

LAKE LURE TOWN COUNCIL

MEETING PACKET

Tuesday, February 10, 2026
5:00 p.m.



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

II

Agenda Adoption

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

Tuesday, February 10, 2026 at 5:00 p.m.

Town Hall at The Landings



Agenda

- I. Call to Order**
- II. Agenda Adoption**
- III. Mayors Communications**
 - A. Proclamation 26-02-10 Recognizing the Exceptional Service of Public Works and Emergency Personnel During Recent Weather Events (Page 4)**
- IV. Town Manager's Communications**
 - A. Monthly Report/Storm Recovery Updates (Page 6)**
- V. Council Liaison Reports and Comments**
- VI. Consent Agenda**
 - A. Approval of January Minutes (Page 20)**
- VII. Unfinished Business**
- VIII. New Business**
 - A. Advisory and Statutory Board Annual Presentations**
 - B. Advisory and Statutory Board Appointments (Page 31)**
 - a. ABC Board**
 - b. BOA/LSAB**
 - c. Lake Advisory Board**
 - d. Short Term Rental Advisory Board**
 - e. Zoning and Planning Board**
 - C. Consider Authorization to Proceed with Alternate Replacement Dam Alignment (Page 72)**
- IX. Public Comment**
- X. Closed Session in Accordance with G.S. 143-318.11(a) (3) for Attorney Client Privilege**
- XI. Adjournment**

III

MAYOR'S

COMMUNICATIONS

A. Proclamation 26-02-10 Recognizing the Exceptional Service of Public Works and Emergency Personnel During Recent Weather Events



PROCLAMATION NO. 26-02-10

RECOGNIZING THE EXCEPTIONAL SERVICE OF PUBLIC WORKS AND EMERGENCY PERSONNEL DURING RECENT WEATHER EVENTS

WHEREAS, the Town of Lake Lure experienced back to back winter storm events over the past several weeks that created hazardous road conditions, threatened public safety, and placed extraordinary demands on municipal services; and

WHEREAS, during these prolonged and challenging conditions, Public Works, Police, Fire, and Emergency Personnel responded with professionalism, resilience, and an unwavering commitment to the community, with many staff members working for more than two consecutive weeks without any days off to ensure essential services remained available; and

WHEREAS, Public Works staff worked tirelessly to clear and treat roadways, maintain access to critical infrastructure, and respond to urgent community needs, often in dangerous conditions and at all hours, demonstrating exceptional dedication, initiative, and teamwork; and

WHEREAS, Police Department personnel maintained continuous public safety operations throughout the storms, responding to traffic accidents, assisting stranded motorists, conducting emergency transports, and enforcing the law under hazardous winter conditions to protect residents and visitors alike; and

WHEREAS, Fire Department personnel actively carried out emergency response, life safety, and support functions throughout the winter storm events, performing their duties under difficult and hazardous conditions while coordinating with other departments to ensure timely and effective service delivery; and

WHEREAS, Town staff routinely went above and beyond their normal duties to assist residents facing medical emergencies, supply shortages, and access challenges, exemplifying the compassion, service, and community spirit that define the Town of Lake Lure; and

WHEREAS, these collective efforts reflect not only professional excellence, but also a deep commitment to public service and to the safety and well being of the Lake Lure community.

NOW, THEREFORE, I, Mayor Carol C. Pritchett, on behalf of the Town of Lake Lure, recognize and sincerely thank all Public Works employees, Police Officers, and Firefighters, and supporting administrative staff for their outstanding service, sacrifice, and dedication during the recent winter weather events.

BE IT FURTHER PROCLAIMED that the Town extends its deepest appreciation to these individuals for their long hours, selfless actions, and unwavering commitment to keeping the community safe, connected, and cared for during times of significant hardship.

Proclaimed this 10th day of February, 2026.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

IV

TOWN MANAGER'S COMMUNICATIONS

A. Monthly Report/Storm Recovery Updates

LAKE LURE TOWN COUNCIL AGENDA
ITEM REQUEST FORM Meeting Date:
February 10, 2026

SUBJECT: Town Manager/Project Updates

AGENDA INFORMATION:

Item Number: IV
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

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.

ATTACHMENT(S):

November Town Manager/Project Updates



Town Manager Report January 2026

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

- Water and Sewer Operations**

During the reporting period, installation and expansion of the SCADA system for the Town's water system continued. The Woody Well was repaired and returned to service, improving system reliability. A water blow-off at the end of Mark Twain Drive was replaced. Wastewater system improvements advanced with completion of the concrete pad for the new dewatering belt press and removal of the old aerator from the chemical room in preparation for belt press installation and commissioning. Smoke testing of lakeside manholes was completed to identify potential inflow and infiltration issues and protect system integrity. Installation activities also progressed on the West End Pump Station flow meter SCADA system.

- Dam**

Staff continued support of the spillway gate repair project, which remains on schedule for completion. The dam penstock was inspected and closed as operationally required to support ongoing work and system safety.

- Morse Park and Lake Infrastructure**

During the reporting period, staff worked with Odom Engineering to advance elevation design efforts for Morse Park. The marina fuel pump replacement project was awarded to a contractor. Design drawings were received for the boat marina stationary docks, floating docks, and boat ramps, and staff began the process of

obtaining construction quotes. Demolition of the Beach Marina was completed. Progress continued on Morse Park walking path restoration. Shoreline stabilization efforts advanced into the quoting phase. Additional work progressed on Morse Park gazebo power restoration, siren restoration, and boat dock power restoration.

- **Road, Drainage, and Grounds Maintenance**

Public Service staff prepared for and executed snow and ice removal operations during winter storm events to maintain safe roadway conditions. Routine drainage maintenance and grounds upkeep activities continued throughout the reporting period.

Community Development Department Report

Director Williams reports that the department continues providing permitting support and guidance as residents move forward with repairs and rebuilding projects. Staff also continued assisting property owners affected by Tropical Storm Helene as they transition to privately funded cleanup and reconstruction following the conclusion of FEMA and USACE programs. The following permits were issued in January:

- **7 Zoning Permits**
- **7 Lake Structure Permits**
- **4 Land Disturbance Permits**
- **1 Vacation Rental Operator Permit**
- **12 Certificates of Completion**

Top Accomplishments & Project Updates

- **Zoning and Planning Board and BOA/LSAB**

During the reporting period, the Zoning and Planning Board held a detailed discussion regarding a longstanding business item related to public parking lots as a primary use. The Board provided concerns and recommendations to staff for development of a revised proposal, which is expected to be reconsidered at the February meeting. The Board also discussed board terms, officer elections, and the new member appointment process with Board Liaison Doster. The Board of Adjustment and Lake Structure Appeals Board met following a two-month break and approved minutes from the November meeting. The Board also discussed board terms, officer elections, and the new member appointment process with Board Liaison DiOrio.

- **Helene Recovery Assistance**

Staff continued working with owners of substantially damaged lake structures that have been deemed unsafe to remain as the lake reopens. Efforts focused on coordinating demolition or bringing structures into compliance with applicable codes. From November through February 5, a total of 12

substantially damaged or condemned boathouses have been demolished and removed, two additional structures are scheduled for removal, and five more remain in active negotiations regarding removal. Staff also maintained a comprehensive list of known Tropical Storm Helene debris sites and continued communication with affected property owners regarding Town cleanup efforts. During the reporting period, staff toured debris sites with the NC SMART Program contractor to identify locations and discuss cleanup scope for a proposed debris removal project.

- **Cell Tower**

Staff continued coordination with Tillman Construction to advance completion of the Town's communication tower. Delays in installation of the power meter in December postponed antenna installation; however, the current projection is mid to late February for AT&T to have antennas mounted, calibrated, and placed into service. T-Mobile is expected to mount antennas following AT&T's completion. Verizon has not yet committed to locating on the tower. Staff continue to encourage Verizon customers to contact their carrier regarding service limitations and request participation on the Lake Lure tower.

- **Floodplain and FEMA Coordination**

Staff continued coordination with North Carolina Emergency Management and FEMA regarding revisions to the Town's flood maps. Preliminary data indicates that the average base flood elevation has been reduced by nearly eight feet. Staff are working with the Rutherford County Floodplain Administrator to coordinate the FEMA-required public meeting to present the updated maps. Additionally, staff are researching whether the Town should establish a regulatory flood elevation above the revised base flood elevation to further reduce future flood risk to lower-elevation properties.

Fire / Emergency Management Department Report

The Fire / Emergency Management Department responded to 32 fire, medical, and rescue calls in January. Firefighters completed 414 hours of training, reflecting a continued commitment to professional development, preparedness, and operational readiness.

Top Accomplishments & Project Highlights

- **Fire and Emergency Response**

During January, the Fire Department responded to a high volume and wide variety of emergency calls, including medical emergencies, motor vehicle collisions, fire alarms, public assistance calls, and storm-related incidents. Notable responses included an extended overnight woods fire response on January 1–2, a structure fire on Main Street in Chimney Rock, and multiple motor vehicle collisions on Memorial Highway and Boys Camp Road. Crews also responded to medical emergencies including a chainsaw-related injury

on Memorial Highway near Tryon Bay, suspected stroke and cardiac-related calls, and multiple sick person responses. Rescue operations included assistance to park rangers at the climbing area on Boys Camp Road and coordination with County EMS for lift assists and advanced medical care. Throughout winter storm events, crews responded to downed trees, stranded motorists, blocked roadways, and other weather-related hazards to maintain public safety.

- **Personnel and Training**

Department personnel completed multiple training activities during the month to enhance operational readiness. Training included fire engine operations and pump training, medical training for new employees, wildland fire training at Shingle Hollow Fire Department, and county-level hazardous materials training conducted in coordination with neighboring departments. Staff also conducted storm preparation activities, including staging chains, maintaining chainsaws, and coordinating equipment use ahead of forecasted winter weather. The department held its monthly staff meeting and participated in a Fire Association meeting at Greenhill Station 2.

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

Significant apparatus and equipment maintenance was completed during the reporting period. Forestry gear used during the woods fire response was inspected and serviced. Engine 2510 was returned to service following completion of repairs. Maintenance was also performed on the department's UTV, ladder racks, and other operational equipment. Additional improvements included installation of a patient cargo bed donated by the Broad River Volunteer Fire Department, inspection and maintenance of medical equipment, and ongoing station and grounds upkeep to ensure continued response readiness.

- **Winter Storm Response and Interdepartmental Support**

The Fire Department played a key role in winter storm response and recovery efforts. Crews assisted Public Works with snow and ice removal operations, including plowing, chaining Town vehicles, and clearing downed trees from roadways. The department also coordinated with Rutherford County, Union Mills Volunteer Fire Department, and other partner agencies, including loaning county-owned equipment for storm response operations. Fire personnel provided continued public assistance throughout the storm period, responding to stranded motorists, blocked roadways, and non-emergency service calls, and assisting Town departments and law enforcement as needed.

Police Department Report

During the reporting period, the Police Department experienced several key personnel and program milestones. The department experienced an increase in motor vehicle accidents. Staff continued preparations for an upcoming North

Carolina State Bureau audit, which happens periodically to ensure compliance with state standards.

Top Accomplishments & Project Updates

- **Personnel and Staffing**

Sergeant Carl Umphlett retired following 13 years of dedicated service to the Town. Corporal Collins was promoted to the rank of Sergeant. Reserve officers continued to assist with patrol coverage as the department works to fill vacant positions. Recruitment advertisements are currently posted on multiple online platforms.

- **K9 Program**

Officer Burrell is scheduled to begin training in February with the Town of Lake Lure's new K9. The four-week training program will focus on search techniques and narcotics detection. Officer Burrell's patrol vehicle has been retrofitted with a K9 cage. The department thanks the Town for approving the K9 program, Mr. Rocky Guarriell for funding the purchase of the K9, and Stand Tall for providing the K9 cage.

- **Community Programs**

The Home Watch Program continued to be widely used by homeowners and businesses while traveling. The program remains available to residents within the Town of Lake Lure and continues to support neighborhood safety.

Parks, Recreation & Lake Department Report

The Parks, Recreation, and Lake (PR&L) Department had a productive month in January, focusing on volunteer support, trail recovery, marina operations, lake maintenance, and administrative updates. Staff worked closely with contractors and community partners to address storm damage, maintain facilities, and prepare for upcoming projects. Volunteer contributions remained critical in supporting trail maintenance and water quality monitoring.

Top Accomplishments & Project Updates

- **Volunteer Support**

The department utilized a total of 78 volunteer hours during the month, representing an estimated value of \$2,612.22 (based on \$33.49/hour). Volunteers assisted with weekly water sampling, trail inspections, and organized workdays at Buffalo Creek Park, Dittmer-Watts Nature Trails, and Weed Patch Mountain.

- **Marina Operations**

Marina replacement project continues to move forward. Staff coordinated weekly with the marina contractor to ensure smooth installation and address ongoing operational needs.

- **Trail System Recovery and Maintenance**

Trail recovery and maintenance made significant progress during the month. Major repairs at Buffalo Creek Park and Weed Patch Mountain are underway, with temporary and permanent trail signage replaced or updated across multiple trails. Staff partnered with Conserving Carolina, the Carolina Climbers Coalition, and the Rutherford Outdoor Coalition to assess storm damage, plan small-scale repairs, and reroute trails where necessary. Volunteer workdays were held to replace missing trail markers and clear downed trees, further supporting the recovery effort.

- **Training, Planning, and Lake Operations**

Six hours of law enforcement training were completed, and the department assisted with FEMA site inspections, police calls, citations, and court appearances. Project planning included obtaining quotes for trail repairs, developing dredging standard operating procedures, and working on the Morse Park Master Plan. Staff also conducted trail scouting, organized volunteer workdays, and oversaw daily operations, including selling boat permits, reviewing commercial model applications, processing work orders, and updating the 2026 Boater's Guide, Boater's License Process, and the PR&L section of the Town website.

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 \$7,830,000 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**

Revenue and expenditure accounts are generally tracking with budget projections for all departments except non-governmental accounts, where insurance costs are estimated to exceed projections. Water and sewer collections are continuing to perform above budgeted levels.

- **Audit**

The Finance Department is concluding the final steps for the FY 2024 audit. Staff have also begun preparing for the FY 2025 audit process, initiating the first steps in the review to ensure a smooth and timely audit cycle.

- **Finance Staffing**

The Finance Director will remain out of the office for an extended period. During this time, Administrative and Finance staff have stepped up significantly to ensure that operations continue to run smoothly. In addition, the Town has engaged outside assistance, which has provided valuable support and helped maintain the efficiency and effectiveness of day-to-day financial and administrative functions.

Communications Department Report

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

Top Highlights & Project Updates

- **Website & Digital Communications**

Website activity continued to increase in January 2026, with the Town's website recording 17,000 users, up from 14,000 in December 2025. Town News posts were regularly published, with 102 items released during the month. On January 1, 2026, a summary of these posts was emailed to 3,059 subscribers, an increase of 122 from the previous month, along with a link to the Town Calendar of Events. Topics included extreme cold warnings, lake refilling updates, winter weather pet safety, comprehensive planning public input sessions, Town Council meeting summaries, lake use regulations, boat permit information, employment opportunities, and community programs. These updates ensured the public remained informed about critical Town activities and safety advisories.

- **Social Media Growth and Management**

The Town of Lake Lure's social media presence continued its upward trajectory in January 2026. The Town now has over 40,603 followers, reflecting an increase of 305 from the previous month and a 14 percent increase over January 2025. A total of 85 posts were shared during the month, with some updates reaching more than 300,000 people. Social media engagement, including comments and feedback, has increased substantially, requiring careful monitoring and follow-up to maintain positive public interaction and timely responses to inquiries.

- **Events and Community Engagement**

The Department coordinated multiple events and meetings during January 2026. The Carolina Climbers Coalition's Rumble 2026 event was confirmed for March 7–8 in the Green Space. Past month meetings included Parks and Recreation on January 8, Town Council on January 13, Comprehensive Planning Round Table sessions, Events Team meeting on January 16,

Workforce Housing meeting on January 16, and Rutherford County TDA meeting on January 22. Planning is ongoing for upcoming events, including collegiate rowing team activities, the 2026 Rumble, Arbor Day, Parrotheads & Pirates Music Festival, Lake Lure Arts and Crafts Festival, Memorial Day Program, Flag Day ceremonies, 250th Anniversary fireworks, Hickory Nut Gorge Olympiad events, the 100th Anniversary of Lake Lure Dam completion, Veterans Day Program, and Lighting Up Lake Lure in December.

- **Media and Public Information**

The Department also worked closely with local and regional media to promote upcoming events, community programs, and the lake reopening campaign. Coordination included interviews with the Mayor and key Town staff to ensure consistent messaging. Public engagement remained high, reflecting community interest and trust in Town communications. The Everbridge notification system currently has 1,816 registrants, and one winter weather/ice storm notification was issued in January. The Mountain Breeze article featuring the Mayor's December/January message, "Restoration, Renewal, and the Road Ahead," was published, with the Spring issue article due February 10, 2026. Marketing and media coordination included interviews with the Mayor for WNC Magazine and The Hendersonville Times, as well as design and placement of banners promoting the lake refilling campaign with the theme "Together We Rise." A total of 33 online inquiries were received and responded to within 24–48 hours, and no online facility reservations were requested in January.

- **Grants and Project Coordination**

FY22 30% Design Grant – Lake Lure Replacement Dam

The 30 percent design phase for the replacement dam began in January 2026. The total cost of this project is \$745,341, with grant funding of \$484,471 covering 65 percent of the cost and the remainder funded from the Town's dam reserve. Work Order #10 with Schnabel Engineering was executed for \$910,900. The project is expected to take 6–8 months and includes coordination with the NC Dam Safety Office to ensure compliance with all regulations and reporting requirements.

FY24 Detailed Design Grant

The detailed design phase of the replacement dam (FY24) has a total project cost of \$3,500,000. The Town's 35 percent match totals \$1,225,000, and FEMA grant funding of \$2,275,000 has been approved. The FEMA High Hazard Potential Dam Grant process requires the Town to pay project costs upfront and submit invoices for reimbursement through the NC Dam Safety Office. Reimbursement will be distributed over three years: \$2,050,000 in Year 1, \$1,050,000 in Year 2, and \$400,000 in Year 3.

Dogwood Trust Collaboration & Innovation Grant

The Department continued coordination for the Collaboration & Innovation Grant to support potential workforce housing initiatives. Meetings were held with Dogwood representatives, Gateway Wellness Foundation, the Town

Manager, and the Mayor to review potential sites and plans. Town guidelines for the use of Town property were confirmed with legal counsel prior to further planning. The next grant cycle will open from April 20 to May 18, 2026, with potential funding ranging from \$50,000 to \$500,000 over 12–24 months to support collaborative community initiatives.

Manager / Administration Department Report

January 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 weekly meetings with FEMA leadership to advance ongoing storm recovery projects and advocate for Lake Lure's funding needs, with a focus on accelerating support for key infrastructure projects and ensuring timely reimbursement. Staff also worked closely with ICF to advance funding through FEMA Public Assistance and the Hazard Mitigation Grant Program (HMGP). Applications for HMGP have been submitted, while the Community Development Block Grant for Disaster Recovery (CDBG-DR) cycle has not yet opened. The Town has successfully secured NCDEQ Division of Water Infrastructure (SA-HMW) funding for several major Hurricane Helene-related projects, including the Wastewater Treatment Plant replacement, a water line extension to Yacht Island, and the construction of bulk chemical storage facilities at the Wastewater Treatment Plant. In addition, the Town received \$562,500 in funding through the Office of State Budget and Management (OSBM) to support the sewer replacement project. The Town is nearing completion of the Economic Development Administration (EDA) grant for the sewer replacement project. Additionally, the Town has received confirmation of selection for Additional Assistance to support EDA Return on Investment (ROI) and Impact Analyses. This assistance is being provided through the Governor's Recovery Office for Western North Carolina (GROW NC) in partnership with NC Growth, and will help ensure comprehensive evaluation of project outcomes and economic impact. Staff continue to actively monitor and pursue emerging funding opportunities through the American Flood Coalition, including a submitted application for a dam failure impact study, and other state and federal programs to maximize recovery resources for the Town.

- **Project Obligations and Reimbursements**

FEMA reimbursement amounts are as follows:

- \$862,186.69 – Category A (Debris Removal): Vegetative, C&D, and White

Goods debris from Lake Lure and waterways

- \$754,185.81 – Category B (Emergency Protective Measures): Town-wide
- \$65,390.00 – Category A (Debris Removal): Vegetative debris from ROW and public property
- \$503,580.00 – Category C (Roads and Bridges): Design of permanent Boys Camp Road Bridge
- \$118,323.67 – Category B: Temporary hydroelectric plant emergency repairs
- \$8,250.00 – Category B: Temporary Town Hall Facility
- \$13,255.75 – Category A: Dumpster rentals
- \$28,531.78 – Category B: Temporary Relocation Costs – Town Hall Facility
- \$9,681.02 – Category F: Municipal Water Supply Damage – 100% Complete Work
- \$745,485.13 – Category B: Emergency Access Restoration at Dam
- \$8,913.73 – Category F: Municipal Water Supply System Damage – Boys Camp Road Bridge Waterline
- \$977,417 – Category F: WWTP A&E

The following items are obligated, but pending reimbursement:

- \$118,943 – Temporary Emergency Wastewater Treatment Plant Repair
- \$5,250 – Lakeshore River Sand Washout
- \$101,487.47 – Sediment Pond Culvert
- \$72,852.05 – Temporary Municipal Water Supply Project.
- \$300,000 – A&E – Hydroelectric Generating Plant Damages
- \$1,996,515.95 – Marina Docks Damages (Marina Replacement Project)
- Proctor Road and the Flowering Bridge. Final amounts pending agreed upon fixed cost offer.

- **Tainter Gate Repairs**

Repairs to the Tainter Gate were slightly delayed due to the need for additional welding. Despite this minor setback, the project remains on track for completion during the first week of February. This schedule will allow the Town to proceed with plans to begin raising Lake Lure as planned, keeping the overall lake restoration timeline on target.

- **Fuel Pump, LLT Docks and Morse Park Stormwater Plan**

Odom Engineering finalized the design for the Lake Lure Tours fuel pump and docks, as well as the Morse Park stormwater plan. Work on the tour docks and fueling pump is planned with the goal of completing the fueling pump first, followed by the docks, with full completion anticipated by May 2026. With the stormwater plan for Morse Park now received, grading efforts and related site work will begin to support the approved stormwater improvements, advancing the Town's broader infrastructure and recreational enhancements.

- **Dredging**

Dredging operations are currently underway with Stott Construction. A small area in the river channel has been cleared of sediment, and upcoming work

will focus on sloping the bench of sediment left by the USACE, which is intended to improve long-term sediment control. The Town is actively working with LaBella Associates to obtain an Individual Dredging Permit from the USACE, which will allow for dredging of larger portions of the lake. Under the existing state permit, dredging is currently limited, and the new permit will enable more comprehensive sediment management.

- **Lake Debris Cleanup**

The State SMART program has selected contractors to address the remaining debris in Lake Lure. The requested scope of work is currently under review by the State. Once approved, a notice to proceed will be issued, and work can begin. Contractors have been instructed to prioritize removal of shoreline debris closest to the waterline to prevent it from becoming floating debris. Additional details and timelines will be shared once the scope of work has been approved.

- **Replacement Dam**

As Schnabel Engineering continues work on the 30% design for the replacement dam, they have recommended an adjustment to the alignment of the structure. Specifically, the north (left) abutment is proposed to be shifted downstream, while the south (right) abutment remains in its conceptual location. This adjustment is expected to reduce construction risks, potentially lower excavation and roller-compacted concrete (RCC) quantities, and improve hydraulic efficiency. Additional considerations include property impacts, site access, and minor subsurface uncertainties. Guidance on maximum water surface elevation upstream will continue to inform the final dam and spillway design. In addition, the Town has been officially notified that it was awarded the FEMA High Hazard Potential Dam (HHPD) grant for the detailed design of the replacement dam.

- **Welcome Center Demolition**

The Welcome Center is scheduled for demolition beginning on February 6th.

- **Boys Camp Bridge Replacement**

Bidding documents for the Boys Camp Bridge replacement are expected to be advertised in early February. Following the bid process, the contract will be awarded and construction will begin, with anticipated completion in spring 2026.

V

COUNCIL LIAISON

REPORTS AND

COMMENTS

VI

CONSENT AGENDA

A. Approval of January 2026 Minutes

A. Approval of January 2026 Minutes

**MINUTES OF THE TOWN OF LAKE LURE
REGULAR TOWN COUNCIL MEETING**
Tuesday, January 13, 2026 @ 5:00 pm
Town Hall at The Landings



Agenda

Roll Call:

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

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

I. Call to Order

Mayor Pritchett called the meeting to order at 5:02 pm and asked all to stand for the Pledge of Allegiance and Invocation.

II. Agenda Adoption

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

III. Mayor's Communication

Mayor Carol C. Pritchett presented Proclamation No. 26-01-13 recognizing Dirty Dancing Filmed in Lake Lure. Proclamation will be presented to Brian Proctor.

IV. Town Managers Communication

A. Monthly Report/ Storm Recovery

The West End Sewer Project has been completed, and all connections are now available. Smoke testing of the lakeside manholes has been performed to protect and prevent any impacts.

Lake Levels have been raised to 975.5 feet in preparation for work on the spillway gates which have begun and is progressing.

Staff continue to work on marina and lake infrastructure including work on the fuel pumps, stationery and floating docks, boat ramp repairs and demolition of the beach marina.

Mowing on the roadside has been completed by town staff. Protective berm has been placed on the dam's north abutment to reduce erosion risk and routine grounds maintenance, and drainage activities continue throughout the month.

Parks and Rec staff continue to work with Odom Engineering on stormwater plan for Morse Park, walking path restoration and planning for a possible kayak launch and improvements to enhance public access and recreational opportunities.

All departments continue to work diligently with community development, working on a total of 31 new permits does not include previously issued permits. Cell tower also continues with a few delays but still planned to be completed soon. Verizon still has not provided permitting to be added.

The fire department has responded to a wide range of incidents including medical emergencies, fire alarms, smoke investigations, public assistance and multiple fire-related events. Staff continue with extensive training throughout the month including driver training, hose deployment drills, and preparation of triage packs for medical and mass casualty responses. Several maintenance repairs have included repairs to Engine 2511 and Brush Truck 2521. Crews remained available for community assistance throughout the month.

The police department extends there thanks to the community for all their help spreading holiday joy this year for their Raptor Roundup. Officers continue to patrol neighborhoods and commercial areas to ensure public safety. Sergeant Carl Umphlett, who began his service with the department in 2012, will be retiring this month. The department thanks him for his dedicated service and wishes him well. Corporal Collins will be promoted to the rank Sergeant. The department will also be including the first K9 officer in department history. His name is Koda and he will begin training in January.

Parks and recreation continue to utilize volunteers with hours totaling to 97 representing an estimated value of \$3,248.53. Volunteers are critical in trail maintenance, water sample collection and restoration activities across the town. We are pleased to report that the \$750,000 annual dredging grant has been awarded, and annual dredging activities will begin soon. Continue working with Conserving Carolina and the Carolina Climbers Coalition along with Rutherford Outdoor Coalition to assess storm damage and plan reroutes necessary to reconnect the Buffalo Creek Park and Weed Patch Mountain trail systems. Staff have included preparation for boat permits which will begin on January 12, 2026.

Finance continues to manage and maintain the town's budget and revenue tracking. Waiting for the final steps for the FY audit process. Will continue to work with FEMA representatives regarding FEMA funding.

Laura Krejci continues to keep the public updated through various means including the Town website and social media with many updates on projects and revenue that has been received.

The administrative staff has made tremendous progress with continue meetings and day-to-day operations. Town Manager Olivia Stewman has kept in contact with FEMA with continuing meetings. Currently there are 15 Public Assistance projects that have been obligated. The town has received \$4,214,143.92 with additional reimbursement of \$106,737.47 that is currently pending.

Tainter Gate repairs have been initiated, and Proctor Road project has been completed including the installation of jersey barriers. Town continues with Lake Debris Cleanup including the demolition of the marina building with the Welcome center to continue.

Bidding for the Boys Camp Road Bridge should begin in Late January or early February. We are looking to have this project completed by Spring of 2026.

V. Council Liaison Reports and Comments

Commissioner Scot Doster advised that ABC Board continues to do well with a profit for the month of December. Working on a few barrel picks for upcoming events.

The Zoning and planning board met. I was unable to attend but advised them to review several recommendations that will be presented later and continue to work on other parts of the ordinance.

Commissioner Dave DiOrio advised the BOA did not meet this month.

The Lake Advisory Board met focusing on what needs to be done once lake is up. Placing Christmas trees for fish habitat and trout will be stocked in the broad River which will help the lake. Buoys have been received, will be placed around lake. Currently there is 1 Lake Advisory Board spot open. Please consider putting in your application.

Commissioner Jim Proctor advised that parks and rec met and continue to work on the Buffalo Creek. Turtle Rock trail is looking good and progress is being made through many trails. Temporary disc golf has been installed at the green space. The Rumble is set to begin in March. The Flowering Bridge updated that a donation of pavers has been received.

Commissioner Patrick Bryant advised that the Short Term Rental Board did not meet for the month of December but will be meeting next Thursday at 9:30am. Keep in mind that there is one opening for the short term rental board.

VI. Public Hearing

A. Ordinance No. 26-01-13 Amending Zoning Map Pertaining to Pin#1641354, 2.94 Acre parcel on Whitney Boulevard

a. Staff Report

Mike Williams presented the staff report giving recommendations to allow the rezoning for several parcels for small homes to be placed. This would include about 5 or 6 small homes like tiny homes.

b. Public Hearing

Commissioner Jim Proctor made a motion to enter public hearing. Commissioner Dave DiOrio seconded the motion and all were in favor.

Joel Brown with Apple Valley Villa's asked if it stays commercial what would the land be used for? The property would be restricted to commercial only.

Pat Buede asked if it was restricted because needing at least 2 acres? Depending on zoning, 2 acres is not required in all districts.

Several questions arose including if water and sewer would be allowed? This has not been approved by the Town at this time waiting on zoning permit approval.

No other comments made

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

c. Commissioner Deliberation

Board member deliberated the proposed ordinance No. 26-01-13

d. Consideration for Adoption of Ordinance No. 26-01-13 Amending zoning Map Pertaining to Pin #1641354, 2.94 Acre Parcel on Whitney Boulevard.

Commissioner Jim Proctor made a motion to approve Ordinance No. 26-01-13 Amending zoning Map Pertaining to Pin #1641354, 2.94 Acre Parcel on Whitney Boulevard. Commissioner Scott Doster seconded the motion and all were in favor.

B. Ordinance No. 26-01-13A Amending Standards for Driveway Entrance Columns in Residential Districts

a. Staff Report

Mike Williams presented the staff report regulating size on driveway columns. Community development is in support of the redline changes submitted for approval.

b. Public Hearing

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

Only concerned was to consider width.

Commissioner Scott Doster made a motion to leave public hearing. Commissioner Dave DiOrio seconded the motion and all were in favor.

c. Commission Deliberation

Commissioners began deliberation to consider the approve of Ordinance No. 26-01-13A.

d. Consideration for adoption of Ordinance No. 26-01-13A Amending Standards for Driveway Entrance Columns in Residential Districts

Commissioner Jim Proctor made a motion to approve Ordinance No. 26-01-13A Amending Standards for Driveway Entrance Columns in Residential Districts. Commissioner Dave DiOrio seconded the motion and all were in favor.

C. Ordinance No. 26-01-13B Amending Tree Clearing and Replanting Requirements within the Town of Lake Lure

a. Staff Report

Mike Williams presented staff report in support of changing the replanting requirements to be at the discretion of staff. Current requirements make it difficult for some property owners due to size of lots.

Commissioner Scott Doster made a motion to enter into public hearing. Commissioner Patrick Bryant seconded the motion and all were in favor.

b. Public Hearing

Kimberly Sayles: Grafton Lodge. Will this still leave it open for property owners to disagree with decisions or appeal. Yes, it would still allow for anyone to appeal staff decisions.

No other comments were made.

Commissioner Scott Doster made a motion to leave Public Hearing. Commissioner Dave DiOrio seconded the motion and all were in favor.

c. Commission Deliberation

Commissioners began deliberation.

- d. Consideration for Adoption of Ordinance No. 26-01-13B Amending Tree Clearing and Replanting Requirements within the town of Lake Lure.**
- e. Commissioner Scott Doster made a motion to approve Ordinance No. 26-01-13B Amending Tree Clearing and Replanting Requirements within the town of Lake Lure. Commissioner Patrick Bryant seconded the motion and all were in favor.**

VII. Consent Agenda

A. Approval of December Minutes

B. Resolution No. 26-01-13 Declaring Two Iron Frame Structures Surplus and Authorizing Their Donation to the Lake Lure Flowering Bridge

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

VIII. Unfinished Business

There was no unfinished business.

IX. New Business

A. Resolution No 26-01-13A Declaring the Badge and Service Sidearm Carried by Sgt. Carl Umphlett as Surplus and Awarding Them to Him Upon His Retirement in Recognition of His Dedicated and Honorable Service

Mayor Carol C. Pritchett presented to Sgt. Carl Umphlett Resolution No 26-01-13A Declaring the Badge and Service Sidearm Carried by Sgt. Carl Umphlett as Surplus and Awarding Them to Him Upon His Retirement in Recognition of His Dedicated and Honorable Service.

Commissioner Patrick Bryant made a motion to approve Resolution No 26-01-13A Declaring the Badge and Service Sidearm Carried by Sgt. Carl Umphlett as Surplus and Awarding Them to Him Upon His Retirement in Recognition of His Dedicated and Honorable Service. Commissioner Jim Proctor seconded the motion and all were in favor.

B. Consider Adoption of Resolution No. 26-01-13B in Support of an Application to Commerce (DOC)Disaster Grant Program for the Town of Lake Lure Sewer System Replacement Project

Town Manager, Olivia Stewman presented to council working the EDA on the sewer replacement project. 12.2 Million has been committed by Dogwood grant.

Commissioner Dave DiOrio made a motion to approve Resolution No. 26-01-13B in Support of an Application to Commerce (DOC) Disaster Grant Program for the Town of Lake Lure Sever System Replacement Project. Commissioner Patrick Bryant seconded the motion and all were in favor.

C. Consider Recommendation by the Parks and Recreation Board Regarding PARTF Application for Pickle Ball Courts

Dana Bradley advised that the Hickory Nut Gorge Board has would provide the presentation.

Thomasina Coile introduces the board members and Jennifer Gregg that will go over the presentation.

Jennifer Gregg advised that there would be 14 courts and at least 2 tournaments a year. This would provide an increased income for the town and local businesses and continue in economic growth. Vic Knight with Knight strategies provided a site plan with strategy and aesthetics.

Jennifer continued the presentation with a breakdown of the cost of the project and the application process. It would be open to the public and there would be ample parking.

Olivia Stewman advised that FEMA is currently doing 90% with a 10% match from the state.

Thomasina Coile advised that this is to get the application on time. Not set in stone for Morse Park but would need to be a Town owned property.

Commissioner Jim Proctor advised that there is not enough information for the Town to make any a decision. Commissioner Dave DiOrio Seconded that notion advising there is to much unknown with Morse Park currently. The cost if the matching funds are not raised then the Town would be held accountable.

Paul Brock: 2625 Memorial Hwy.

Spoke on behalf of the pickleball park. States there would be no money from the town. Could apply for long term project but would be privately funded. The Town center needs activity.

Diane Richards:

Loves Morse Park and the nature that it provides. Need to preserve the natural beauty with the walking trails not a bunch of courts.

Richard Sayles: 122 Harris Rd.

Asked if the courts and things bother previous commentor before. Paul Brock advised that the walking trails would also be preserved.

Pat Buede:

Feels that the public input hasn't been sought out when it comes to other projects. Advised that the idea is fantastic but not for Morse Park. What do the people want? We need to take the time to consider all aspects and wants from the community.

Jamie Wood:

What would be involved in the yearly maintenance and who would be responsible for it? Town is already on a stretched budget and short staffed and your asking for more.

Bill:

On the side of pickleball courts that matching funds is available and covered so Town would have not implications for it.

Mark Hamlin

Town Can't grow without appealing to families and community.

Commissioner Patrick Bryant advised that per the application that the environmental aspect needs to be ready prior and Morse park area is not ready. There is still a ton of work that needs to be done. Other commissioners agreed advised that the budget isn't there and there are to many unknowns

Paul Brock asked if the comprehensive plan information could be sped up?

Discussion between council and community continued but at this time the Town cannot vote to approve recommendations as there are to many unknowns with Morse Park and the budget is not feasible for the Town to take on that huge of an undertaking.

X. Public Comment

Deborah Keller:

Introduced herself to the board as she is looking to run for County Commissioner. Looking to get 2100 signatures to begin that process.

Jim Proctor advised that never has a county commissioner attended a Council meeting. Thank you!

Mark Hamlin:

Love to fish on the river with kids, but there are times when high tides come in quickly and were caught off guard. This is mainly when the dam releases. Are there plans for the public to be able to check the status of dam releases and such.

That should be available already and once the stream gauges are all placed and in operation should make that process easier.

Citizen:

The new business (828) Bar. What are the requirements for businesses?

The proper permits with the town and county. Fire and water and sewer which were all approved prior.

Mike Hager:

Still waiting on Verizon to get back to me and what their plans are to move forward with the new cell tower.

Working on a property tax charter to help with tax relief and what the potential impact could be and how it will help full-time residents in the area.

Tiny homes that were presented to council last month have decided on another track of land off Bills Creek Rd. They will no longer be in the Town limits to affect the water and sewer.

No other public comments were made.

XI. Adjournment

Commissioner Patrick Bryant made a motion to adjourn the meeting, Commissioner Jim Proctor seconded the motion and all were in favor. The meeting ended at 7:15 pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

VII

UNFINISHED BUSINESS

VIII.

NEW BUSINESS

- a. Advisory And Statutory Board Annual Presentations**
- b. Advisory and Statutory Board Appointments**
 - a. ABC Board**
 - b. BOA/LSAB**
 - c. Lake Advisory Board**
 - d. Short Term Rental Board**
 - e. Zoning and Planning**
- c. Consider Authorization to Proceed with Alternate Replacement Dam Alignment**
- d. HHPD Grant**
- e. Budget Amendment for HHPD Grant**

A. Advisory And Statutory Board Annual Presentations

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 10, 2026

SUBJECT: Consider Authorization to Proceed with Alternate Replacement Dam Alignment

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: A
Department: Administration
Contact: Kimberly Martin, Town Clerk
Presenter: Statutory and Advisory Board Chairpersons

BRIEF SUMMARY:

Per the Lake Lure Advisory and Statutory Board Handbook, each board chair is required to present an annual report. The board chair, or a designated board member, shall provide a brief overview addressing the following:

- a. A short list of the most significant topics addressed or decisions made during the past year.
- b. Ongoing or anticipated topics for which the board will be formulating advice, including goals and objectives for the upcoming year.
- c. Membership status and the board's connection to the community, including diversity of membership and representativeness of the overall community.

The order of presentations will be as follows:

1. ABC Board
2. Board of Adjustment / Lake Structures Advisory Board (BOA/LSAB)
3. Lake Advisory Board
4. Parks and Recreation Board
5. Short-Term Rental Advisory Board
6. Zoning and Planning Board

B. Advisory and Statutory Board Appointments

- a. ABC Board**
- b. BOA/LSAB**
- c. Lake Advisory Board**
- d. Short Term Rental Board**
- e. Zoning and Planning**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 10, 2026

SUBJECT: Statutory and Advisory Board Appointments

AGENDA INFORMATION:

Item Number: B
Department: Administration
Contact: Kimberly Martin, Town Clerk
Presenter: Town Council

BRIEF SUMMARY:

Town Council will make statutory and advisory board appointments for boards with vacancies. Those appointed will begin their board term beginning on March 1, 2026.

Board vacancies are as follows:

- ABC Board – 3
- Board of Adjustment/Lake Structure Appeals Board – An existing alternate member will be transitioned to a regular member, leaving 1 alternate member position vacant.
- Lake Advisory Board – 3
- Parks & Recreation Board – N/A
- Zoning and Planning – 2
- Short Term Rental Advisory Board – 1

ATTACHMENTS:

Board Ballots; Board Applications

ABC BOARD

LAKE LURE ABC BOARD (Three Year Appointment)

List of candidates to be considered to fill three regular positions on the ABC Board with a term expiring in 2029.

Candidates currently serving as regular members seeking reappointment:

1. Trace Boswell
2. Bob Cassano
3. Richard Sayles

Candidates not currently serving on the Board seeking appointment:

1. Sherry Smith

Name of Candidate for Position #1 _____
Term Expiring: 2029

Name of Candidate for Position #2 _____
Term Expiring: 2029

Name of Candidate for Position #3 _____
Term Expiring: 2029

Signature of Commissioner: _____
Date: February 10, 2026



VOLUNTEER APPLICATION FORM

Name: TRACE BOSWELL

Address: 395 Golden Ridge Dr Lake Lure Resident for 6 years

Home Phone: NA Cell Phone: 954-325-7571 Email: thoswell62@gmail.com

Employer: NA Address: _____

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

Board of
Adjustment &
Lake Structure
Appeals Board

Zoning & Planning
Board

Lake Advisory
Board

Parks &
Recreation Board

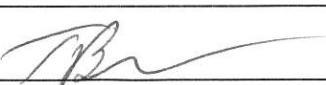
ABC Board

Asset
Management Task
Force

Rationale and qualifications for serving: re Apply

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

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

Signature:  Date: 11-17-25



VOLUNTEER APPLICATION FORM

Name: Bob Cassano

Address: 188 KINGARD DR. Lake Lure Resident for 11.5 years

Home Phone: 3 — Cell Phone: 361-676-2430 Email: grocelymawolfe@gmail.com

Employer: Retired Address: _____

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

Board of
Adjustment &
Lake Structure
Appeals Board

Zoning & Planning
Board

Lake Advisory
Board

Parks &
Recreation Board

ABC Board

Asset
Management Task
Force

Rationale and qualifications for serving: 6 years on the board.

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

N/A

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

Signature: Bob Cassano Date: 11-17-2023



VOLUNTEER APPLICATION FORM

Name: RICHARD SAYLES

Address: 122 HARRIS RD Lake Lure Resident for 9 years

Home Phone: _____ Cell Phone: 704-577-6162 Email: RichardSayles13@gmail.com

Employer: GLATION LODGE Address: Same

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

Board of
Adjustment &
Lake Structure
Appeals Board

Zoning & Planning
Board

Lake Advisory
Board

Parks &
Recreation Board

ABC Board

Asset
Management Task
Force

Rationale and qualifications for serving: (RE)TIRE

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

LAIB

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

Signature: RICHARD SAYLES Date: 11/17/25

Entry #: 34 - Sherry L Smith **Status:** Submitted **Submitted:** 2/1/2026 8:18 AM

Name

Sherry L Smith

Address

126 Holly Shelter Way, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

9yrs

Home Phone

(828) 532-4258

Mobile Phone

(828) 532-4258

Email

sherrynorwood1970@gmail.com

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

Choice

ABC Board

Rationale and qualifications for serving:

I want to become involved in my community. This Board seems to be a good beginning. I was an active HNGO volunteer starting in 2019. I enjoyed meeting people of our community and lending a hand to help. I have since stayed at home, enjoying the birth and first four years of my granddaughter's life. Now it's time for me.

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

None at present time

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

BOA/LSAB

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

List of candidates to be considered for appointment to fill one alternate position with terms expiring 2029.

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

1. Andrew Knowles

Name of Candidate for Alternate Position #1 _____
Term Expiring: 2029

Signature of Commissioner: _____
Date: February 10, 2026

Entry #: 32 - Andrew Knowles **Status:** Submitted **Submitted:** 1/29/2026 11:40 AM

Name

Andrew Knowles

Address

1512 Delmont Drive, Raleigh, North Carolina 27606

Amount of time as a Lake Lure resident:

12 years

Home Phone**Mobile Phone**

(919) 345-8816

Email

atknow@gmail.com

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

Choice

Board of Adjustment & Lake Structure Appeals Board

Lake Advisory Board

Parks & Recreation Board

Short Term Rental Advisory Board

Zoning & Planning Board

Rationale and qualifications for serving:

My wife and I have owned a cabin at 112 Neighborly Drive since 2013 and are looking for ways to support the Lake Lure community. I am a licensed attorney in NC and retired recently after working for 24 years as a corporate attorney in the RTP area.

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

Legal Aid of North Carolina (Durham), Association of Corporate Counsel Technology group co-chair 2021-2023

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

Lake Advisory Board

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

List of candidates to be considered to fill three regular position on the Lake Advisory Board with terms expiring on 2029.

Candidates currently serving as regular members seeking reappointment:

1. Gary Hasenfus
2. Mark Helms

Candidates not currently serving on the Board seeking appointment:

1. Cory Collie
2. Michael Gibbs
3. Andrew Knowles
4. Jim Langenbach

Name of Candidate for Position #1 _____
Term Expiring: 2029

Name of Candidate for Position #2 _____
Term Expiring: 2029

Name of Candidate for Position #3 _____
Term Expiring: 2029

Signature of Commissioner: _____
Date: February 10, 2026



Volunteer Board Application

① Page 1 ② Page 2

Name *

Gary

MI

Hasenfus

Address *

Address Line 1 138 Cardinal Road Lake Lure, NC 28746

Address Line 2

City

Lake Lure

State

NC

▼

Zip Code
28746

Amount of time as a Lake Lure resident: *

28 years

Home Phone

828 775-2550

Mobile Phone

828 775-2550

Email

garyhasenfus@bellsouth.net

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

Choice *

- ABC Board
- Board of Adjustment & Lake Structure Appeals Board
- Lake Advisory Board
- Parks & Recreation Board
- Short Term Rental Advisory Board
- Zoning & Planning Board

Rationale and qualifications for serving: *

Have served since 2003 with focus on the fishery. In 22 years have helped develop a fishery with little direction, into a thriving black bass fishery. Sept. 27, 2024 changed that bunch ~~Mack~~ ! We may be starting over & I'm ready to help.

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

Current LAB member
Serves on Security Committee of Fairfield Chapel
Serves as a Teller on Finance Committee @ Fairfield Chapel

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

Managed VWIN for 4 years.

Olympiad Volunteer many years

Had successful Insurance Sales & Management career for 54 years.

Resume (Optional)

or drag files here.

Signature*



A handwritten signature in black ink, appearing to read "Bryan Haenlein". The signature is written in a cursive style with a prominent 'B' at the beginning.

Date*



A text input field containing the date "01-18-2026". To the right of the input field is a small, empty square icon representing a calendar.

draw type

Next >

1



Volunteer Board Application

Page 1 Page 2

Name *

Mark

MI

Helms

Address *

232 Firefly Cove

Address Line 2

Lake Lure

North Carolina

▼

28746

Amount of time as a Lake Lure resident: *

16 years

Home Phone

—

Mobile Phone

828-429-4486

Email

skilakelure@bellsouth.net

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

Choice *

- ABC Board
- Board of Adjustment & Lake Structure Appeals Board
- Lake Advisory Board
- Parks & Recreation Board
- Short Term Rental Advisory Board
- Zoning & Planning Board

Rationale and qualifications for serving: *

I am renewing my membership. My original appointment date was 06/09/2009

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

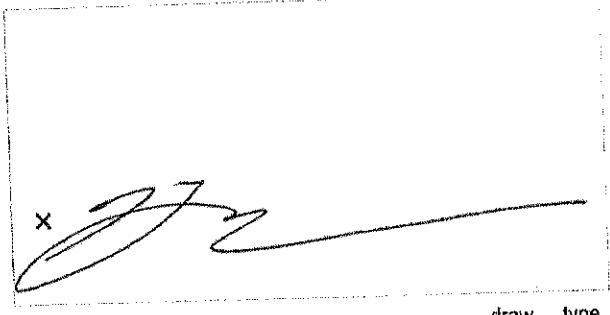
N/A

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

Resume (Optional)

or drag files here.

Signature*



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Signature is required

Date*

12.30.25 

Date is required.

Next >

1

Entry #: 28 - Cory P Coile **Status:** Submitted **Submitted:** 12/18/2025 4:29 PM

Name

Cory P Coile

Address

746 Raven Blvd, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

5 yrs

Home Phone**Mobile Phone**

(912) 785-9009

Email

cory_coile@yahoo.com

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

Choice

Board of Adjustment & Lake Structure Appeals Board

Lake Advisory Board

Parks & Recreation Board

Rationale and qualifications for serving:

Local business owner invested in the community.

16 yrs as a Sam's Club Manager in several markets and metro markets in the southeast.

Ability to work independently and as a team, opened minded to others opinions and views.

Entrepreneur and business owner of multiple businesses and properties.

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

Rutherford County Chamber

Hickory Nut Gorge Chamber Member

Former Habitat For Humanity Board Member

Former BNI President of a local chapter

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

Currently a local business owner and operator in Lake Lure. Active and involved in town meetings and functions.

Resume (Optional)

Entry #: 31 - Michael A Gibbs**Status:** Submitted**Submitted:** 1/3/2026 6:05 PM

1/3/2026

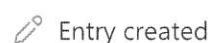
Submit

1/3/2026 at 6:05 PM

- Status changed from *Incomplete* to *Submitted*



Public



Entry created



Volunteer Board Application - Michael A Gibbs

1 delivered

Name

Michael A Gibbs

Address

304 Seton Road, Lake Lure, North Carolina 28720

Amount of time as a Lake Lure resident:

2.5 years

Home Phone**Mobile Phone**

(207) 233-7671

Email

michael.gibbs@advocatehealth.org

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

Choice

Lake Advisory Board

Parks & Recreation Board



Rationale and qualifications for serving:

1st Choice - Parks & Recreations Board

2nd Choice - Lake Advisory Board

Just over two years ago, my wife Ashley and I made one of the most pivotal decisions of our lives, i.e.: to join the Lake Lure community by purchasing a home there.

We are extremely interested in learning about and becoming more deeply rooted in, and supporting the Lake Lure community.

I believe that my professional experience prepare me unique to serve on a Lake Lure Board.

For the past 33-years I have been practicing academic medicine, serving in multiple leadership role that have required highly developed skill and experience related to: complex problem solving and decision-make, collaboration with multiple internal and external stakeholders, and outstanding communication. For the past 15 years I have served as the Chairman of the Department of Emergency Medicine at Carolinas Medical Center in Charlotte, NC. Our Department is one of the busiest in the Southeast, caring for more than 120,000 patients each year. In my role as Chair I am ultimately responsible for all outcomes in our Department, to include clinical care, education, and research. I have served on numerous professional Committees, Board and Task Forces during my career.

Thank you in advance for your careful consideration of this application.

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

Our Department is in the process of launching the first Street Medicine Clinic in Charlotte. Our Clinic will provide on-site care to the homeless population of Charlotte, by visiting homeless encampments throughout the city. I am the Executive Sponsor for this project.

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

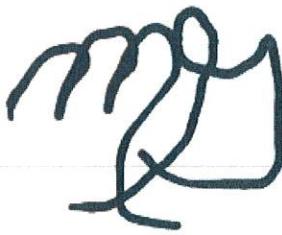
My Curriculum Vitae is attached.

Resume (Optional)[Gibbs - Curriculum Vitae - 2026.pdf](#)

0.3 MB

**Signature****Date**

1/3/2026

**ABC BOARD**

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

Entry #: 32 - Andrew Knowles **Status:** Submitted **Submitted:** 1/29/2026 11:40 AM

Name

Andrew Knowles

Address

1512 Delmont Drive, Raleigh, North Carolina 27606

Amount of time as a Lake Lure resident:

12 years

Home Phone**Mobile Phone**

(919) 345-8816

Email

atknow@gmail.com

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

Choice

Board of Adjustment & Lake Structure Appeals Board

Lake Advisory Board

Parks & Recreation Board

Short Term Rental Advisory Board

Zoning & Planning Board

Rationale and qualifications for serving:

My wife and I have owned a cabin at 112 Neighborly Drive since 2013 and are looking for ways to support the Lake Lure community. I am a licensed attorney in NC and retired recently after working for 24 years as a corporate attorney in the RTP area.

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

Legal Aid of North Carolina (Durham), Association of Corporate Counsel Technology group co-chair 2021-2023

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

Entry #: 30 - Jim Langenbach**Status:** Submitted**Submitted:** 12/29/2025 9:55 AM

12/29/2025

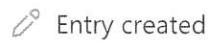
Submit

12/29/2025 at 9:55 AM

- Status changed from *Incomplete* to *Submitted*



Public



Entry created

✉ Volunteer Board Application - Jim Langenbach
✉ 1 delivered

Name

Jim Langenbach

Address

380 Burnt Ridge Road, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

Current part time resident, primary residency is 327 Ibis Lane,
Satellite Beach, FL

Home Phone

(321) 403-3784

Mobile Phone

(321) 403-3784

Email

jlangenbach321@gmail.com

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

Choice

Lake Advisory Board



Rationale and qualifications for serving:**Rationale:**

I am committed to preserving Lake Lure's long-term water quality, habitat health, and safe recreational use. As a property owner and active outdoor focused lake user, I understand the importance of balancing environmental protection with diverse stakeholder interests. Following Hurricane Helene, I am particularly focused on addressing shoreline erosion, restoring fishing habitat, and supporting sustainable boating practices that minimize damage to structures and the environment.

Qualifications:

- Professional Expertise: North Carolina Registered Professional Engineer (Environmental) with extensive experience in water quality assessments, erosion control, habitat enhancement, and environmental permitting.
- Leadership and Governance: Service on Geosyntec Consultants' Board of Directors (3,000-person engineering firm) and Florida Institute of Technology (FIT) Civil Engineering Advisory Council.
- Technical Experience: Proven track record in dredging, silt removal and capping, contaminated soil and groundwater remediation, and habitat restoration for projects such as the Indian River Lagoon and Kennedy Space Center.
- Community Perspective: As a Lake Lure homeowner and avid outdoorsman, I bring both technical knowledge and a personal commitment to ensuring the lake remains a healthy, vibrant resource for all users.

Closing:

I would be honored to contribute my expertise and passion to the Advisory Board, supporting recommendations that enhance water quality, reduce erosion, improve habitat, and maintain safe, enjoyable conditions for lake users now and in the future.

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

I currently serve on the Florida Institute of Technology Civil Engineering Advisory Council.

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

I am not a full-time resident; however, as an environmental engineer interested in retiring in 3-4 years and spending considerable time with my family at my home on Lake Lure I would be pleased to assist on the Lake Advisory Board. Note. I am assuming that there will be options to attend some meetings via Microsoft Teams or similar. While I would endeavor to attend as many meetings as possible in person, I currently split my time between NC and FL and have work-related travel. However, I can be readily available for Teams meetings when scheduled in advance.

Resume (Optional)[Langenbach Short Resume.pdf](#)

0.3 MB

**Signature****Date**

12/29/2025

ABC BOARD

The ABC Board is charged by the State of North Carolina with the authority to adopt the rules necessary for the operation of its store, subject to approval by the state ABC Commission. This authority includes buying and selling of alcoholic beverages,

Short Term Rental Advisory Board

**SHORT TERM RENTAL ADVISORY BOARD
(Three Year Appointment)**

List of candidates to be considered to fill one position on the Short Term Rental Advisory Board with terms expiring 2029.

Candidates not currently serving on the Board seeking appointment:

1. Steve Allen
2. Steven Gage
3. Andrew Knowles

Name of Candidate for Position #1 _____
Term Expiring: 2029

Signature of Commissioner: _____
Date: February 10, 2026

Entry #: 33 - Steve S Allen **Status:** Submitted **Submitted:** 2/1/2026 7:28 AM

Name

Steve S Allen

Address

131 Blue Fox Run, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

2 years

Home Phone

(704) 288-8214

Mobile Phone

(704) 288-8214

Email

steve19allen@gmail.com

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

Choice

Short Term Rental Advisory Board

Rationale and qualifications for serving:

Former owner and operator of short term rental property in Chimney Rock - The Riverhouse.

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

No other board memberships

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

General love for the Chimney Rock/Lake Lure area. Excited to bring back tourism to our community, and wanting to be a part of making sure it is done right.

Resume (Optional)

Signature**Date**

2/1/2026

**ABC BOARD**

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

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

LAKE ADVISORY BOARD (LAB)

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PARKS AND RECREATION BOARD (PRB)

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SHORT TERM RENTAL ADVISORY BOARD (STRAB)

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

ZONING AND PLANNING BOARD (ZPB)

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

Entry #: 27 - Steven Gage **Status:** Submitted **Submitted:** 12/9/2025 2:09 PM

Name

Steven Gage

Address

129 Hillview Drive, Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

10 years

Home Phone

(828) 351-4545

Mobile Phone

(828) 351-4545

Email

s12gage@outlook.com

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

Choice

Short Term Rental Advisory Board

Rationale and qualifications for serving:

My wife and I own/operate Buffalo Junction Properties, a short term rental management company in Lake Lure

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

Lake Lure Baptist Church - Finance committee and various ministries

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

I was approached by Scott Martin to consider serving on this committee

Resume (Optional)**Signature****Date**

12/9/2025

Entry #: 32 - Andrew Knowles **Status:** Submitted **Submitted:** 1/29/2026 11:40 AM

Name

Andrew Knowles

Address

1512 Delmont Drive, Raleigh, North Carolina 27606

Amount of time as a Lake Lure resident:

12 years

Home Phone**Mobile Phone**

(919) 345-8816

Email

atknow@gmail.com

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

Choice

Board of Adjustment & Lake Structure Appeals Board

Lake Advisory Board

Parks & Recreation Board

Short Term Rental Advisory Board

Zoning & Planning Board

Rationale and qualifications for serving:

My wife and I have owned a cabin at 112 Neighborly Drive since 2013 and are looking for ways to support the Lake Lure community. I am a licensed attorney in NC and retired recently after working for 24 years as a corporate attorney in the RTP area.

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

Legal Aid of North Carolina (Durham), Association of Corporate Counsel Technology group co-chair 2021-2023

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

Zoning and Planning

ZONING AND PLANNING BOARD
(Three Year Appointment)

List of candidates to be considered to fill two positions on the Zoning and Planning Board with terms expiring 2029.

Candidates currently serving on the Board seeking reappointment:

1. Ken Williams

Candidates not currently serving on the Board seeking appointment:

1. Liz Geary
2. Andrew Knowles

Name of Candidate for Position #1 _____
Term Expiring: 2029

Name of Candidate for Position #2 _____
Term Expiring: 2029

Signature of Commissioner: _____
Date: February 10, 2026



VOLUNTEER APPLICATION FORM

Name: Ken W. Williams

Address: 1241 Cedar Creek Rd Lake Lure Resident for 3+ years

Home Phone: _____ Cell Phone: 828 429-4004 Email: Ken@CarolinaLand.com

Employer: Sotheby's Address: 1324 Buffalo Cut Rd / 1241 Cedar Cut Rd.
Pinnacle Sotheby's Realtor

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

Board of
Adjustment &
Lake Structure
Appeals Board

Zoning & Planning
Board

Lake Advisory
Board

Parks &
Recreation Board

ABC Board

Asset
Management Task
Force

Rationale and qualifications for serving: Current member

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

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

Real Estate Broker in Lake Lure since 1993

Signature: Ken Williams

Date: 11-18-85

Entry #: 26 - Liz A Geary **Status:** Submitted **Submitted:** 11/19/2025 3:25 PM

Name

Liz A Geary

Address

112 Mountains Blvd., Lake Lure, North Carolina 28746

Amount of time as a Lake Lure resident:

NA - Employee in Lake Lure for 4.5 years

Home Phone**Mobile Phone**

(843) 509-8191

Email

LGeary@RumblingBald.com

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

Choice

Zoning & Planning Board

Rationale and qualifications for serving:

Over the past several years, I have developed a deep understanding of the Town of Lake Lure's planning, zoning, land-use, and community development processes through both my professional work and continuous engagement with the Town's public meetings. I have attended the monthly Zoning & Planning Board meetings consistently for the past 4.5 years, which has given me meaningful insight into the Town's Comprehensive Plan, development challenges, environmental considerations, and the practical application of zoning ordinances. This long-term involvement has helped me appreciate the Board's essential role in guiding responsible growth and protecting Lake Lure's unique natural environment and character.

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

Professionally, I oversee operations and community governance for a large, complex planned community within Lake Lure. My role requires daily application of zoning principles, architectural and environmental review, infrastructure planning, and the interpretation of covenants, ordinances, and state statutes. I frequently collaborate with engineers, planners, inspectors, contractors, and property owners to ensure projects meet regulatory and environmental standards. These responsibilities have strengthened my ability to analyze plans, evaluate regulatory compliance, and balance community interests with broader planning objectives. I work with the Board of Directors, Architectural Control Committee, Member Events & Activities Committee, Infrastructure Committee, Insurance Committee, and Holiday Decorations Committee as part of my role. I am extremely comfortable working with governance, policies, and procedures.

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

I am seeking to serve on the Zoning & Planning Board because I believe in thoughtful, data-informed, and transparent decision-making that supports both the Town's strategic goals and the long-term resilience of the community. With strong attention to detail, experience in land-use review, and a demonstrated commitment to understanding Lake Lure's planning issues, I would welcome the opportunity to contribute meaningfully to the Board's work. I've attached my resume for detailed information on my professional experience.

Resume (Optional)[Liz Geary Resume 2025 Volunteer.pdf](#)

0.2 MB

**Signature****Date**

11/19/2025

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Address

1512 Delmont Drive, Raleigh, North Carolina 27606

Amount of time as a Lake Lure resident:

12 years

Home Phone**Mobile Phone**

(919) 345-8816

Email

atknow@gmail.com

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

Choice

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Lake Advisory Board

Parks & Recreation Board

Short Term Rental Advisory Board

Zoning & Planning Board

Rationale and qualifications for serving:

My wife and I have owned a cabin at 112 Neighborly Drive since 2013 and are looking for ways to support the Lake Lure community. I am a licensed attorney in NC and retired recently after working for 24 years as a corporate attorney in the RTP area.

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

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

Signature**Date**

1/29/2026

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**C. Consider Authorization to Proceed with
Alternate Replacement Dam Alignment**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: February 10, 2026

SUBJECT: Consider Authorization to Proceed with Alternate Replacement Dam Alignment

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: C
Department: Administration
Contact: Brendan Stepek, PE, Schnabel Engineering
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

Schnabel Engineering recommends proceeding with an alternative alignment for the Lake Lure replacement dam rather than the alignment shown in the 2022 Conceptual Design Report. The proposed alternative would generally maintain a similar right (south) abutment location, while shifting the left (north) abutment further downstream. This alignment is generally consistent with options previously evaluated, though the final configuration may vary slightly. Recent subsurface investigations identified geotechnical and constructability concerns at the originally proposed left abutment location. Rock was encountered significantly deeper than anticipated, requiring extensive excavation that would extend into areas underlain by variable hydraulic fill associated with the original dam construction. This material has demonstrated instability and susceptibility to internal erosion, particularly following Hurricane Helene. Because this area would retain the lake during construction, excavation in or near these materials presents increased dam safety and construction risk. Shifting the left abutment downstream reduces these risks. The alternative alignment may also reduce construction quantities by locating the left abutment where rock is shallower and potentially shortening the overall crest length, resulting in less excavation and roller compacted concrete. In addition, the alternative alignment would improve hydraulic performance by orienting the dam and spillway more perpendicular to the river channel, improving downstream flow characteristics and reducing erosion potential. There are additional considerations associated with the alternative alignment. Both alignments require property acquisition or easements on non-Town-owned property, but shifting the left abutment downstream may increase the extent of private property impacts. The alternative alignment would also require construction of a permanent access road from Buffalo Shoals Road to support Town staff and long-term dam maintenance activities. While the alternative alignment diverges somewhat from the location of prior subsurface borings, Schnabel advises that the available data is sufficient to proceed with design and that the benefits outweigh the added uncertainty.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

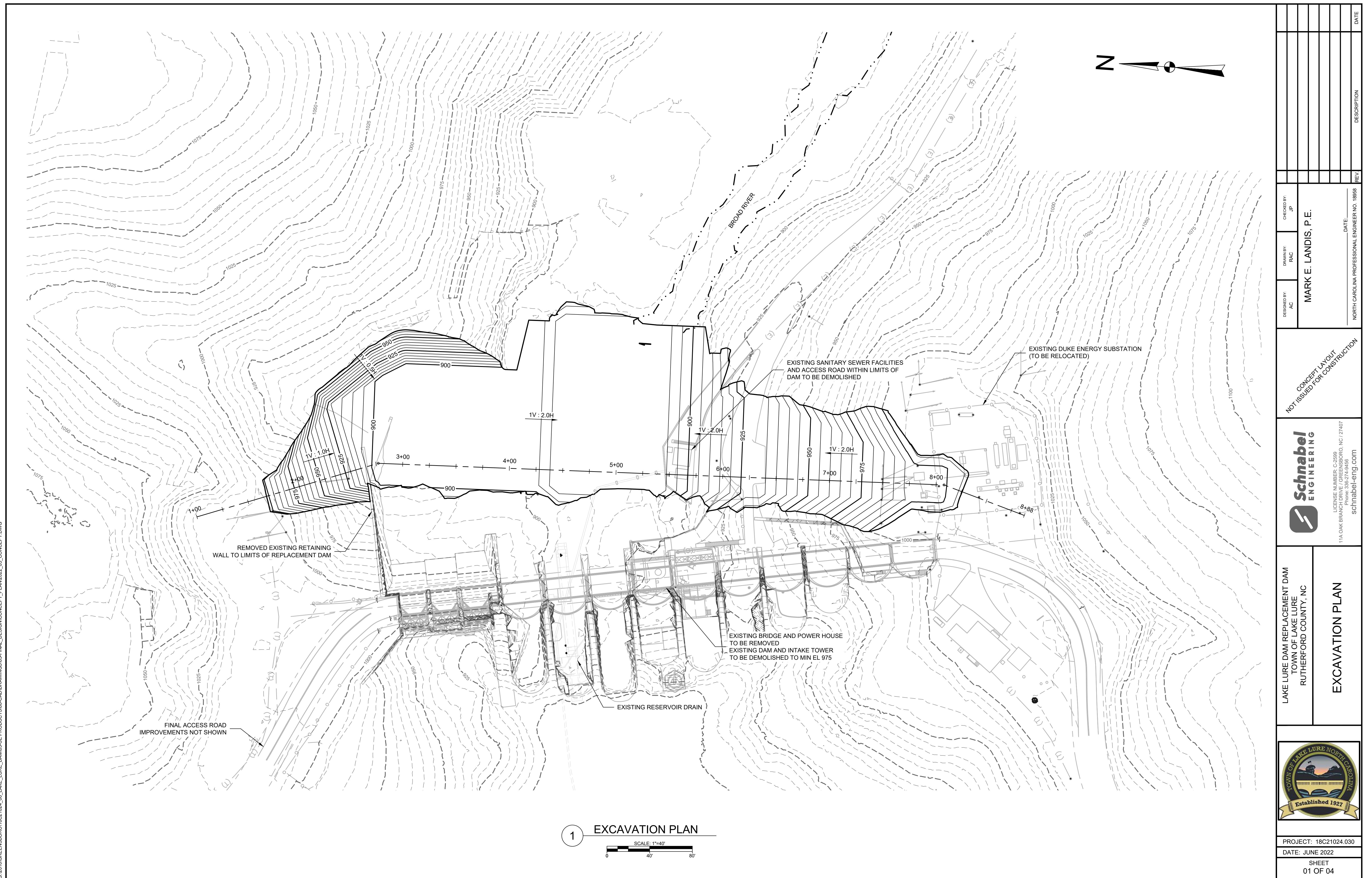
To authorize Schnabel Engineering to proceed with their recommended alternate replacement dam alignment.

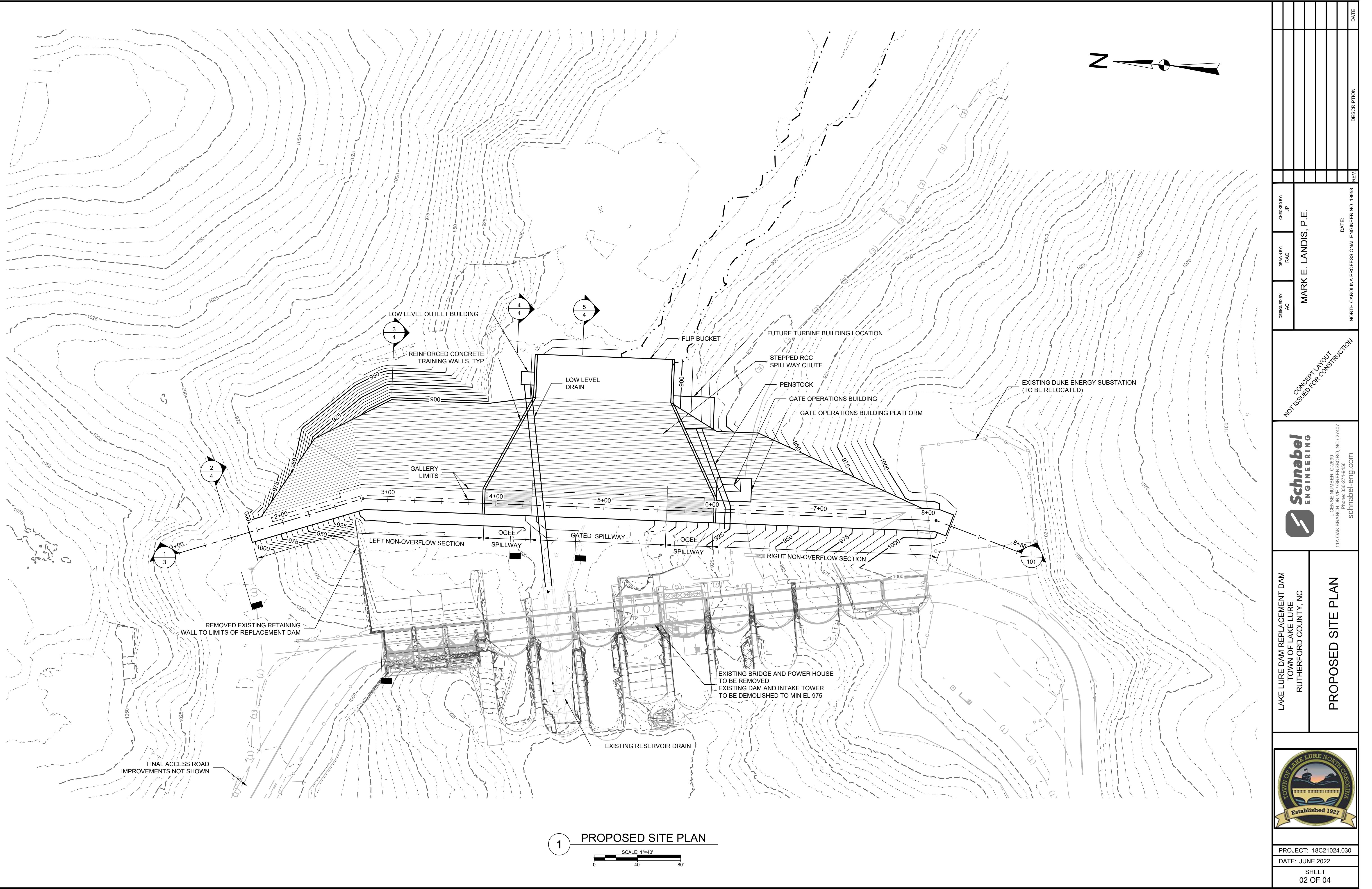
ATTACHMENTS:

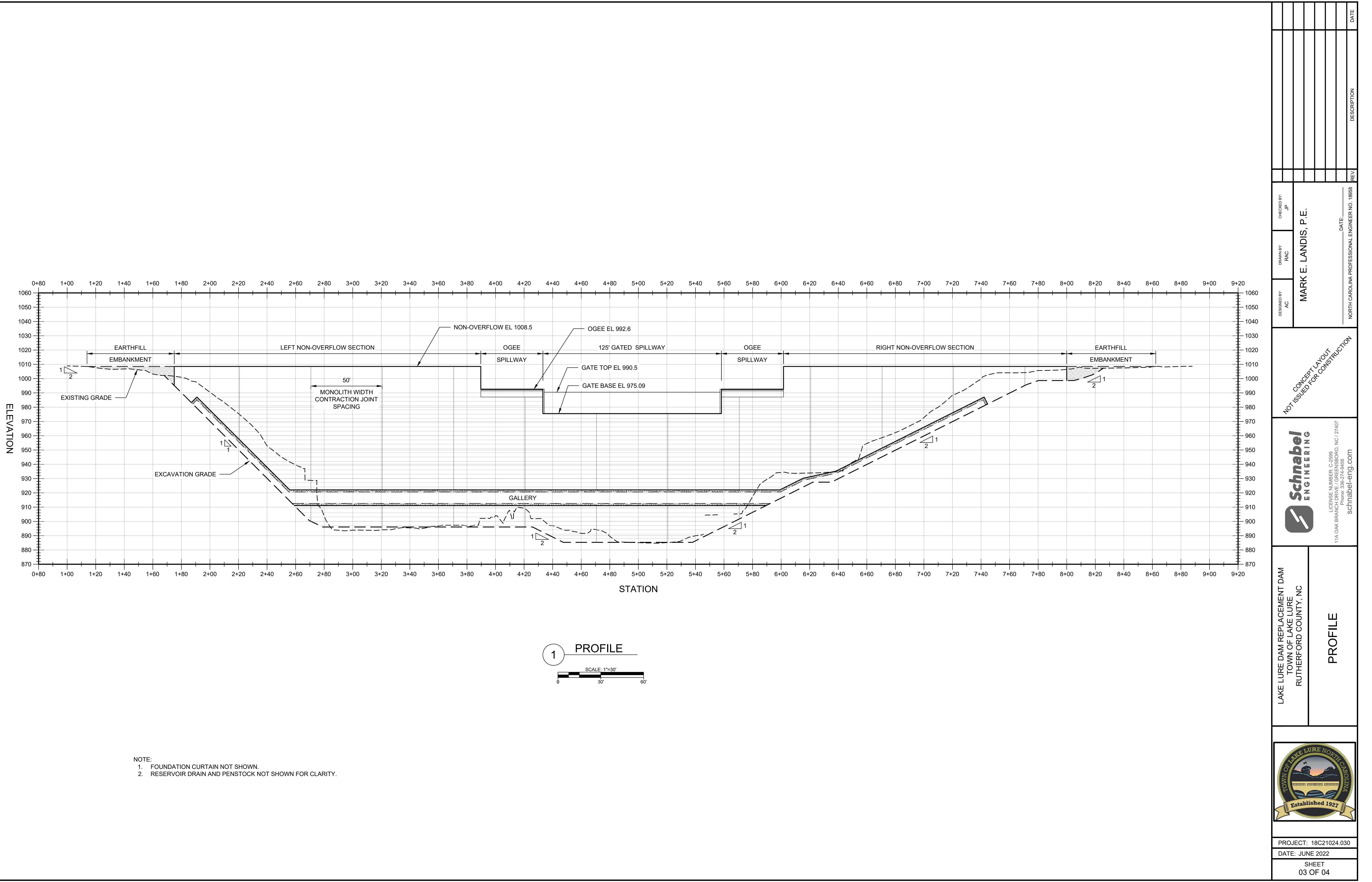
Recommendation from Schnabel Engineering; 2022 Conceptual Design Report

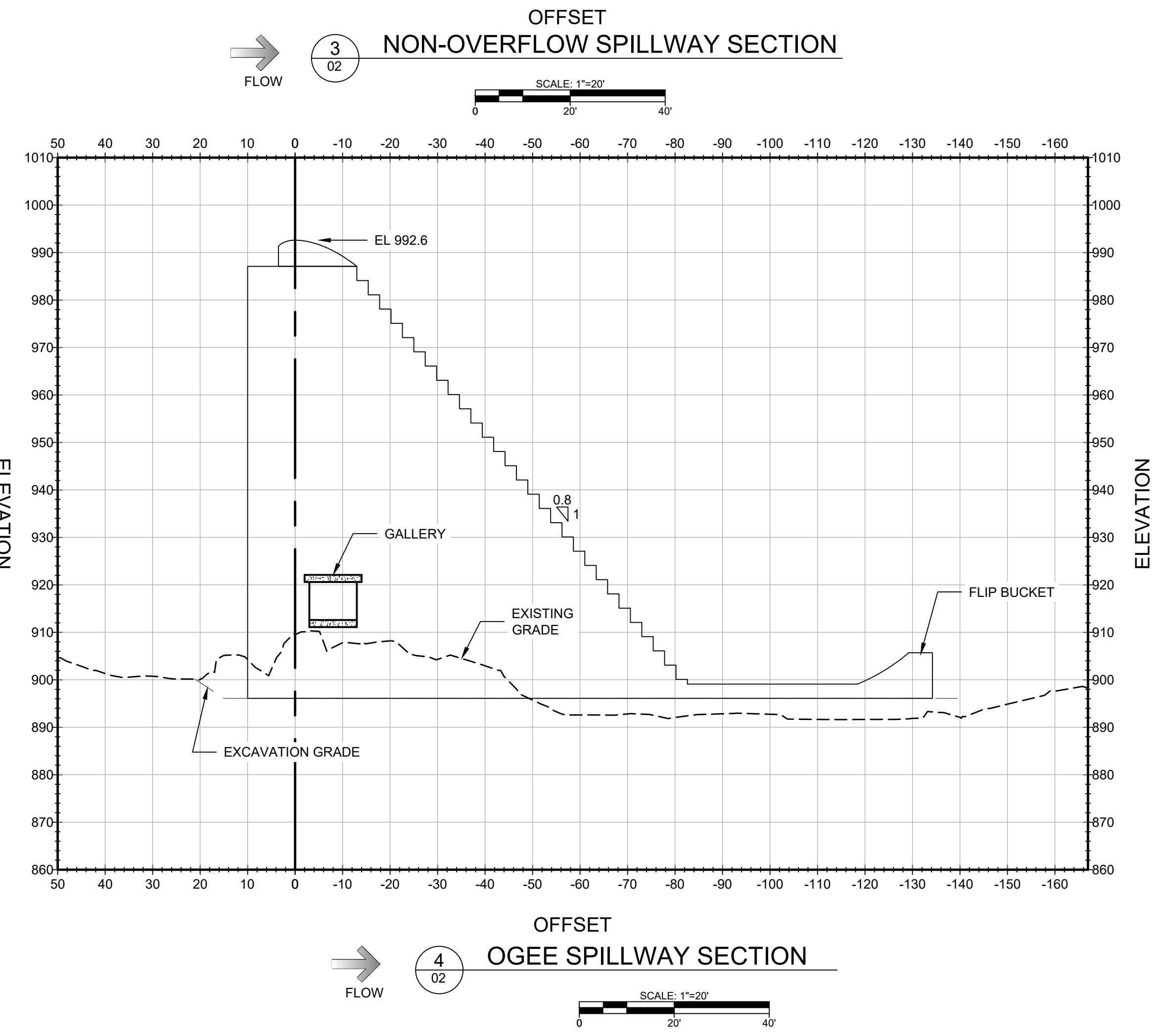
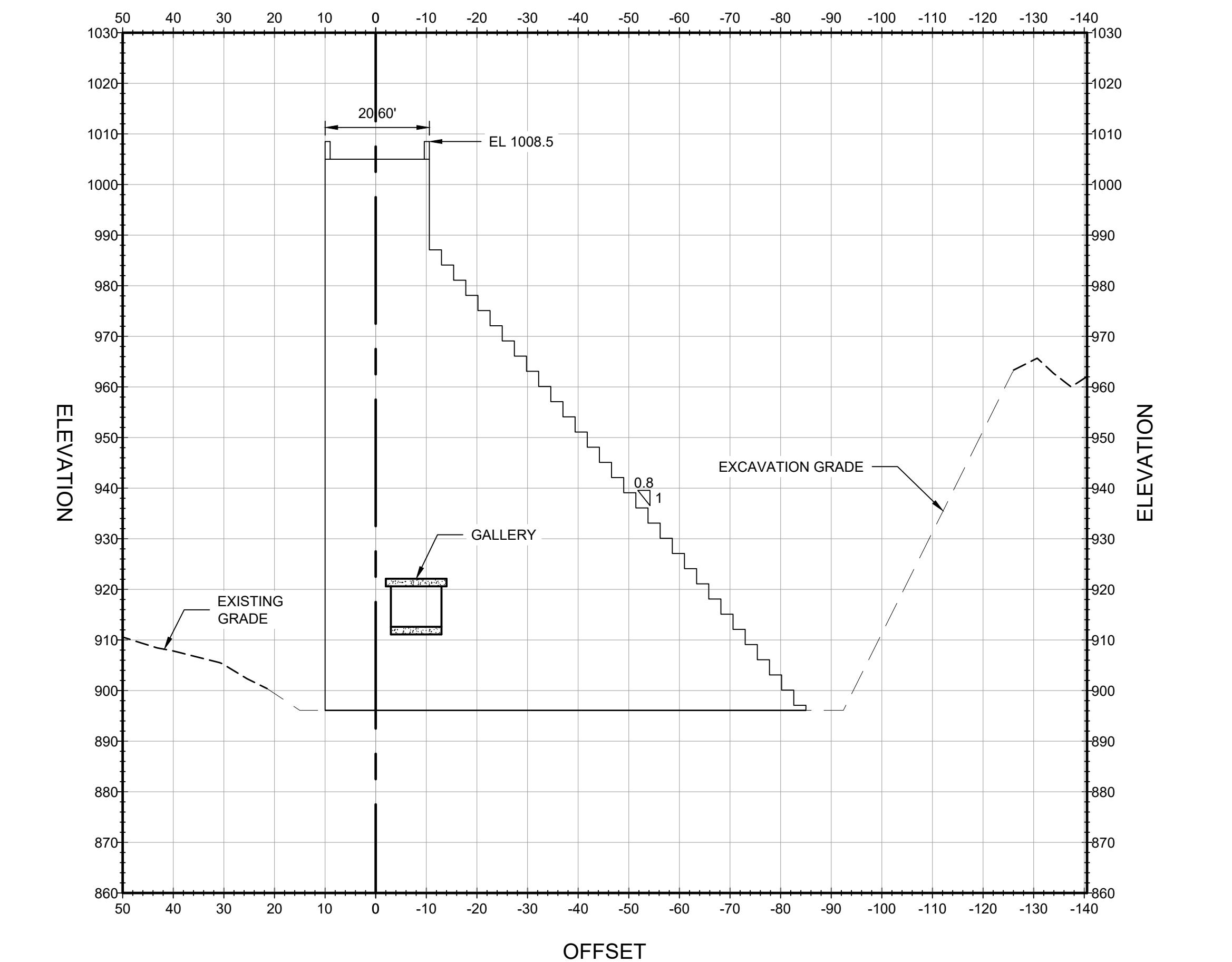
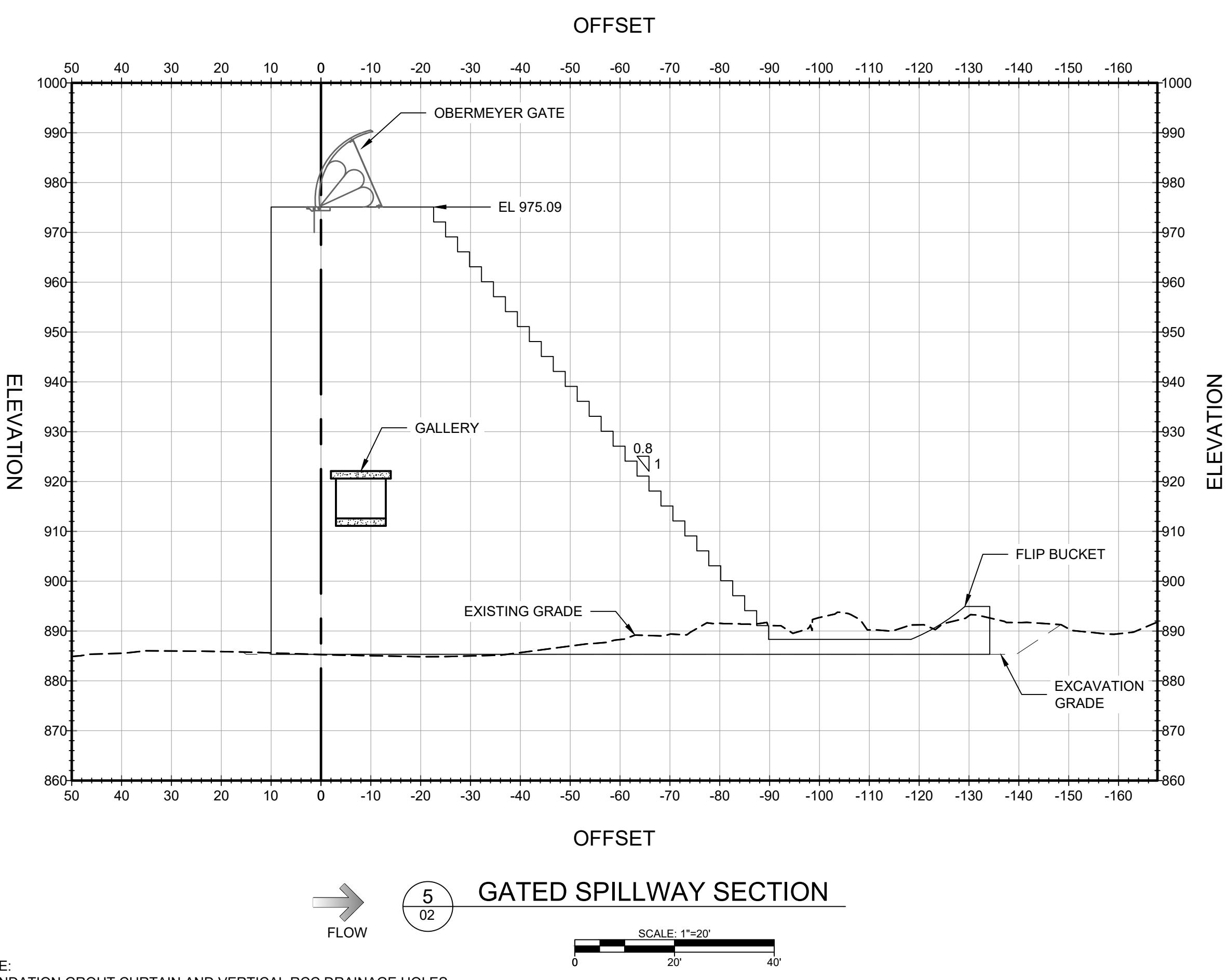
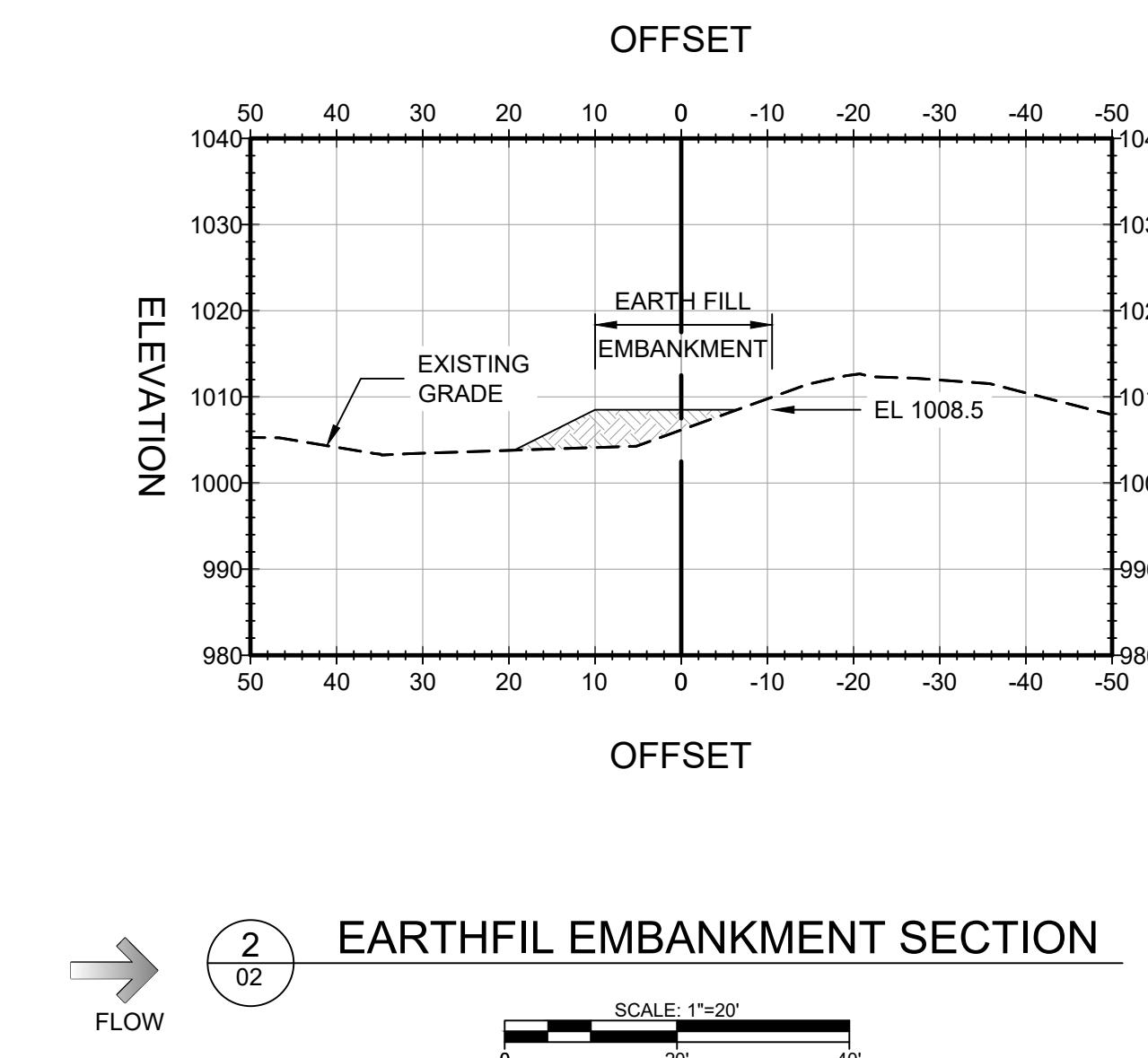
STAFF'S COMMENTS AND RECOMMENDATIONS:

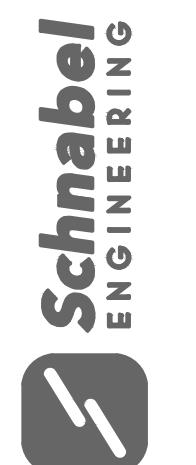
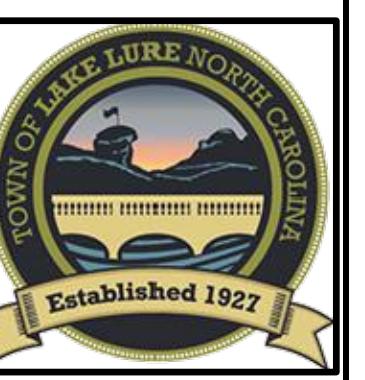
Staff recommends proceeding with the alternate alignment.









| DESIGNED BY | DRAWN BY | CHECDED BY | DATE |
|---|----------|------------|------|
| AC | RAC | JP | |
| MARK E. LANDIS, P.E. | | | |
| NORTH CAROLINA PROFESSIONAL ENGINEER NO. 18956 | | | |
| CONCEPT LAYOUT NOT ISSUED FOR CONSTRUCTION | | | |
|  Schnabel ENGINEERING 11A OAK BRANCH DRIVE / GREENSBORO, NC / 27407 Phone: 336-274-4556 SchnabelEng.com | | | |
| LAKE LURE DAM REPLACEMENT DAM TOWN OF LAKE LURE RUTHERFORD COUNTY, NC | SECTIONS | | |
|  TOWN OF LAKE LURE, NORTH CAROLINA Established 1922 | | | |
| PROJECT: 18C21024.030 | | | |
| DATE: JUNE 2022 | | | |
| SHEET 04 OF 04 | | | |

From: Brendan Stepek

To: Dean Lindsey; Olivia Stewman

Hi Dean and Olivia,

The purpose of this email is to follow up on the dam alignment and maximum water surface elevation - two discussion topics from our January 22nd meeting.

Alternative Alignment

Schnabel recommends that we move forward with an alternative alignment for the replacement dam. In general, the alternative alignment will maintain a similar right (south) abutment location as the conceptual design, but the left (north) abutment will be shifted further downstream. A potential version of this alignment is shown in our *Lake Lure Replacement Dam – Field Investigations Design Considerations Memorandum* (September 12, 2025), though the final alignment may vary slightly. We would like to request approval to pursue this alternative configuration in lieu of the alignment shown in the 2022 Conceptual Design Report.

Below are several important considerations supporting this recommendation:

- **Reduced Dam Safety Risks During Construction :**

Our recent subsurface investigation identified several geotechnical and constructability concerns associated with the existing left (north) abutment location in the conceptual alignment. Rock was found to be significantly deeper than previously anticipated, with excavation depths potentially reaching 70 feet to achieve a suitable foundation surface for the replacement dam. Excavation of this magnitude would extend side slopes toward Buffalo Shoals Road, which is underlain by a zone of soft, fine-grained hydraulic fill placed during original dam construction.

This hydraulic fill is highly variable, and has shown evidence of slope instability and internal erosion, particularly following Hurricane Helene. Although stability improvements were implemented after the storm, materials susceptible to internal erosion deep within this backfill zone still exist. Because this abutment and associated materials would retain the lake during construction, excavating into or near these materials introduces construction risks. Shifting the dam alignment (left abutment tie out location) downstream reduces dam safety construction risks.

- **Potentially Reduced Construction Quantities:**

In addition to reduced risk noted in the bullet point above, by shifting the left abutment further downstream, where the depth to rock is significantly

shallower, the alternative alignment may have reduced excavation quantity. Further, preliminary evaluation of an alternative alignment indicates the total crest length may be reduced, resulting in less roller compacted concrete (RCC).

- **Improved Hydraulic Efficiency:**

The alternative alignment would better orient the dam and spillway perpendicular to the river channel, improving downstream flow characteristics and reducing the potential for riverbank erosion for certain spillway discharge events.

While the alternative alignment offers several advantages, there are important additional considerations:

- **Increased Property Acquisition or Easement Requirements:** Both alignments will require some property or easement acquisition on currently non-Town-owned property. Shifting the left abutment further downstream will expand the dam footprint into areas where additional private property impacts may occur.
- **Increased Access Requirements:** An access road will need to be constructed from Buffalo Shoals Road at the current left abutment location to the proposed left abutment. This road would be intended solely for Town staff and long-term dam maintenance activities.

An alternative dam alignment diverges somewhat from the location of the borings performed during our 2025 field investigations, introducing some additional uncertainty in subsurface conditions. However, we feel the available data is sufficient for design, and the benefits of an alternative alignment outweigh the increased uncertainty.

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.

CLOSED SESSION

*In accordance with G.S. 143-318.11 (a) (3) for
Attorney Client Privilege.*

XI

ADJOURNMENT