.00	0.00	60,000.00	60,000.00	0 %
361202 Lake Fines	750.00	1,750.00	300.00	-1,450.00	583 %
361203 Lake Comm License Fees	0.00	0.00	15,000.00	15,000.00	0 %
361204 Boat Permits	0.00	0.00	675,000.00	675,000.00	0 %
361205 RBR CONCESSIONS	0.00	0.00	25,000.00	25,000.00	0 %
361207 Cluster Mooring Fees	0.00	0.00	24,000.00	24,000.00	0 %
Account Group Total:	750.00	1,750.00	799,300.00	797,550.00	0 %
363000 BEACH					
363801 Beach-Admission Fee-Adult	0.00	0.00	65,000.00	65,000.00	0 %
363804 Beach-Concessions	0.00	0.00	10,000.00	10,000.00	0 %
Account Group Total:	0.00	0.00	75,000.00	75,000.00	0 %
364000 MARINA					
364902 Marina-Open Slip Rental	0.00	0.00	287,817.00	287,817.00	0 %
364905 Marina-Concessions	0.00	0.00	18,500.00	18,500.00	0 %
364908 Marina-Rentals	0.00	0.00	50,000.00	50,000.00	0 %
Account Group Total:	0.00	0.00	356,317.00	356,317.00	0 %
383000 MISCELLANEOUS REVENUES					
383100 Interest Earned on Investments	0.00	1,420.74	4,000.00	2,579.26	36 %
383321 Fire-Rural Fire Protection	1,460.92	4,406.17	0.00	-4,406.17	**
383500 Sale of Assets	0.00	0.00	41,000.00	41,000.00	0 %
383900 Misc Revenue	69,311.89	77,966.89	0.00	-77,966.89	**
383930 Recycling Collections	-306.00	13,872.00	0.00	-13,872.00	**

10 GENERAL FUND

Account	Received		Estimated Revenue	Revenue		% Received
	Current Month	Received YTD		To Be Received	Received	
Account Group Total:	70,466.81	97,665.80	45,000.00	-52,665.80	217 %	
Fund Total:	578,557.49	973,149.72	8,112,117.00	7,138,967.28	12 %	

20 FEMA-STORM Helene Recovery

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
390000 OTHER REVENUES	804,587.59	3,108,906.51	0.00	-3,108,906.51	** %
390000 OTHER REVENUES	804,587.59	3,108,906.51	0.00	-3,108,906.51	** %
Account Group Total:					
Fund Total:	804,587.59	3,108,906.51	0.00	-3,108,906.51	** %

53 WATER AND SEWER FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
371000					
371105 Chimney Rock Water	0.00	0.00	15,000.00	15,000.00	0 %
371300 Charges for Water	27,024.10	86,906.08	250,000.00	163,093.92	35 %
371400 Charges for Sewer	94,546.90	283,865.54	942,410.00	658,544.46	30 %
371500 Taps and Connect-Water	0.00	1,155.00	5,000.00	3,845.00	23 %
371600 Taps and Connect-Sewer	0.00	0.00	5,000.00	5,000.00	0 %
371700 Transfer Fee-Water/Sewer	120.00	280.00	1,000.00	720.00	28 %
371800 W/S - Penalty and Interest	-250.00	3,825.00	6,000.00	2,175.00	64 %
371900 W/S - Misc	0.00	213.12	0.00	-213.12	** %
Account Group Total:	121,441.00	376,244.74	1,224,410.00	848,165.26	31 %
383000 MISCELLANEOUS REVENUES					
383100 Interest Earned on Investments	0.00	0.00	1,000.00	1,000.00	0 %
383460 Water Tank Rental	1,060.90	3,182.70	12,360.00	9,177.30	26 %
Account Group Total:	1,060.90	3,182.70	13,360.00	10,177.30	24 %
Fund Total:	122,501.90	379,427.44	1,237,770.00	858,342.56	31 %

56 ELECTRIC FUND

Account	Received		Estimated Revenue	Revenue		% Received
	Current Month	Received YTD		To Be Received	Received	
372000						
372300 Charges for Utilities-Electric	0.00	0.00	1.00	1.00	1.00	0 %
Account Group Total:	0.00	0.00	1.00	1.00	1.00	0 %
Fund Total:	0.00	0.00	1.00	1.00	1.00	0 %
Grand Total:	1,505,646.98	4,461,483.67	9,349,888.00	4,888,404.33	48 %	

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
411000 COMMISSION							
411000 COMMISSION							
102 Salaries-Part Time		1,100.00	4,400.00	13,200.00	13,200.00	8,800.00	33 %
109 FICA		84.15	336.60	1,100.00	1,100.00	763.40	31 %
214 Supplies-Dept		0.00	129.16	3,200.00	3,200.00	3,070.84	4 %
215 Supplies-Materials		37.47	37.47	20,000.00	20,000.00	19,962.53	%
310 Travel and Transportation		176.40	176.40	0.00	0.00	-176.40	%
Account Total:		1,398.02	5,079.63	37,500.00	37,500.00	32,420.37	14 %
Account Group Total:		1,398.02	5,079.63	37,500.00	37,500.00	32,420.37	14 %
413000 ADMINISTRATION							
413000 ADMINISTRATION							
100 SALARIES		30,773.22	107,516.89	423,135.00	423,135.00	315,618.11	25 %
102 Salaries-Part Time		0.00	0.00	810.00	810.00	810.00	%
103 Professional Services		5,000.00	17,000.00	92,439.00	92,439.00	75,439.00	18 %
109 FICA		2,313.45	8,082.58	31,243.00	31,243.00	23,160.42	26 %
110 Retirement		6,567.01	22,944.10	82,146.00	82,146.00	59,201.90	28 %
111 Group Insurance		3,558.55	12,454.77	52,467.00	52,467.00	40,012.23	24 %
120 401 (K) Contribution		757.86	2,668.33	8,419.00	8,419.00	5,750.67	32 %
180 Legal Services		3,390.00	9,656.00	69,441.00	69,441.00	59,785.00	14 %
190 Engineering Services		0.00	0.00	35,000.00	35,000.00	35,000.00	%
214 Supplies-Dept		0.00	11,904.97	14,380.00	14,380.00	2,475.03	83 %
215 Supplies-Materials		2,007.61	2,007.61	4,041.00	4,041.00	2,033.39	50 %
310 Travel and Transportation		283.15	412.19	3,766.00	3,766.00	3,353.81	11 %
320 Postage		0.00	0.00	2,761.00	2,761.00	2,761.00	%
321 Telephone		0.00	0.00	546.00	546.00	546.00	%
322 Printing		0.00	79.26	4,092.00	4,092.00	4,012.74	2 %
324 Dues and Subscriptions		3,742.89	5,109.89	4,658.00	4,658.00	-451.89	110 %
330 Utilities		2,260.39	4,541.94	43,763.00	43,763.00	39,221.06	10 %
350 Repairs and Maint-Buildings		645.00	1,021.45	0.00	0.00	-1,021.45	%
370 Advertising		0.00	284.24	1,635.00	1,635.00	1,350.76	17 %
614 Lobbyist		4,000.00	12,000.00	45,000.00	45,000.00	33,000.00	27 %
691 Contractual Services		2,827.52	15,698.23	108,867.00	108,867.00	93,168.77	14 %
Account Total:		68,126.65	233,382.45	1,028,609.00	1,028,609.00	795,226.55	23 %
Account Group Total:		68,126.65	233,382.45	1,028,609.00	1,028,609.00	795,226.55	23 %
420000 CENTRAL SERVICES-Technology &							
420000 CENTRAL SERVICES-Technology & Telecommunications							
109 FICA		24.02	80.61	0.00	0.00	-80.61	%
111 Group Insurance		53.68	177.59	0.00	0.00	-177.59	%
321 Telephone		2,825.64	11,320.32	28,350.00	28,350.00	17,029.68	40 %
325 Internet Services		0.00	0.00	5,460.00	5,460.00	5,460.00	%
380 IT Support Services		10,409.25	34,020.94	95,940.00	95,940.00	61,919.06	35 %
527 TECH-Website Update		0.00	0.00	5,250.00	5,250.00	5,250.00	%
Account Total:		13,312.59	45,599.46	135,000.00	135,000.00	89,400.54	34 %
Account Group Total:		13,312.59	45,599.46	135,000.00	135,000.00	89,400.54	34 %

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000 POLICE							
431000 POLICE							
100 SALARIES		52,637.41	182,441.53	766,749.00	766,749.00	584,307.47	24 %
101 OVERTIME		0.00	0.00	5,775.00	5,775.00	5,775.00	%
102 Salaries-Part Time		650.00	3,840.00	29,400.00	29,400.00	25,560.00	13 %
104 Separation Allowance-Law		2,846.68	8,413.95	21,525.00	21,525.00	13,111.05	39 %
109 FICA		4,092.72	14,312.76	51,975.00	51,975.00	37,662.24	28 %
110 Retirement		11,967.15	41,477.08	119,700.00	119,700.00	78,222.92	35 %
111 Group Insurance		7,870.28	27,545.98	108,885.00	108,885.00	81,339.02	25 %
112 Special Benefit Fund-Police		2,444.71	8,216.29	28,544.00	28,544.00	20,327.71	29 %
212 Supplies-Fuel		1,793.52	6,491.24	28,875.00	28,875.00	22,383.76	22 %
214 Supplies-Dept		295.64	13,711.06	11,550.00	11,550.00	-2,161.06	119 %
217 Supplies-Uniforms		0.00	1,267.00	10,500.00	10,500.00	9,233.00	12 %
220 Alcohol & Drug Ed.		0.00	0.00	1,050.00	1,050.00	1,050.00	%
310 Travel and Transportation		0.00	136.68	3,150.00	3,150.00	3,013.32	4 %
324 Dues and Subscriptions		0.00	298.00	6,615.00	6,615.00	6,317.00	5 %
330 Utilities		674.95	10,206.78	0.00	0.00	-10,206.78	%
333 Utilities-Boat House and Range		0.00	0.00	525.00	525.00	525.00	%
351 Repairs and Maint-Grounds		0.00	1,200.00	0.00	0.00	-1,200.00	%
353 Repairs and Maint-Equipment		2,560.89	4,743.14	4,200.00	4,200.00	-543.14	113 %
354 Repairs and Maint-Vehicles		1,001.69	3,518.70	26,250.00	26,250.00	22,731.30	13 %
490 Miscellaneous		0.00	0.00	1,050.00	1,050.00	1,050.00	%
524 Computers		11,247.07	11,247.07	10,500.00	10,500.00	-747.07	107 %
691 Contractual Services		0.00	0.00	21,053.00	21,053.00	21,053.00	%
Account Total:		100,082.71	339,067.26	1,257,871.00	1,257,871.00	918,803.74	27 %
Account Group Total:		100,082.71	339,067.26	1,257,871.00	1,257,871.00	918,803.74	27 %
434000 FIRE							
434000 FIRE							
100 SALARIES		43,825.58	165,318.48	740,274.00	740,274.00	574,955.52	22 %
101 OVERTIME		1,079.24	1,189.93	26,250.00	26,250.00	25,060.07	5 %
102 Salaries-Part Time		6,993.35	21,464.84	39,165.00	39,165.00	17,700.16	55 %
109 FICA		3,858.14	14,000.48	40,740.00	40,740.00	26,739.52	34 %
110 Retirement		10,889.19	39,525.85	86,835.00	86,835.00	47,309.15	46 %
111 Group Insurance		7,154.00	25,045.30	88,095.00	88,095.00	63,049.70	28 %
120 401 (K) Contribution		2,038.75	7,634.77	24,575.00	24,575.00	16,940.23	31 %
212 Supplies-Fuel		2,124.76	6,433.96	21,000.00	21,000.00	14,566.04	31 %
214 Supplies-Dept		441.99	624.81	4,120.00	4,120.00	3,495.19	15 %
215 Supplies-Materials		9,076.50	9,076.50	10,500.00	10,500.00	1,423.50	86 %
217 Supplies-Uniforms		0.00	0.00	6,300.00	6,300.00	6,300.00	%
218 Supplies-Equipment		948.00	948.00	23,325.00	23,325.00	22,377.00	4 %
310 Travel and Transportation		0.00	349.00	6,300.00	6,300.00	5,951.00	6 %
324 Dues and Subscriptions		0.00	34.00	9,975.00	9,975.00	9,941.00	%
330 Utilities		568.31	880.59	12,600.00	12,600.00	11,719.41	7 %
351 Repairs and Maint-Grounds		0.00	0.00	6,300.00	6,300.00	6,300.00	%
353 Repairs and Maint-Equipment		0.00	385.02	16,800.00	16,800.00	16,414.98	2 %
354 Repairs and Maint-Vehicles		7,766.61	15,360.54	22,050.00	22,050.00	6,689.46	70 %
490 Miscellaneous		0.00	0.00	4,200.00	4,200.00	4,200.00	%
514 Protective Clothing		15,627.15	15,627.15	16,800.00	16,800.00	1,172.85	93 %
553 RADIO REPLACEMENT		5,864.67	5,864.67	10,500.00	10,500.00	4,635.33	56 %
694 Chimney Rock Volunteer Fire		0.00	0.00	35,000.00	35,000.00	35,000.00	%

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
695	Bills Creek Volunteer Fire	0.00	0.00	42,800.00	42,800.00	42,800.00	%
	Account Total:	118,256.24	329,763.89	1,294,504.00	1,294,504.00	964,740.11	25 %
451000	Account Group Total:	118,256.24	329,763.89	1,294,504.00	1,294,504.00	964,740.11	25 %
451000	PUBLIC WORKS-STREETS						
451000	PUBLIC WORKS-STREETS						
100	SALARIES	33,393.69	118,306.40	629,939.00	629,939.00	511,632.60	19 %
101	OVERTIME	0.00	0.00	16,800.00	16,800.00	16,800.00	%
109	FICA	1,506.40	5,391.85	27,300.00	27,300.00	21,908.15	20 %
110	Retirement	4,170.33	14,901.03	63,000.00	63,000.00	48,098.97	24 %
111	Group Insurance	3,542.57	12,403.14	68,250.00	68,250.00	55,846.86	18 %
120	401 (K) Contribution	700.15	2,499.26	23,100.00	23,100.00	20,600.74	11 %
211	Supplies-Automotive	2,919.85	10,957.06	26,250.00	26,250.00	15,292.94	42 %
214	Supplies-Dept	0.00	0.00	1,260.00	1,260.00	1,260.00	%
215	Supplies-Materials	0.00	11,432.70	36,750.00	36,750.00	25,317.30	31 %
217	Supplies-Uniforms	1,855.26	2,486.49	8,400.00	8,400.00	5,913.51	30 %
310	Travel and Transportation	704.92	704.92	2,100.00	2,100.00	1,395.08	34 %
330	Utilities	382.81	852.05	0.00	0.00	-852.05	%
331	Utilities-Street Lights	0.00	363.74	15,750.00	15,750.00	15,386.26	2 %
334	Utilities-Buildings	0.00	0.00	15,750.00	15,750.00	15,750.00	%
350	Repairs and Maint-Buildings	1,770.00	1,770.00	31,500.00	31,500.00	29,730.00	6 %
351	Repairs and Maint-Grounds	5,877.00	12,698.81	12,600.00	12,600.00	-98.81	101 %
353	Repairs and Maint-Equipment	8,465.98	13,766.08	31,500.00	31,500.00	17,733.92	44 %
354	Repairs and Maint-Vehicles	141.28	16,810.60	21,000.00	21,000.00	4,189.40	80 %
691	Contractual Services	655.00	1,430.00	21,000.00	21,000.00	19,570.00	7 %
	Account Total:	66,085.24	226,774.13	1,052,249.00	1,052,249.00	825,474.87	22 %
472000	Account Group Total:	66,085.24	226,774.13	1,052,249.00	1,052,249.00	825,474.87	22 %
472000	SANITATION						
472000	SANITATION						
691	Contractual Services	18,100.00	54,300.00	185,000.00	185,000.00	130,700.00	29 %
692	Contractual Services-Recycling	1,520.00	4,592.00	15,000.00	15,000.00	10,408.00	31 %
696	Tipping Fees	1,421.28	2,028.48	40,000.00	40,000.00	37,971.52	5 %
	Account Total:	21,041.28	60,920.48	240,000.00	240,000.00	179,079.52	25 %
473000	Account Group Total:	21,041.28	60,920.48	240,000.00	240,000.00	179,079.52	25 %
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
351	Repairs and Maint-Grounds	0.00	0.00	6,000.00	6,000.00	6,000.00	%
	Account Total:	0.00	0.00	6,000.00	6,000.00	6,000.00	%
492000	Account Group Total:	0.00	0.00	6,000.00	6,000.00	6,000.00	%
492000	ECONOMIC DEVELOPMENT						
492000	ECONOMIC DEVELOPMENT						
100	SALARIES	5,448.00	19,068.00	80,163.00	80,163.00	61,095.00	24 %
109	FICA	416.08	1,456.28	5,300.00	5,300.00	3,843.72	27 %
110	Retirement	1,162.60	4,069.10	12,810.00	12,810.00	8,740.90	32 %
111	Group Insurance	715.48	2,504.18	10,800.00	10,800.00	8,295.82	23 %
120	401 (K) Contribution	272.40	953.40	3,500.00	3,500.00	2,546.60	27 %
585	Community Branding	0.00	3,761.78	13,490.00	13,490.00	9,728.22	28 %

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
Account Total:		8,014.56	31,812.74	126,063.00	126,063.00	94,250.26	25 %
Account Group Total:		8,014.56	31,812.74	126,063.00	126,063.00	94,250.26	25 %
493000 COMMUNITY DEVELOPMENT							
493000 COMMUNITY DEVELOPMENT							
100 SALARIES		15,101.01	52,885.40	218,851.00	218,851.00	165,965.60	24 %
109 FICA		1,127.68	3,952.01	24,150.00	24,150.00	20,197.99	16 %
110 Retirement		3,222.56	11,285.76	56,700.00	56,700.00	45,414.24	20 %
111 Group Insurance		2,166.44	7,582.54	44,415.00	44,415.00	36,832.46	17 %
120 401 (K) Contribution		422.02	1,477.07	15,750.00	15,750.00	14,272.93	9 %
180 Legal Services		0.00	0.00	21,250.00	21,250.00	21,250.00	%
212 Supplies-Fuel		108.90	182.73	1,050.00	1,050.00	867.27	17 %
214 Supplies-Dept		0.00	0.00	6,301.00	6,301.00	6,301.00	%
310 Travel and Transportation		1,150.47	1,177.07	5,250.00	5,250.00	4,072.93	22 %
324 Dues and Subscriptions		0.00	0.00	2,100.00	2,100.00	2,100.00	%
370 Advertising		0.00	0.00	2,100.00	2,100.00	2,100.00	%
410 RENTS		1,650.00	4,950.00	21,000.00	21,000.00	16,050.00	24 %
691 Contractual Services		0.00	0.00	19,950.00	19,950.00	19,950.00	%
Account Total:		24,949.08	83,492.58	438,867.00	438,867.00	355,374.42	19 %
Account Group Total:		24,949.08	83,492.58	438,867.00	438,867.00	355,374.42	19 %
613000 PARKS, RECREATION & LAKE							
613000 PARKS, RECREATION & LAKE							
100 SALARIES		16,140.00	56,429.20	119,292.00	119,292.00	62,862.80	47 %
109 FICA		1,310.24	4,463.78	25,200.00	25,200.00	20,736.22	18 %
110 Retirement		3,526.16	12,323.68	37,470.00	37,470.00	25,146.32	33 %
111 Group Insurance		2,861.92	10,016.72	30,000.00	30,000.00	19,983.28	33 %
120 401 (K) Contribution		802.38	2,804.14	9,126.00	9,126.00	6,321.86	31 %
212 Supplies-Fuel		96.41	826.87	5,000.00	5,000.00	4,173.13	17 %
213 Supplies-Boat Fuel & Supplies		0.00	0.00	5,000.00	5,000.00	5,000.00	%
214 Supplies-Dept		0.00	119.00	5,250.00	5,250.00	5,131.00	2 %
215 Supplies-Materials		522.26	522.26	5,000.00	5,000.00	4,477.74	10 %
217 Supplies-Uniforms		0.00	0.00	1,575.00	1,575.00	1,575.00	%
219 Boat and Fishing Permits		0.00	0.00	3,340.00	3,340.00	3,340.00	%
310 Travel and Transportation		354.20	424.34	3,150.00	3,150.00	2,725.66	13 %
330 Utilities		489.14	1,020.50	7,035.00	7,035.00	6,014.50	15 %
335 Flowering Bridge Lighting		0.00	0.00	3,676.00	3,676.00	3,676.00	%
353 Repairs and Maint-Equipment		7.77	7.77	5,000.00	5,000.00	4,992.23	%
691 Contractual Services		0.00	106.00	5,000.00	5,000.00	4,894.00	2 %
Account Total:		26,110.48	89,064.26	270,114.00	270,114.00	181,049.74	33 %
Account Group Total:		26,110.48	89,064.26	270,114.00	270,114.00	181,049.74	33 %
615000 BEACH & MARINA							
615000 BEACH & MARINA							
214 Supplies-Dept		0.00	0.00	1,250.00	1,250.00	1,250.00	%
350 Repairs and Maint-Buildings		0.00	0.00	1,250.00	1,250.00	1,250.00	%
351 Repairs and Maint-Grounds		0.00	0.00	1,250.00	1,250.00	1,250.00	%
353 Repairs and Maint-Equipment		0.00	0.00	1,250.00	1,250.00	1,250.00	%
Account Total:		0.00	0.00	5,000.00	5,000.00	5,000.00	%
Account Group Total:		0.00	0.00	5,000.00	5,000.00	5,000.00	%

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
713000 WATER							
713000 WATER							
353 Repairs and Maint-Equipment		0.00	880.13	0.00	0.00	-880.13	%
Account Total:		0.00	880.13	0.00	0.00	-880.13	%
Account Group Total:		0.00	880.13	0.00	0.00	-880.13	%
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
504 VEHICLES		0.00	46,065.93	0.00	0.00	-46,065.93	%
592 PW-Street Paving		0.00	2,740.00	175,000.00	175,000.00	172,260.00	2 %
Account Total:		0.00	48,805.93	175,000.00	175,000.00	126,194.07	28 %
Account Group Total:		0.00	48,805.93	175,000.00	175,000.00	126,194.07	28 %
910000 DEBT SERVICE							
910000 DEBT SERVICE							
504 VEHICLES		4,857.96	4,857.96	0.00	0.00	-4,857.96	%
541 POLICE-Vehicles		0.00	3,246.35	0.00	0.00	-3,246.35	%
550 Other Equipment		0.00	0.00	4,000.00	4,000.00	4,000.00	%
561 Brdwalk-Marina Bay		0.00	55,215.76	221,400.00	221,400.00	166,184.24	25 %
720 Bond Interest		0.00	8,750.95	0.00	0.00	-8,750.95	%
Account Total:		4,857.96	72,071.02	225,400.00	225,400.00	153,328.98	32 %
Account Group Total:		4,857.96	72,071.02	225,400.00	225,400.00	153,328.98	32 %
920000 Non-Governmental							
920000 Non-Governmental							
130 Unemployment		0.00	0.00	6,850.00	6,850.00	6,850.00	%
450 Insurance		0.00	208,752.42	210,000.00	210,000.00	1,247.58	99 %
751 Bank Fees		10.00	97.30	3,150.00	3,150.00	3,052.70	3 %
Account Total:		10.00	208,849.72	220,000.00	220,000.00	11,150.28	95 %
Account Group Total:		10.00	208,849.72	220,000.00	220,000.00	11,150.28	95 %
980000 TRANSFERS							
980000 TRANSFERS							
967 Transfer to Capital Reserve		0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
Account Total:		0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
Account Group Total:		0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
Fund Total:		452,244.81	1,775,563.68	8,112,177.00	8,112,177.00	6,336,613.32	22 %

20 FEMA-STORM Helene Recovery

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
900000 OTHER							
900000 OTHER							
	196 Emergency Action Plan	1,492,377.23	2,445,282.16	0.00	0.00	-2,445,282.16	%
	Account Total:	1,492,377.23	2,445,282.16	0.00	0.00	-2,445,282.16	%
	Account Group Total:	1,492,377.23	2,445,282.16	0.00	0.00	-2,445,282.16	%
	Fund Total:	1,492,377.23	2,445,282.16	0.00	0.00	-2,445,282.16	%

22 DAM Capital Projects Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
190	Engineering Services	185,952.70	636,689.09	0.00	0.00	-636,689.09	%
691	Contractual Services	23,332.25	157,920.10	0.00	0.00	-157,920.10	%
	Account Total:	209,284.95	794,609.19	0.00	0.00	-794,609.19	%
	Account Group Total:	209,284.95	794,609.19	0.00	0.00	-794,609.19	%
	Fund Total:	209,284.95	794,609.19	0.00	0.00	-794,609.19	%

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000 POLICE							
431000 POLICE							
333 Utilities-Boat House and Range		46.10	46.10	0.00	0.00	-46.10	%
Account Total:		46.10	46.10	0.00	0.00	-46.10	%
Account Group Total:		46.10	46.10	0.00	0.00	-46.10	%
713000 WATER							
713000 WATER							
100 SALARIES		0.00	0.00	150,000.00	150,000.00	150,000.00	%
109 FICA		0.00	0.00	11,200.00	11,200.00	11,200.00	%
110 Retirement		0.00	0.00	24,000.00	24,000.00	24,000.00	%
111 Group Insurance		0.00	0.00	20,000.00	20,000.00	20,000.00	%
120 401 (K) Contribution		0.00	0.00	7,500.00	7,500.00	7,500.00	%
212 Supplies-Fuel		0.00	688.85	0.00	0.00	-688.85	%
214 Supplies-Dept		0.00	495.50	15,000.00	15,000.00	14,504.50	3 %
310 Travel and Transportation		756.80	856.80	4,000.00	4,000.00	3,143.20	21 %
324 Dues and Subscriptions		2,682.00	3,196.84	2,000.00	2,000.00	-1,196.84	160 %
330 Utilities		2,565.56	5,247.55	15,000.00	15,000.00	9,752.45	35 %
350 Repairs and Maint-Buildings		0.00	242.02	20,000.00	20,000.00	19,757.98	1 %
353 Repairs and Maint-Equipment		3,259.33	3,387.42	25,000.00	25,000.00	21,612.58	14 %
358 Repairs and Maint-Lines		634.07	638.05	9,000.00	9,000.00	8,361.95	7 %
430 Equipment Rental		0.00	8,664.32	500.00	500.00	-8,164.32	*** %
691 Contractual Services		70.00	5,300.00	24,000.00	24,000.00	18,700.00	22 %
Account Total:		9,967.76	28,717.35	327,200.00	327,200.00	298,482.65	9 %
Account Group Total:		9,967.76	28,717.35	327,200.00	327,200.00	298,482.65	9 %
714000 SEWER							
714000 SEWER							
103 Professional Services		0.00	0.00	3,000.00	3,000.00	3,000.00	%
214 Supplies-Dept		0.00	0.00	800.00	800.00	800.00	%
215 Supplies-Materials		9,568.85	18,410.67	99,825.00	99,825.00	81,414.33	18 %
310 Travel and Transportation		0.00	0.00	6,000.00	6,000.00	6,000.00	%
320 Postage		0.00	1,500.00	4,000.00	4,000.00	2,500.00	38 %
330 Utilities		1,798.40	2,934.23	10,000.00	10,000.00	7,065.77	29 %
350 Repairs and Maint-Buildings		3,750.00	3,750.00	15,000.00	15,000.00	11,250.00	25 %
353 Repairs and Maint-Equipment		0.00	0.00	40,000.00	40,000.00	40,000.00	%
355 Repairs and Maint-Collection		0.00	0.00	12,000.00	12,000.00	12,000.00	%
358 Repairs and Maint-Lines		0.00	0.00	7,500.00	7,500.00	7,500.00	%
690 Contractual Services-Sludge		10,125.00	41,115.00	100,000.00	100,000.00	58,885.00	41 %
691 Contractual Services		4,169.52	12,607.02	50,000.00	50,000.00	37,392.98	25 %
699 Contractual Services-WWTP		0.00	908.00	25,000.00	25,000.00	24,092.00	4 %
Account Total:		29,411.77	81,224.92	373,125.00	373,125.00	291,900.08	22 %
Account Group Total:		29,411.77	81,224.92	373,125.00	373,125.00	291,900.08	22 %
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
800000 CAPITAL OUTLAY/SPECIAL PROJECTS							
547 CAMERAS/CAMERAS		1,671.00	1,671.00	0.00	0.00	-1,671.00	%
557 FIREFLY COVE SYSTEM		0.00	48,982.70	0.00	0.00	-48,982.70	%
632 EDA		0.00	0.00	10,000.00	10,000.00	10,000.00	%
Account Total:		1,671.00	50,653.70	10,000.00	10,000.00	-40,653.70	507 %

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
Account Group Total:		1,671.00	50,653.70	10,000.00	10,000.00	-40,653.70	507 %
820000 BONUSES (PERFORMANCE & LONGEVITY							
820000 BONUSES (PERFORMANCE & LONGEVITY							
100 SALARIES		0.00	0.00	7,500.00	7,500.00	7,500.00	%
Account Total:		0.00	0.00	7,500.00	7,500.00	7,500.00	%
Account Group Total:		0.00	0.00	7,500.00	7,500.00	7,500.00	%
910000 DEBT SERVICE							
910000 DEBT SERVICE							
611 SRL Fund Project		0.00	0.00	55,955.00	55,955.00	55,955.00	%
612 Joint Wrapping Project		0.00	0.00	63,990.00	63,990.00	63,990.00	%
Account Total:		0.00	0.00	119,945.00	119,945.00	119,945.00	%
Account Group Total:		0.00	0.00	119,945.00	119,945.00	119,945.00	%
980000 TRANSFERS							
980000 TRANSFERS							
958 Transfer to Fund Balance		0.00	0.00	400,000.00	400,000.00	400,000.00	%
Account Total:		0.00	0.00	400,000.00	400,000.00	400,000.00	%
Account Group Total:		0.00	0.00	400,000.00	400,000.00	400,000.00	%
Fund Total:		41,096.63	160,642.07	1,237,770.00	1,237,770.00	1,077,127.93	13 %

56 ELECTRIC FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
720000 ELECTRIC OPERATIONS							
720000 ELECTRIC OPERATIONS							
100 SALARIES		6,147.32	21,515.62	1.00	1.00	-21,514.62	*** %
109 FICA		1,432.70	5,020.54	0.00	0.00	-5,020.54	%
110 Retirement		4,248.02	14,868.07	0.00	0.00	-14,868.07	%
111 Group Insurance		2,146.44	7,512.54	0.00	0.00	-7,512.54	%
120 401 (K) Contribution		249.12	871.92	0.00	0.00	-871.92	%
Account Total:		14,223.60	49,788.69	1.00	1.00	-49,787.69	*** %
Account Group Total:		14,223.60	49,788.69	1.00	1.00	-49,787.69	*** %
Fund Total:		14,223.60	49,788.69	1.00	1.00	-49,787.69	*** %

58 Capital Sewer Project Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
714000 SEWER							
714000 SEWER							
190 Engineering Services		0.00	52,611.61	0.00	0.00	-52,611.61	%
691 Contractual Services		0.00	493,694.79	0.00	0.00	-493,694.79	%
Account Total:		0.00	546,306.40	0.00	0.00	-546,306.40	%
Account Group Total:		0.00	546,306.40	0.00	0.00	-546,306.40	%
Fund Total:		0.00	546,306.40	0.00	0.00	-546,306.40	%
Grand Total:		2,209,227.22	0.00	9,349,948.00	9,349,948.00	3,577,755.81	62 %

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI

CONSENT AGENDA

A. Approval of September 2025 Minutes

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL STORM RECOVERY STATUS

Monday, September 8, 2025, at 10:00 a.m.

Town Hall at the Landings



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Jeff Geisler, Rumbling Bald
Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief
Mike Williams, Community Development
Dana Bradley, Parks and Rec
Evan Smith, FEMA
Sean Humphries, Police Department
Doug Ramsier, ICF

Absent:

Commissioner Dave DiOrio
Commissioner Jim Proctor
Laura Krejci, Communications Director

I. Call to Order

Mayor Carol C. Pritchett called meeting to order at 10:03 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised met at the flowering bridge this morning. All the work is moving forward and plans to stabilize banks.
Odom engineering is working on the elevations for Morse Park. Should be completed this week.

Public Works:

Dean Lindsey asked for those elevations and directions to leave about 20 feet in Morse Park for the ramp location. Olivia will follow up once completed. Will be removing sediment from the pond as well. Will add waterfall features and add electrical.

Discussion ensued.

A sewer line was broken in Firefly Cove. Ashbritt is working to repair it, and it should be completed this week.

Water tie end will be completed this week.

Gravity sewer line is planned. Still waiting on the plans from LaBella and DOT approval. Same for the sewer line on Memorial Hwy. Olivia will be reaching out.

Proctor road is expected to be completed this week with paving and bank stabilization to follow.

Public Works building will begin soon as well. No other updates to report.

Parks & Rec:

Dana Bradley, director advised the RFQ for the marina should be completed this week. Plans must be redrawn but will continue to push for this to move forward quickly.

Water samples are in. The samples look good, and some data is missing but should be next week.

Playground is steadily moving along. We have so many volunteers.

Buffalo Creek Park grand opening is being pushed out until further notice. Will update when a date has been decided.

The kayaks are being posted on Gov deals.

Received a quote back for the buoys. It will cost about \$10,000 but all will need to be replaced. No other updates currently.

Rumbling Bald:

Jeff Geisler questions on the extension of the boat ramp? Working on an agreement and will arrange to meet once drafted.

Is it possible to get a list of what's between the town and a full Lake? This could help us answer people's questions. Olivia advised that we should have that together this week.

Community Development:

Mike Williams, Director, advised the PPDR demolitions for Geneva, Anglers way house and Michelle Morton are still moving forward. FEMA is working to get contractors. Lake Structure removal is being reviewed by legal currently. Working to provide insurance denial letters.

We are having some well issues. Will bring to work session later this month.

Police Department:

Sean Humphries advised that he had no storm related updates.

Fire Department:

Dustin Waycaster advised the fire engine repairs to be done this week and will go to Statesville to pick it up.
Will work to get site pictures of the where the new string gauges will be.

Communications:

Laura Krejci was out and unable to provide any updates.

ICF:

Doug Ramiser advised that the marina docks will be replaced with FEMA. No other updates.

FEMA:

Evan Smith advised looking to find help for trails and landslides. Waiting on a reply. Advised the PPDR has wrapped up. Homeowners are eligible with conditions. Will send information to the appropriate staff to relay this information to homeowners. No other updates to report.

Finance:

No updates at this time.

Other:

Commissioner Scott Doster asked for an update on the Riverside event center. Currently we have not received a response from them. Will continue to try and reach out and will submit a certified letter.
Looking into placing signs requiring a permit for non-motorized boats when entering into Lake Lure. Discussion ensued.

IV. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Tuesday, September 9, 2025 @ 5:00 pm
Town Hall at The Landings



Agenda

Roll Call:

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

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

I. Call to Order

Mayor Pritchett called the meeting to order at 5:00 pm.

II. Pledge of Allegiance

Mayor Carol C. Pritchett asked all in attendance to stand for the pledge of allegiance.

III. Agenda Adoption

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

IV. Mayor's Communication

Mayor Carol C. Pritchett began with a statement that will be released to the press in the coming days. It has been a long road to recovery and after a year we are looking forward to what the future holds. We are targeting March 1, 2025 for the lake to be at least 978.5 for the rowing teams to be able to utilize the lake for practice. May 2026 we plan to be back at full pond. We are still waiting on determination on the town buildings and several other projects. We are thankful to all the contractors, residents and staff for all their hard work and dedication to bringing Lake Lure back to life and continued support for the future.

V. Public Hearing

Commission Jim Proctor made a motion to go into public hearing. Commission Scott Doster seconded the motion and all were in favor.

A. Ordinance No. 25-09-09 Amending Chapter 36, Section 5 and 36-64 (c) to Allow Limited Outside Display of Merchandise in the Commercial General Zone

i. Staff Report

Mike Williams presented to council the changes of allowing outside display of merchandise in the commercial general district. It would be limited to either 200 square feet or 20% of the facade. This does include drink machines, ice, ATM's and other neutral items.

ii. Public Hearing:

Paul Brock from Lured Market stated this is a nice revision to the ordinance and feels it's a good balance between the Town and business owners.

Tom Holiday from Fae Nectar is also in support of this change. Feels it's a step in the right direction.

Commission Patrick Bryant motion to closed Public Hearing. Commissioner Scott Doster seconded the motion and all were in favor.

iii. Commission Deliberation

Commissioners discussed and asked clarifying questions. It was advised that the merchandise would need to be brought in after closing.

iv. Consideration for Adoption of Ordinance No. 25-09-09 Amending Chapter 36, Section 5 and 36-64 (c) to Allow Limited Outside Display of Merchandise in the Commercial General Zone

Commissioner Patrick Bryant made a motion to approve the adoption of Ordinance No. 25-09-09 Amending Chapter 36, Section 5 and 36-64 (c) to Allow limited Outside Display of Merchandise in the Commercial General Zone. Commissioner Jim Proctor seconded the motion and all were in favor.

B. Ordinance No 25-09-09A Amending Section 36, Article XI Sign Regulations

Commissioner Jim Proctor made a motion to go into public hearing. Commissioner Patrick Bryant seconded the motion and all in favor.

i. Staff Report

Mike Williams advised that the state has made some revisions to the sign ordinance. This ordinance is to make those changes to match the states.

ii. Public Hearing

No input from the public.

iii. Commission Deliberation

Commissioners began deliberation and all are in agreeance to match the state changes.

iv. Consideration for Adoption of Ordinance No. 25-09-09A Amending Section 36, Article XI Sign Regulations.

Commissioner Jim Proctor made a motion to approve the adoption of Ordinance No. 25-09-09A Amending Section 36, Article XI Sign Regulations. Commissioner Scott Doster seconded the motion and all were in favor.

VI. Town Managers Communication

A. Monthly Report

Town Manager, Olivia Stewman provide a report to council and the community.

Fantastic news. The cell tower construction has begun. Will continue to monitor and update as much as possible.

We are exploring options for the replacement dam.

Other great news Trevor David graduated Fire Academy.

A few events are coming up. Cycle NC is scheduled for October 4th and 5th. The playground from kaboom is scheduled to be built October 13th , 14th , and 15th and lastly the Arts and Crafts Festival will be October 18th and 19th.

All other updates will be in the Storm Recovery updates.

VII. Council Liaison Reports and Comments

Commission Scott Doster advised the Zoning and Planning Board has been working on the sign ordinance which is what was presented in the public hearing today. More to come from Zoning and Planning.

ABC Board met. I was unable to attend. The mayor sat in. Store continues to do great. Note there are some barrel picks left. We are thankful for the board and how they work so hard to continue to grow.

Commission Dave DiOrio was out today. Board of Adjustments did meet this month. No updates provide at this time.

Commissioner Jim Proctor advised that Parks and Recreation met August 13th and 14th. There has been lost of discussion of the playground. We are still in need of volunteers for the playground build days. Currently we have recorded 192 volunteer hours and continue to make major repairs to buffalo creek. The board is interested in future park plans.

Commissioner Patrick Bryant advised the short term rental board met and things continue to move forward. Reviewing application fees and other items concerning the vacation rental program. Will be working with the TDA and the tax office to clean up approved rentals. Trash continues to be a major issue and working to find better solutions.

VIII. Consent Agenda

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

IX. Unfinished Business

There was no unfinished business.

X. New Business

A. Resolution No. 25-09-09 Adopting Sewer Capacity Allocation Policy

Town Manager, Olivia Stewman presented to council a resolution regarding the sewer allocation. DEQ has allotment of 84,000. The moratorium will continue, however we have created a policy to help guide in governing the allotment from DEQ. If adopted this will remain until the moratorium is lifted.

Commissioner Jim Proctor made a motion to approve Resolution No. 25-09-09 Adopting Sewer Capacity Allocation Policy. Commissioner Scott Doster seconded the motion and all were in favor.

B. Resolution No. 25-09-09A Approving Disaster Recovery memorandum of Agreement with North Carolina League of Municipalities

Town Manager, Olivia Stewman presented to council a brief statement. This agreement comes from the general assembly which will be in place for assistance to municipalities.

Commissioner Scott Doster made a motion to Approve Disaster Recovery memorandum of Agreement with North Carolina League of Municipalities. Commissioner Jim Proctor seconded the motion and all were in favor.

C. Request for Town Council Approval to Re-Sand the Existing Private Beach Located at 259 North Shore Drive

Mike Williams presented to council the request to re-sand a private beach. This has been requested previously and staff recommends approval.

Commissioner Patrick Bryant made a motion to approve the request to Re-sand existing private beach located to 259 North Shore Drive. Commissioner Jim Proctor seconded the motion and all were in favor.

XI. Storm Recovery Updates

Town Manager, Olivia Stewman advised that 10 projects have been obligated. The process has slowed with the new FEMA process.

SRF application for a sewer collection system.

Received the 2.3 million from the cash flow loan.

50,000 has been granted to the fire station.

Currently 13 customers have been restored on the west end sewer. Waiting on DOT approval to continue up memorial highway with the gravity line.

The RFQ for the marina should be completed next week.

The Flowering bridge demolition is almost completed.

Proctor road has been wrapped up and just waiting on paving.

Lake Structure removal has been delayed, just waiting on FEMA to move the project forward.

XII. Public Comment

Kimberly Sayles: 122 Harris Road (Grafton Lodge)

First a thank you to the Town and all those that have worked so hard to get Lake Lure back. Concerns as our business is struggling. With 64/74 going to Hendersonville being unusable for tourists, there not wanting to come to Lake Lure. It has taken a toll on us and other businesses as well. Just hoping the town could do something.

Unfortunately the Town has no purview on the issue as it's a DOT road and those decisions are made by them. We understand the concerns and hardships.

Chris Truce (828 Restaurant) 3100 Memorial Hwy.

Thank you to the Town for their continued work. We are coming to the end of work and we need water and sewer so we can continue and open. It has been months. We were told it will this date and then this date and feel that communication is lacking.

Dean Lindsey advised that the West End Sewer project is partially operational. The long await for DOT approval. Once we have that we can move forward. We apologize for things taking longer than expected.

Annie Dance: WCAB News.

Recently did a DOT ride along? The question was brought up of what local traffic means. Their response was having a purpose to be there. Still in the grey area.

No other Public Comments were made. Mayor Carol C. Pritchett thanked everyone for coming out tonight.

XIII. Closed Session

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

XI. Adjournment

Once back in open session, Commissioner Scott Doster made a motion to adjourn the meeting, Commissioner Patrick Bryant seconded the motion and all were in favor. The meeting ended at 6:28 pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Monday, September 15, 2025, at 10:00 a.m.

Town Hall at the Landings



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Jeff Geisler, Rumbling Bald
Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief
Mike Williams, Community Development
Dana Bradley, Parks and Rec
Evan Smith, FEMA
Sean Humphries, Police Department
Doug Ramsier, ICF

Absent:

Commissioner Dave DiOrio
Laura Krejci, Communications Director

I. Call to Order

Mayor Carol C. Pritchett called meeting to order at 10:06 am.

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised working to get information on the waterway debris efforts. Evan with FEMA meeting with the smart program and will get more details.

We just received DOT approval for the West End Sewer project. Will continue to move forward.

We will be having a Microsoft 365 training today. All are welcome to get a overview for the move.

Public Works:

Dean Lindsey advised that the contractors for the West End Sewer project are working on another project but will be back later this week. The valve is in place and shut off for now but will test the valve later.

The flowering bridge demolition is completed and will move forward with other projects.

Sediment removal continues in the marina. It should be completed in about 2 weeks. The Scada system for pump 34 is in place and will begin testing. A flow meter will be installed.

There have been a few sewer leaks by Ashbritt but with each one they are correcting the issues. We are also experiencing natural issues with the system and working those as they come up.

Tainter gates are still moving just waiting on the drawings from Schnabel and working on the quotes for the gas pump at the marina. No other updates to report at this time.

Parks & Rec:

Dana Bradley, director advised the RFQ for the marina is almost completed. Waiting on revised plans to update with the dock company. Discussion ensued.

We have flyers for the playground installation. We are still in need of volunteers for the build days.

Rumbling Bald:

Jeff Geisler advised they have no updates.

Community Development:

Mike Williams, Director, advised the cell tower is still moving forward. Meeting with the Event center this week and will update when we have more information. No other updates currently.

Police Department:

Sean Humphries advised they are gearing up for the meeting schedule for Wednesday. No other updates at this time.

Fire Department:

Dustin Waycaster advised that he and Dean will be out of town next week to attend a conference.

Communications:

Laura Krejci was out and unable to provide any updates.

ICF:

Doug Ramiser advised there is information that FEMA is requesting. Working to be sure they have all they need. Should see obligation for the flowering bridge soon. No other updates.

FEMA:

Evan Smith advised there will be additional traffic on September 27, 2025, from Chimney Rock. Fae Nectar is also holding celebrations as well. Working to get help with landslides and will update as more information is available.

Finance:

No updates at this time.

Other:

Questions about flowering bridges and parking. Currently no plans have been submitted or approved.

To clarify, the Marina RFQ does include the fire suppression system as well. No other updates currently.

IV. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL STORM RECOVERY STATUS

Monday, September 22, 2025, at 10:00 a.m.

Town Hall at the Landings



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Jeff Geisler, Rumbling Bald
Chris Metlon, Assistant Fire Chief
Mike Williams, Community Development
Laura Krejci, Communications Director
Dana Bradley, Parks and Rec
Evan Smith, FEMA
Doug Ramsier, ICF

Absent:

Commissioner Dave DiOrio
Sean Humphries, Police Department
Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief

I. Call to Order

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

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised that we have identified the line break and its location in Snug Harbor.

Working on an agreement for the deep-water access ramp with Rumbling Bald. Dean and Dustin are both out of town this week for the DAM conference and working on a few grants that may be available to the Town.

Public Works:

Dean Lindsey was unable to attend the meeting as he was out of town to receive an award for DAM safety.

Parks & Rec:

Dana Bradley advised the RFQ is officially out for bids. Working on the dredging grants to hopefully continue with Stott for future dredging projects. Will also check on the water samples and update.

Rumbling Bald:

Jeff Geisler provides statement in support of the town's position on the flowering bridge funds. Looking forward to updates on the hiking trails. No updates to report for Rumbling Bald.

Community Development:

Mike Williams, Director, advised were working on finishing up the RFI's for Doug. Spoke with Mark Cardwell recently and advised moving forward on lake structure removals but it isn't a definite.

Police Department:

Sean Humphries was out today, however Carl advised that there were no storm related updates.

Fire Department:

Dustin Waycaster was out of town this week, but Chris Melton filled in and advised there were no storm recovery updates at this time, but the truck is finished being repaired and we should be picking up sometime today.

Communications:

Laura Krejci advised we will be having a commemoration celebration on Saturday September 27, 2025, at 11:00am. Rumbling Bald is providing a golf cart to help people out to the gazebo.

We have several media events this week and we will do our best to accommodate.

ICF:

Doug Ramiser advised he is working to complete the RFI's (request for information) from FEMA.

FEMA:

Evan Smith advised that she reached out to higher FEMA representatives regarding the announcement made about the flowering bridge. It appears that the documents were not read all the way through, which led to some misinformation. Discussion ensued. Will be doing site visits tomorrow with the smart program. No other updates at this time.

Finance:

No updates at this time.

Other:

Question regarding the manholes for the west end sewer project. Need to be sure we will update Chris at 828 when information is available.

We have been receiving questions and complaints about the package plant in Chimney Rock regarding looks and the smell. The town has no jurisdiction over the package plant.

There was a meeting with the Riverside Event center on their plans for space. Will follow up with them this week.

IV. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Monday, September 29, 2025, at 10:00 a.m.

Town Hall at the Landings



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Liz Geary, Rumbling Bald
Chris Metlon, Assistant Fire Chief
Dean Lindsey, Public Works Director
Dustin Waycaster, Fire Chief
Mike Williams, Community Development
Laura Krejci, Communications Director
Dana Bradley, Parks and Rec
Evan Smith, FEMA
Doug Ramsier, ICF

Absent:

Sean Humphries, Police Department
Commissioner Patrick Bryant

I. Call to Order

Mayor Carol C. Pritchett called meeting to order at 10:07 am.

II. Agenda Adoption

Commissioner Scott Doster made a motion to approve the agenda as presented with adding a closed session in accordance with A motion to enter into closed session in accordance with G.S. 143-318.11(a) (3) for attorney client privilege or legal claims. Commissioner Jim Proctor seconded the motion and all were in favor.

III. Storm Recovery Updates

Town Manager, Olivia Stewman advised not many updates.

We had a great event on Saturday and thank you for all who were able to attend. Still working on getting a determination on the Lake structure demolitions. We need to work out a plan b. Discussion ensued.

No other updates to report.

Public Works:

Dean Lindsey advised they continue to work on the marina area. Beachfront will have silt removed. Work continues in the main channel and will begin work in the river down. This should go quickly. Getting quotes on a fuel pump and tank for the marina. Working to get a delivery date on manholes. Once received will begin work immediately first being for the 828 restaurant and hair salon.

Parks & Rec:

Dana Bradley advised getting water samples today. Dredging grant is a work in progress. RFP's are out and have 2 companies coming out for measurements on the marina. Beginning auction on the remaining non-motorized boats beginning October 1, 2025 through October 15, 2025.

Rumbling Bald:

Liz Geary advised there were no updates from Rumbling Bald. Wanted to thank the town for the commemoration ceremony and all that the town has done in the recovery of Lake Lure.

Community Development:

Mike Williams, Director, advised continued work on the boathouses. Nothing more to report at this time.

Police Department:

Sean Humphries was out today, however Carl advised that there were no storm related updates.

Fire Department:

Dustin Waycaster thanked council for leading us in the right direction and feels we are ahead of other towns. Blessed that the weather is pushing out, but Fire Department planned ahead along with surrounding areas. Working to get geo tech report so we can hopefully restore power to the sirens in Morse Park.

Communications:

Laura Krejci was not in attendance and no updates provided.

ICF:

Doug Ramiser advised Spoils pit have been obligated and \$700,000 should be sent. Things are starting to move just slowly. Working to provide the information requested from FEMA.

FEMA:

Evan Smith was unable to attend today. Oliva Stewman advised that Evan had sent her some information to look into for a possible plan b on boathouses. Will look into those avenues before moving forward.

Finance:

No updates at this time.

Other:

Discussion ensued regarding the Town of Lake Lure's state of emergency and whether or not we should end or continue it for a while longer.

Commissioner Jim Proctor made a motion to enter into closed session in accordance with G.S. 143-318.11(a) (3) for attorney client privilege or legal claims. Commissioner Scott Doster seconded the motion and all were in favor.

IV. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

VII

UNFINISHED

BUSINESS

VIII. NEW BUSINESS

- A. Consider Amendment to Land Use Fee Schedule to Add Encroachment Agreement Fee**
- B. Consider Amendment to 2025 Town Council Meeting Schedule to Change the November Regular Meeting Date to November 4, 2025**
- C. Recommendation for Short Term Rental Board Appointment**

**A. Consider
Amendment to Land
Use Fee Schedule to
Add Encroachment
Agreement Fee**

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

SUBJECT: Consider Amendment to Land Use Fee Schedule to Add Encroachment Agreement Fee

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 is requesting an amendment to the Land Use Fee Schedule to add a \$200 encroachment agreement fee for permission to encroach on Town-owned rights-of-way or property. The fee will help cover administrative costs, ensure consistent processing, and discourage unnecessary or frequent agreement requests. All encroachment agreements will require Council approval and will be considered on a case-by-case basis, promoting fiscal responsibility, protecting Town property, and maintaining a fair and orderly permitting process.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve amendment to Land Use Fee Schedule to add encroachment agreement fee.

ATTACHMENTS:

Proposed Land Use Fee Schedule

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

LAND USE		Effective: FY 2025-2026	
Subdivision Applications			
Master Plan Application	\$330		
Minor - Final Plat	\$250		
Major Preliminary Plat	\$820 + \$50 per lot		
Major Final Plat	\$500		
Plat Review	\$90		
	<1 acres of land disturbance	1-5 acres of land disturbance	5 or more acres of land disturbance
Professional Fees for DRC Reviews			
Erosion Control Plan	\$250	\$390	\$550
Stormwater System	\$250	\$390	\$550
Water System	\$90	\$330	\$400
Sewer System	\$90	\$330	\$530
Road Plan	\$50	\$320	\$430
Sketch Plan (if requested)	\$370	\$370	\$370
Each additional acre			\$90
Zoning Applications			
Certificate of Zoning Compliance	see below		
Class I	\$210		
Class II	\$250		
Class III	\$290		
Class IV	\$330		
Vacation Rental Permit	\$300		
Conditional Use Permit	\$410		
Special Use Permit	\$410		
Conditional District Application	\$1,040		
Community Shopping Center	\$820		
Zoning Variance	\$480		
Zoning Text Amendment	\$510		
Zoning Map Amendment	\$510		
Zoning Appeal	\$300		
Permanent Sign	\$120 + \$1 per sq. ft. over 24		
Temporary Sign	\$120 + \$1 per day (waived for nonprofit comm. events)		
Mobile Food Vendor Permit	\$100		
Annual Chicken Registration	\$100		
Civil Penalties for Zoning Violations (For each day the violation is not corrected, the violator will be guilty of an additional and separate offense and subject to additional civil penalties.)			
Notice of Violation	\$0		
1st Citation	\$65		
2nd Citation	\$130		
3rd Citation	\$260		
4th Citation	\$510		
Code Enforcement Appeal (Non-Zoning)			
Appeals Other than Zoning	\$300		
GIS Maps (Custom Mapping)			
24"	\$25		
36"	\$30		
42"	\$40		
Encroachments			
Encroachment Agreements	\$200		
ENVIRONMENTAL MANAGEMENT			
	<1 acres of land disturbance	1-4.9 acres of land disturbance	5 or more acres of disturbance
Land Disturbance Applications			
<100 sq. ft.	no permit		
100 sq. ft. - 499 sq. ft.	\$15		
500 sq. ft. - 10,000 sq. ft.	\$160		
> 10,000 sq. ft.	\$160/10,00 sq. ft.		
One Acre (43,560Sq. Ft.)		\$640	
Each 10,000 over 1 acre		\$160	
Five Acres			\$4,000
Each Additional Acre			\$800
Licenses			
Tree Service Provider	\$20.00		
Tree Service Handbook	\$12.50		

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

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

LAND USE		Effective: FY 2025-2026	
Subdivision Applications			
Master Plan Application	\$330		
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* Fees paid for filing a successful appeal of administrative officials charged with enforcement of the Zoning, Subdivision, Lake Structures or Soil Erosion and Sedimentation Control regulations shall be refunded to the applicant.

**B. Consider
Amendment to 2025
Town Council
Meeting Schedule
to Change the
November Regular
Meeting Date to
November 4, 2025**

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

SUBJECT: Consider Amendment to 2025 Town Council Meeting Schedule to Change the November Regular Meeting Date to November 4, 2025

AGENDA INFORMATION:

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

BRIEF SUMMARY:

The 2025 Town Council meeting schedule contains an error, as the regular meeting is currently set on a holiday. Town staff recommends amending the schedule to hold the regular meeting on November 4, 2025, at 5:00 p.m. at The Landings to avoid the conflict.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve amendment to 2025 Town Council meeting schedule to change the November regular meeting date to November 4, 2025.

ATTACHMENTS:

Amended 2025 Town Council Schedule

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

TOWN COUNCIL MEETING SCHEDULE FOR 2025

DATE	LOCATION	TIME	MEETING TYPE
January 14, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
January 22, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
February 11, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
February 26, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
March 11, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
March 26, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
April 8, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
April 23, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
April 28, 2025	Lake Lure Fire Department	8:30 a.m.	Storm Recovery Status
May 5, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
May 12, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
May 13, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
May 19, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
May 29, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
June 2, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
June 9, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
June 10, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
June 16, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
June 23, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
June 25, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
June 30, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
July 7, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
July 8, 2025	Legends at Rumbling Bald	5:00 p.m.	Regular
July 14, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
July 21, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
July 23, 2025	Lake Lure Fire Department	8:30 a.m.	Work Session / Action
July 28, 2025	Lake Lure Fire Department	10:00 a.m.	Storm Recovery Status
August 4, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
August 11, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
August 12, 2025	Town Hall at The Landings	5:00 p.m.	Regular
August 18, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
August 25, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
August 27, 2025	Town Hall at The Landings	8:30 a.m.	Work Session / Action
September 8, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
September 9, 2025	Town Hall at The Landings	5:00 p.m.	Regular
September 15, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
September 22, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
September 24, 2025	Town Hall at The Landings	8:30 a.m.	Work Session / Action
September 29, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
October 6, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
October 13, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
October 14, 2025	Town Hall at The Landings	5:00 p.m.	Regular

October 20, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
October 22, 2025	Town Hall at The Landings	8:30 a.m.	Work Session / Action
October 25, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
November 3, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
November 10, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
November 11 4, 2025	Town Hall at The Landings	5:00 p.m.	Regular
November 17, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
November 19, 2025	Town Hall at The Landings	8:30 a.m.	Work Session / Action
November 24, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
December 1, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
December 8, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
December 9, 2025	Town Hall at The Landings	5:00 p.m.	Regular
December 15, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
December 17, 2025	Town Hall at The Landings	8:30 a.m.	Work Session / Action
December 22, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status
December 29, 2025	Town Hall at The Landings	10:00 a.m.	Storm Recovery Status

* Regular Town Council meetings are held on the 2nd Tuesday of each month.

* Storm Recovery Status meetings are held each Monday unless there is a holiday conflict.

*Work Session / Action Meetings are held on the 4th Wednesday of each month except for November and December due to holiday conflicts.

C. Recommendation for Short Term Rental Board Appointment

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

SUBJECT: Recommendation for Short Term Rental Board Appointment

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: C
Department: Administration
Contact: Kimberly Martin, Town Clerk
Presenter: Patrick Bryant, Council Liaison

BRIEF SUMMARY:

The Short Term Rental (STR) Board recently had a member with attendance issues who is no longer serving on the board, creating a vacancy. The Board has recommended appointing Pat Buede to fill this open position.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To appoint Pat Buede to fill the remainder of the vacant term on the STR Board.

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends appointment per the STR Board recommendation.

IX.

Storm Recovery Updates

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

SUBJECT: Storm Recovery Updates

AGENDA INFORMATION:

Item Number: IX
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>.

X.

PUBLIC COMMENT

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

XI

**Closed session to the
agenda in accordance
with G.S. 143-318.11(a)
(5) for the purpose of
discussing property
acquisition**

XII.

ADJOURNMENT