

**LAKE LURE TOWN COUNCIL
MEETING PACKET**

Tuesday, May 12, 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, May 12, 2026 at 5:00 p.m.

Town Hall at The Landings



Agenda

I. Call to Order

A. Pledge of Allegiance and Invocation

II. Agenda Adoption

III. Mayors Communications

IV. Town Manager's Communications

A. Monthly Report/Storm Recovery Update

V. Council Liaison Reports and Comments

VI. Consent Agenda

A. Approval of April Minutes

VII. Unfinished Business

VIII. New Business

A. Consider Approval for Firefly Cove Cluster Mooring Facility

B. Consider ICF Task Order No. 3 FEMA Public Assistance Services

C. Consider ICF Task Order No. 4 Disaster Recovery Management Services

D. Discuss and Consider Recommendation for Lake Re-Opening "Phase 2"

IX. Public Comment

X. Adjournment

III
MAYOR'S
COMMUNICATIONS

IV TOWN MANAGER'S COMMUNICATIONS

**A. Monthly Report/Storm Recovery
Updates**



Town Manager Report April 2026

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

- **Lake and Dam Operations**
Staff assisted with the placement of new buoys throughout the lake and installed a new debris boom across the dam area to assist with debris management and lake safety operations.
- **Parks, Trails, and Public Spaces**
Construction of the new connector trail at the Green Space was completed, including installation of the new trail entrance connecting the new path to the existing trail system. Staff also assisted with setup and removal for the Arbor Day program in Morse Park and worked with Lake Lure Flowering Bridge members to remove excess dirt from the entrance area of the bridge. Pool Creek Park was cleaned and improved through the removal of excess trees and a dilapidated floating dock.
- **Road, Grounds, and Infrastructure Maintenance**
Staff resurfaced the temporary bridge on Boys Camp Road, the Firefly well site driveway, and Kilroy Drive with fresh gravel. Hazard trees overhanging the road right-of-way were removed on Asa Grey Drive, Chapel Point Road, and Boys Camp Road, and fallen trees were removed from the area in front of the old Town Hall building. Roadside mowing was completed in Zones 1 and 2, and mowing and weed eating activities continued throughout Town. Staff

also completed hard trash pickup operations throughout Town and conducted a survey of roadway damage to compile a list of needed asphalt repairs.

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. The following permits were issued in April:

- **13 Zoning Permits**
- **9 Lake Structure Permits**
- **6 Vacation Rental Operator Permit**
- **19 Certificates of Completion**

Top Accomplishments & Project Updates

- **Zoning and Planning Board**
The Zoning and Planning Board met with Foothills Regional Commission to discuss development of the Town's new Comprehensive Plan. The Board also reviewed and made recommendations to the Board of Adjustment regarding two Special Use Permit applications, including a new storage building for an existing commercial retail business and a new commercial retail boat sales use with associated structures. The Board recommended approval of both applications.
- **Board of Adjustment and Lake Structures Appeals Board**
The Board of Adjustment held hearings for two Special Use Permit applications. Approval was granted for a storage building at The Candy Cabin utilizing a modified shipping container, with the condition that the paint color match the existing building. Approval was also granted for a new retail boat sales lot and pavilion showroom structure with a small enclosed office at 2520 Memorial Highway. Conditions included lighting restrictions, prohibition of boat maintenance activities on-site, limitations on post-sale boat storage, allowance for boats to be placed on-site prior to pavilion completion within the approved structure footprint, and completion of pavilion construction within 14 months of property closing. The Lake Structures Appeals Board also received an update regarding Section 6-51 of the Lake Structures Ordinance related to Design and Construction Standards as part of ongoing discussions regarding post-Helene lake structure permitting.
- **Cell Tower Project**
Staff continued coordination with Tillman Construction on the communication tower project. AT&T reported that antenna installation and service activation

were completed as of April 29. Customers should now experience significantly improved signal strength throughout Chimney Rock, along the main channel of the lake, and extending toward the dam area. T-Mobile has received required permits and is expected to begin antenna installation soon.

- **Floodplain Management and Code Compliance**

Staff continued working with property owners to address floodplain requirements for homes and lake structures damaged during Tropical Storm Helene. Coordination efforts remain ongoing with FEMA, North Carolina Emergency Management, and the Rutherford County Floodplain Manager to support recovery, permitting, and compliance activities.

Fire / Emergency Management Department Report

The Fire / Emergency Management Department responded to 24 fire, medical, and rescue calls in April. Firefighters completed 464 hours of training, reflecting a continued commitment to professional development, preparedness, and operational readiness.

Top Accomplishments & Project Highlights

- **Fire and Emergency Response**

Fire Department personnel responded to multiple emergency incidents throughout the month, including structure fires, brush fires, vehicle fires, powerline fires, illegal burns, motor vehicle crashes, medical emergencies, and public assistance calls. Significant incidents included a structure fire on Polk County Line Road, a brush fire on Bills Mountain within the Vista Mountain development, a vehicle fire in Chimney Rock, and multiple tree and powerline hazards requiring emergency response and roadway clearance. Staff also responded to several medical emergencies throughout Town, including cardiovascular-related incidents, falls, fainting calls, chest pain calls, breathing difficulties, and a serious injury involving a student at LLCA.

- **Personnel Development and Training**

Department personnel completed in-service training focused on cardiovascular emergencies, clinical review sessions for staff pursuing AEMT certification, and clinical training rotations for new employees. Staff also conducted agility testing setup for part-time employee evaluations and continued ongoing operational readiness activities and equipment checks.

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

Staff completed maintenance and service work on multiple department vehicles and equipment, including Engine 2525, Engine 2512, the Assistant Chief's support vehicle, and Fire Boat 1. The Fire Boat underwent maintenance at Lake Lure Marine before being returned to service on the lake. Additional maintenance activities included repair of the booster line on the brush truck, installation and testing of new 5-inch supply hose and

couplings damaged during the Rumbling Bald woods fire, fueling of the fire boat, and identification and response to a fuel leak involving the brush truck. Forestry hose replacement equipment was also ordered following damage sustained during wildfire operations.

- **Community Support and Public Service**

Fire Department personnel assisted other Town departments and community organizations throughout the month. Staff assisted Public Works with cleaning operations at Morse Park, provided confined space entry standby support for Public Works operations at Firefly Cove, and assisted the Police Department with cleanup activities at the Police Department boathouse. The Department also supported several community events and operational activities, including stand-by operations for the Department of Homeland Security Secretary visit, Arbor Day activities at Morse Park, and setup, inspection, and event preplanning activities for the Pirates and Parrots event at Lake Lure Beach.

Police Department Report

Following the recent soft opening of the lake, operational and enforcement activities have resumed and are gradually increasing. The reopening has contributed to a rise in tourism activity, including increased visitation to the downtown park area. Marine patrol officers report a limited number of vessels currently on the lake as operations continue to ramp up. Officers are actively monitoring lake use and maintaining enforcement presence as public activity increases.

Top Accomplishments & Project Updates

- **Community Policing and Event Preparation**

Officers prepared for the upcoming Pirates and Parrots event at Lake Lure Beach. Two officers were hired by the event coordinator to provide off-duty security and event support services during the event weekend.

- **Staffing and Personnel Development**

The Police Department welcomed several new Reserve Officers who are assisting with patrol operations and shift coverage as the busy season begins. The Department is also working with cadets currently attending Basic Law Enforcement Training by providing compensation assistance in exchange for a two-year employment commitment following certification.

- **Officer Safety and Incident Response**

Sergeant Gittens is currently recovering after an 18-wheeler struck his patrol vehicle while he was traveling home following his shift. The collision shattered the driver-side window and damaged the vehicle door. Sergeant Gittens sustained several minor cuts from broken glass but fortunately did not suffer any major injuries. The driver of the tractor trailer was cited by the North Carolina Highway Patrol.

- **Marine Patrol and Emergency Response Readiness**
Both police patrol boats are now operational and actively supporting lake enforcement and public safety operations. Marine patrol coverage is fully active and enforcement activities are ongoing across the lake.

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 \$8,050,000 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.
- **FY 26-27 Budget Preparation**
Fiscal Year 2026–2027 budget preparations are underway. The Town will review the draft budget with Council in early May and anticipates presenting the public hearing and budget adoption for consideration at the June regular meeting.
- **Audit**
The Finance Department has submitted all requested items to finalize the FY 2024 audit. Staff have also begun preparing for the FY 2025 audit process.

Communications Department Report

Throughout April, 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

- **Emergency Communications and Public Safety Information**
 The Town continued coordination of public safety messaging and emergency communications to keep residents informed of road closures, water-related notices, and operational updates. Staff supported timely dissemination of critical information during weather and infrastructure-related events.
- **Marketing and Media Relations**
 The Town strengthened regional visibility through ongoing media outreach and coordination of interviews and coverage with multiple outlets including the Hendersonville Times, Asheville Citizen Times, Spectrum News, Fox Carolina, WSPA, WLOS, and others. Coverage focused on lake recovery efforts, reopening activities, and broader Town initiatives, helping expand awareness across Western North Carolina and Upstate South Carolina.
- **Social Media Growth and Management**
 The Town's social media presence continued to grow, exceeding 42,000 followers. Posts regularly reached large audiences, with several exceeding 100,000 views and generating significant community engagement. Staff continues to monitor, manage, and respond to increased public interaction across platforms.
- **Website and Digital Communications**
 Website traffic and engagement continued to increase significantly compared to the prior year. Staff published Town News updates, meeting notices, and event information, and coordinated a high volume of online inquiries and public requests. Work also continued with CivicPlus on system functionality and required accessibility updates to ensure compliance with evolving federal digital standards.
- **Events and Community Engagement**
 Staff supported planning, coordination, and execution of multiple community events including Arbor Day, Hydrow-related activities, Parrots and Pirates Festival, and various library, arts, and seasonal programs. Event coordination also included permitting support, interdepartmental coordination, and ongoing planning for upcoming seasonal programming and Town celebrations.
- **Grants and Project Coordination**
FEMA FY22 Dam Design Grant (30% Design – Lake Lure Replacement Dam)
 Staff continued administration of the FY22 FEMA-funded 30% Design Project for the Lake Lure Replacement Dam. The total project cost is \$745,341, with FEMA funding covering 65% (\$484,471) and the Town providing a 35% match funded through the dam reserve fund. Work includes invoice review, reimbursement processing, and coordination with NC Emergency Management.

FEMA FY24 High Hazard Potential Dam Grant (Detailed Design)
 Staff continued management of the FY24 FEMA High Hazard Potential Dam Detailed Design Project with a total project cost of \$3.5 million over three

years. The project includes a \$1.225 million local match (35%) and is structured with phased funding over FY26–FY28. Work includes contract administration, budget amendments, work order processing, and coordination with FEMA and NC Emergency Management.

Manager / Administration Department Report

April 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 Grant Funding**
 - **FEMA Public Assistance**

The Town continues ongoing coordination with FEMA leadership and grant consultants to advance public assistance recovery funding and project reimbursement efforts.
 - **Hazard Mitigation Grant Program (HMGP):**

Various HMGP applications have been submitted, and staff are actively working to move priority projects forward through these programs. Award determinations remain pending.
 - **Community Development Block Grant – Disaster Recovery (CDBG-DR):** The Town is working on submitting various applications through the CDBG-DR.
 - **EDA Sewer Replacement Grant:**

The Economic Development Administration sewer replacement grant application is nearing completion, with final supporting materials and analyses currently being finalized. The Town continues to receive support through the Governor’s Recovery Office for Western North Carolina and NC Growth for the EDA application, including assistance with ROI and impact analyses to support federal funding applications.
 - **Disaster Relief Mitigation Fund (DRMF):**

The Town has received confirmation of a grant award from the DRMF to support a dam failure impact study. Unfortunately, the Town was not selected for the town hall mitigation study or the public safety facility mitigation study applications submitted through this program.
 - **State Revolving Fund (SRF) Loan – Sewer Replacement:**

The Town has been issued a Letter of Intent for a State Revolving Fund loan totaling \$31 million, which includes \$6 million in principal forgiveness for the sewer replacement project. The Town is currently assessing its capacity and ability to accept and implement the loan.
 - **OSBM Helene Local Government Capital Grant Program**

The Town received \$562,500 in funding toward the sewer replacement project. Additional applications submitted through the program that

were not awarded include lake structure removal and shoreline stabilization projects.

- **Hurricane Helene State Revolving Fund (SRF) Principal Forgiveness Loans:**

The Town has received three Hurricane Helene SRF principal forgiveness loans, including \$5 million for the wastewater treatment plant replacement project, more than \$6 million for the Yacht Island waterline project, and \$464,000 for a bulk chemical storage building. The State Water Infrastructure Authority (SWIA) recently voted to provide the Town with additional funding through this program; however, a formal letter of intent with specific funding details has not yet been received.

- **House Appropriations Committee Community Project Funding Requests:**

The Town has submitted funding requests through the House Appropriations Committee Community Project Funding program for multiple priority projects, including a public safety facility, Town Hall, extrication equipment, two police vehicles, fire apparatus, remaining Fire Station 2 upfits, the sewer replacement project, the wastewater treatment plant replacement project, and additional shoreline stabilization. Award determinations remain pending.

- **Appalachian Regional Commission Area Development Program:**

The Town submitted two pre-applications for the sewer replacement project and a Long-Term Recovery and Resilience Plan.

- **Project Obligations and Reimbursements**

FEMA Public Assistance reimbursement amounts:

- \$862,186.69 –Vegetative, C&D, and White Goods debris from Lake Lure and waterways
- \$754,185.81 –Town-wide Emergency Protective Measures
- \$65,390.00 –Vegetative debris from ROW and public property
- \$503,580.00 –Design of permanent Boys Camp Road Bridge
- \$118,323.67 –Temporary hydroelectric plant emergency repairs
- \$8,250.00 –Temporary Town Hall Facility
- \$13,255.75 –Dumpster rentals
- \$28,531.78 –Temporary Relocation Costs – Town Hall Facility
- \$9,681.02 –Municipal Water Supply Damage – 100% Complete Work
- \$745,485.13 –Emergency Access Restoration at Dam
- \$8,913.73 –Municipal Water Supply System Damage – Boys Camp Road Bridge Waterline
- \$977,417 –WWTP A&E
- \$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
- \$64,677.34 – Temporary Town Hall Facility – 90%
- \$584,385.62 – Town Wide Roads and Culverts Damages 1 – Completed Work

The following items are obligated, but pending reimbursement:

- \$1,996,515.95 – Marina Docks Damages (Marina Replacement Project)
- \$1,482,977.10 – Lake Safety Facilities
- \$77,550.72 – Debris Removal
- Proctor Road and the Flowering Bridge. Final amounts pending agreed upon fixed cost offer.

- **Fuel Pump, LLT Docks, and Marina/Boardwalk**

Work continues to advance on the fuel pump, Lake Lure Tours docks, and marina projects. The initial phase of the project, originally anticipated for Memorial Day completion (fuel pump and LLT docks), is slightly behind schedule due to a delay in material delivery. The Town is now anticipating completion in early to mid-June and have coordinated with the County regarding the issuance of a partial Certificate of Occupancy as remaining marina components are installed. The remaining marina and boardwalk components remain on track for completion by mid-July, with the exception of the hot docks and courtesy docks, which will be completed shortly thereafter.

- **Lake Opening**

The Town announced the lake soft opening, which included limited operations and phased use of the lake. The soft opening has progressed well, with moderate usage to date and consistently positive feedback regarding lake conditions and fishing activity. As public use continues, enforcement and safety operations have remained active and responsive. Plans for the next phase of lake operations are currently underway as the Town continues to evaluate conditions and public use.

- **Boys Camp Bridge**

Bids for the Boys Camp Bridge Replacement project were received, and the contract was awarded to the low bidder, NHM Constructors, Inc. Town staff, LaBella Associates, and the contractor are currently working to finalize the contract documents, and development of the project schedule is underway.

- **Boom Installations**

Support anchors for the debris boom at the dam have been installed, and a temporary debris boom is now in place while the Town awaits delivery of the replacement system. The Town is also advancing an engineered design for the debris boom previously located in the river channel near Morse Park. Updated engineering is required due to significant post-storm changes in the river and surrounding landscape conditions.

- **Sewer Replacement Project**
- The Town is advancing permitting efforts for the next phase of the project in coordination with NCDEQ and the U.S. Army Corps of Engineers as design and planning progress. The Town is also continuing work on securing necessary easements for future phases, with coordination ongoing with affected property owners and the project team. In addition, the Town is working with LaBella Associates to update the Special Order by Consent, which is set to expire in July. Project status remains contingent upon available funding; however, recent conversations with FEMA have been positive regarding the potential for at least partial Public Assistance funding, given that the system was impacted by Tropical Storm Helene.
- **Marina Building**
Peacock Architects continues working with Odom Engineering on the design for the replacement marina building, envisioned in a Mediterranean style and including a ticketing area, restrooms, storage for Lake Lure Tours, and a covered pavilion. In addition, a temporary marina building solution is in progress to support operations during the transition period.
- **Dredging**
Sediment haul-off is in progress, with the small mound off Boys Camp Road to be fully removed, and a portion of the larger mound also being removed as funding allows. The Town continues to work with LaBella Associates to secure an individual dredging permit, which would allow for expanded operations, and anticipates obtaining the permit ahead of the 2027 dredging cycle.
- **Stream and Lake Level Gauges**
Installation of lake level gauges was completed, and the Town in the process of finalizing a system that will provide IP-based access to real-time data, which will be integrated into the website to allow access to readings. Stream gauge installation is currently underway, though a confirmed timeline has not yet been established.
- **Charlotte Drive Waterline**
The Town received Helene SRF funding for the installation of a waterline in the Charlotte Drive area, where many residents experienced loss of well water following Tropical Storm Helene due to necessary lake drawdown conditions. This project will connect affected properties to the Town's water system, providing a more resilient long-term solution and eliminating reliance on private wells during future disaster events. The Town is currently working with LaBella Associates and NCDEQ to advance design and implementation of the project, and is also evaluating a potential extension of the waterline into the Lakeridge area. Coordination remains ongoing to refine project scope, confirm feasibility, and move the overall initiative forward.
- **Lake Debris Cleanup**
The SMART Program has collected over 7,000 cubic yards of lake debris to date. The program has also completed the removal of excess sediment in Morse Park. Operations are anticipated to conclude in early to mid-May. The

Town is obtaining quotes for grading and final handling of the remaining sediment material in Morse Park and will proceed with site stabilization and beautification efforts.

- **Wastewater Treatment Plant Replacement**

The Town's wastewater treatment plant (WWTP) design is advancing, and a preferred site plan has been developed for a location above the existing facility and outside of the floodplain.

- **Replacement Dam**

Schnabel is progressing on the 30% design, which is expected to be completed in June, after which work on the detailed design will begin.

- **Public Works Building**

All necessary paperwork has been submitted to initiate construction of the Public Works building, and the Town anticipates breaking ground within the next few weeks. Once construction begins, the project is expected to take approximately four months to complete.

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI

CONSENT AGENDA

A. Approval of April 2026 Minutes

A.

Approval of April 2026 Minutes

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

Monday, April 6, 2026 at 10:00 a.m.
Town Hall at the Landings



Agenda

Roll Call:

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

Olivia Stewman, Town Manager

Laura Krejci, Communications Director
Mike Williams, Community Development Director
Dustin Waycaster, Fire Chief
Dean Lindsey, Project Manager
Sean Humphries, Police Chief
Randy Rollins, Public Works

Absent:

Evan Smith, FEMA
Doug Ramiser, ICF
Rumbling Bald
Commissioner Patrick Bryant

I. Call to Order

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

II. Agenda Adoption

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

III. Storm Recovery Updates

Town Manager Olivia Stewman advised the Smart Program is steadily progressing on debris removal with a focus on completing operations before reopening the lake to the public.

Matt with the state and Barton with crowder provided updates and answered questions. Debris removal nearing completion with 1800 cubic yards cleared as of Saturday. Barton Holmes from Crowder Gulf reported ongoing sediment and debris removal, pausing only for Easter Sunday.

Sediment removal at Morse Park is moving quickly and expected to finish within 7 to 10 hauling days. The debris cleanup timeline aligns with the lake reopening, likely before Memorial Day as discussed by Matt Labanshe. Accelerated efforts include surging more assets recently and plans to add more to speed progress. FEMA's original sediment estimate for Morse Park was low; the team will use Crowder Gulf's higher estimate for removal calculations. Only 50% of sediment removal costs are FEMA reimbursable; grading beyond rough grading is not funded due to category restrictions. Coordination between Crowder Gulf, Dean, and local contractors is ongoing to manage grading within funding limits. Matt Labanshe emphasized that boat wakes move debris, prolonging cleanup and raising liability concerns for the town if boats are allowed prematurely. The SMART program prefers no boat traffic until debris removal is complete and the lake is officially cleared. Limited, professional boat transport by contractors with a no-wake policy is allowed and seen as manageable by Barton Holmes and the team. Contractors are paid based on cubic yards removed, motivating them to finish as quickly as possible. Unlike other counties, Crowder Gulf is not billing for time and materials, reducing risk of slow progress. The town is monitoring progress actively and appreciates the positive community feedback on cleanup efforts.

Public Works/Project Manager:

Dean Lindsey, Project Manager Director, reported the dock projects at Morse Park are progressing, with stanchion poles set and decking preparations underway. Fuel pump installation and floating dock work are scheduled, coordinating with contractors for timing.

Engineering for hydroelectric plant repairs is in progress with permits being prepared.

Belt Press project is still moving forward. Awaiting part arrival.

The public works department continues to efforts of clean up completing pool creek area. Working on the beach area and the peninsula to prepare for reopening. Staff found an infiltration point upstream of a manhole contributing to wastewater backup. Repairing the leak will allow better camera inspection to determine the flow and identify further issues. Pumping around the manhole may be needed temporarily to manage flow during repairs.

The wastewater system has been inspected lake-wide with no new critical problems found. However, flows remain elevated by approximately 700,000 units (units not specified), indicating continued stress on the system.

Parks & Rec:

No updates currently.

Rumbling Bald:

No updates reported.

Community Development:

Mike Williams did not have any updates just advised that the debris removal was the greatest concern from residents.

Police Department:

No storm related updates currently. Preparing for special meeting scheduled for tomorrow.

Fire Department:

Fire Chief Dustin Waycaster reported a full siren test confirming all systems except the wastewater treatment plant siren are operational.

That siren issue is being addressed, with coordination ongoing between town and county authorities for funding and responsibility.

Fire risk remains high despite recent rain, and emergency systems are in active readiness.

Communications:

Laura Krejci, Communications Director, highlighted frequent compliments from residents appreciating cleanup progress.

The team monitors social media and public feedback to inform ongoing operations and maintain community support.

ICF:

Doug Ramiser was unavailable and no updates provide at this time.

FEMA:

Evan Smith, FEMA was unavailable for an update at this time.

Finance:

No updates to report currently.

Other:

Randy Rollins will be working on placing buoys. Will coordinate with David Lusk to move that forward.

The police cars located at the parks and recreational building were planned to be picked up next week. Will reach out to company to reschedule.

The sign at Morse Park will be tested once power has been restored.

FEMA's current damage estimate for the old town hall is under \$37,000, insufficient to cover full repairs or replacement. Legal disputes with insurance complicate available funds, with about \$100,000 paid but contested regarding additional payments.

Town staff plans to meet with FEMA to try to negotiate more realistic funding but expect delays due to staff changes. The mayor suggested a phased approach: minimal

repairs now to make the building usable, with a longer-term plan for replacement when funds allow. Will discuss at a later date.

IV. Adjournment:

With no other business to discuss, Commissioner Jim Proctor made a motion to adjourn Storm Recovery Status meeting. Commissioner Scott Doster seconded the motion, and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Tuesday, April 14, 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.

II. Agenda Adoption

Commissioner Patrick Bryant made a motion to adopt the agenda with the change of adding to New Business item H for A Resolution authorizing eminent domain to acquire temporary and permanent easements consisting of A 532 SQ Ft./01 Acre portion of a parcel of real property. Parcel No: 232398 and a 3508 SQ FT/.08-acre portion of a parcel of real property Parcel No 1642050. Commissioner Scott Doster seconded the motion and all were in favor.

III. Mayor's Communication

Mayor Carol C. Pritchett welcomed attendees and expressed appreciation for the community's patience and collaborative efforts in restoring the lake. As lake levels continue to rise, the Mayor reflected on how much the improved conditions mean to the community, a result of concerted effort from residents, town staff, and partners at the county, state, and federal levels. With optimism for the coming year and the positive impact on local businesses, the Mayor emphasized that the lake remains central to the community's economy and thanked everyone for their patience during this difficult period.

IV. Town Managers Communication

A. Monthly Report/ Storm Recovery

The Town Manager reported that the lake continues to rise and is currently at 989.99 feet. The SMART program has removed over 3,200 cubic yards of debris from the lake. Sediment removal in Morris Park is nearing completion and should be finished by the end of the week. Following sediment removal, the town will grade and seed the area, which will remain green space until the comprehensive plan is completed in July, at which point development plans for Morris Park can be finalized.

The marina and boardwalk project remains ahead of schedule and is expected to be completed before mid-July. The stationary docks for Lake Lord Tours and the Felix Pump Dock project are on schedule for completion by Memorial Day. The town is working with Peacock Architects on a conceptual plan for a Mediterranean-style replacement marina building that will include ticketing and concession areas, two restrooms, storage for Lake Lord Tours, and a covered pavilion. United Rentals is securing temporary space for Lake Lord Tours operations during construction.

Buoys have been placed, and debris room replacement near the dam and river channel is underway. Water samples continue to return healthy results. Christmas trees have been installed in the lake to support fish habitat.

Bids for the Boy's Camp Bridge replacement project were opened today. Three bids were received from reputable contractors. Labella Associates is reviewing the bids to ensure the low bidder meets all requirements. An award recommendation is anticipated at the work session next Wednesday.

An invitation to bid for the Fire Station 2 remodel project will be released later this week. The project will bring the former Fairfield Volunteer Station up to current fire department codes and standards.

AT&T should be operational on the new cell tower by April 30. T-Mobile is beginning their process to connect to the tower. Verizon's status remains unknown.

Schnabel Engineering continues work on the 30% design for the dam replacement. A grant contract for detailed design has been received. A dam failure impact assessment, funded through the North Carolina Emergency Management Disaster Relief and Mitigation Grant, is underway to demonstrate the importance of the Lake Lure dam as a flood control instrument and support future funding needs.

Labella Associates is actively supporting various projects including the wastewater treatment plant replacement, sewer replacement, Charlotte Drive waterline extension, individual dredging permit application, and hydroplant access road design. Additional agenda items from Labella will be considered.

The Town Manager recognized Corporal Tyler Dills for receiving the Advanced Law Enforcement Certificate from the State of North Carolina, noting this as a significant achievement in the law enforcement profession.

Attendees were reminded to pick up a list of upcoming events or visit the town website for event information.

V. Council Liaison Reports and Comments

Commission Scott Doster reported that the ABC Board met on March 16. Board members voted on a chair and vice chair. All other business remained the same.

The Zoning and Planning Board met on March 17. Debbie Warren will resume the position of Chair while Charlie Ellis will remain Vice Chair. The board continues to review the ordinance's and will be submitting recommendations to the board in the near future. Also, a thank you to Randy Nelson for his committed service to the board.

Commissioner Dave DiOrio reported the Board of Adjustments met and voted Al Joyner as Chair and Melvin Owensby as Vice Chair. The board continues to review cases, but what is interesting is the erosion control on the lake.

The Lake Advisory Board met and will continue their review of the progression of the lake clean up. Property owners are more aware of their property and erosion issues. The Lake Advisory board is working to create a map of high erosion areas with recommended preventative measures. Also, the board reviewed the Hydro filming on the lake. The board has no issues with this and should be good to go. All the buoys have been placed with special thanks to the Public Works department and David Lusk.

Commissioner Jim Proctor advised the Parks and Recreation board met last Thursday. Dan Bragdon was elected chair with Jennifer Dittmer as Vice Chair. The Flowering Bridge provided a report with up coming events. Noting they have received \$249,000 in grants and donations last year. Also, the town will host a Arbor Day planting on April 24, 2026.

Commissioner Patrick Bryant advised the short-term rental board met on March 26. Scott Martin was elected chair followed with Thomasina Coile as Vice Chair. The board continues to review all aspects of the vacation rental process in an effort to improve emergency response and property regulations.

The Mayor expressed appreciation for all advisory board members, noting the critical nature of their work and integral role in town decision-making.

VI. Consent Agenda

A. Approval of March Minutes

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

VII. Unfinished Business

There was no unfinished business.

VIII. New Business

A. Budget Amendment #381 for Public Works Building

The Town Manager advised we are in a place where we can re initiate the project for the Public Works Building. The proposed budget amount is appropriate to \$450,000 for this project. If any remains from the project will go into the next fiscal year.

Commissioner Scott Doster made a motion to approve Budget Amendment #381 for Public Works Building. Commissioner Dave DiOrio seconded the motion and all were in favor.

B. Labella Task Order 31 For Bulk Chemical Storage Building

The Town Manager presented Task Order 31 for Bulk Chemical Storage. The design is about \$30,000. The existing chemical storage that the town uses is near our wastewater treatment plant. It is within the floodplain and had damage from Hurricane Helene. The town was recently awarded \$464,000 loan from DEQ for a new building. It is 100% forgiveness, so this would not need to be repaid.

Commissioner Patrick Bryant made a motion to approve Labella Task Order 21 for Bulk Chemical Storage Building. Commissioner Scott Doster seconded the motion and all were in favor.

C. Resolution No. 26-04-14 Amending Sewer Capacity Allocation Policy

The Town Manager advised we adopt the sewer capacity allocation policy not long ago. It was intended to be a temporary guide to help us manage our limited capacity under the moratorium placed by DEQ. We have had several request and it has become evident that we need to incorporate Chapter 32 of our Code of Ordinances. This resolution integrates chapter 32 into the sewer capacity allocation policy and clarifies that out-of-town service is contingent upon submission of an irrevocable petition for voluntary annexation.

Commissioner Jim Proctor made a motion to approve Resolution No. 26-04-14 Amending Sewer Capacity Allocation Policy. Commissioner Dave DiOrio seconded the motion and all were in favor.

D. Resolution No. 26-04-14A Amending the Lake Lure Advisory Board and Statutory Board Handbook

The Town Manager advised that after receiving some feedback, Kimberly Martin and I reviewed the handbook and made some revisions. This resolution addresses those changes. Currently the deadline for applications is January 1st. If we do not receive enough or any applications, we will consider ones submitted after that deadline. Board members

choosing to renew their term would need to submit a new application every three years. We have also included additional details regarding the duties of staff liaisons, and updated instructions for submitting board applications since we have changed locations.

Commissioner Jim Proctor made a motion to approve Resolution No. 26-04-14A Amending the Lake Lure Advisory Board and Statutory Board Handbook. Commissioner Patrick Bryant seconded the motion and all were in favor.

E. Consider Labella Task Order 23C-Sewer Replacement- MH 35-37

Town Manager, Olivia Stewman advised since the water has been rising for the first time since the storm, we've seen an increase in the flows coming into sewer collection system. We've identified at least one damage line coming from manhole 35.2 in Morris Park. And we've also identified a partial blockage downstream from that at manhole 32. This is almost certainly Helene related damage. Labella is proposing a continuation of work under their task 23 which they've been using to complete storm related emergency work such as the West End sewer project. Their proposed solution to this issue includes installation of two pump stations accompanied by horizontal directional drilled force mains which can ultimately be integrated into the greater sewer replacement project.

Commissioner Dave DiOrio made a motion to approve Labella Task Order 23C-Sewer Replacement-MH 35-37. Commissioner Scott Doster seconded the motion and all were in favor.

F. Request to install a private well within the town right-of-way along Charlotte Drive

Community Development Director Mike Williams advised that David Odom is requesting to install a private well within the town right-of-way along Charlotte Drive. The well has been dry since Helene. He currently has no other options for a well or access to water. We recommend approval with conditions for the property owner to be responsible for the discharge from the well, protecting the road and the infrastructure. This would include encroachment agreements. Also, as discussed previously the well would be abandoned once town water is available to the property.

Commissioner Jim Proctor made a motion to approve the request to install a private well within the town right-of-way along Charlotte Drive. Commissioner Patrick Bryant seconded the motion and all were in favor.

G. Consider Town Managers recommendation for Phase one "Soft Opening" of the Lake

Town manager, Olivia Stewman advised from earlier that the lake is on the rise and will be at full pond sooner than expected. It has been the goal of the council to open the Lake as soon as possible. With that in mind, the town manager made some recommendations for a soft opening that could possibly begin April 20, 2026. This date would allow staff to verify safety and for the smart program to continue clean up uninterrupted. Would also recommend the Washburn Marina ramp closed to avoid interfering with the various projects that are taking place in the marina area. Also to allow only approved contactors to launch boats using the other town ramps currently. If not using a contractor, boat owners

would need to launch from private property ramps. Non-motorized boats would be included in the soft opening as well as fishing and swimming at their own risk. There would be no towing for the time being and we would consider a no wake in the beginning giving permission to Town Manager Olivia Stewman to lift that when she sees fit.

Commissioner Dave DiOrio made a motion to approve the soft opening of the lake and giving Town manager, Olivia Stewman the authority to manage the no wake and full opening as she sees fit. Commissioner Jim Proctor seconded the motion and all were in favor.

H. Resolution No. 26-04-14B Authorizing eminent domain to acquire temporary and permanent easements consisting of A 532 SQ Ft./ .01 Acre portion of a parcel of real property. Parcel No: 232398 and a 3508 SQ FT/.08-acre portion of a parcel of real property Parcel No 1642050

The Town Manager explained that Resolution 260414B authorizes the town to pursue eminent domain to acquire temporary and permanent easements necessary for the Boy's Camp Bridge replacement project. A property owner has been uncooperative in granting a temporary easement, necessitating this action. The resolution authorizes two temporary easements and one permanent easement for storm drainage purposes.

The Town Manager clarified that approval of this resolution does not obligate immediate action but rather authorizes the town to file 30-day notice of intent to acquire the easements. The town hopes the property owner will cooperate during this 30-day period. If cooperation is not achieved, the town may proceed with condemnation proceedings, allowing work to commence on the property.

The timeline aligns with the overall project schedule, as the awarded contractor will require approximately 30 days to obtain materials following bid award. This authorization enables the town to move forward with the notice process as needed.

- I.** Commissioner Patrick Bryant made a motion to approve Resolution No. 26-04-14B Authorizing eminent domain to acquire temporary and permanent easements consisting of A 532 SQ Ft./ .01 Acre portion of a parcel of real property. Parcel No: 232398 and a 3508 SQ FT/.08-acre portion of a parcel of real property Parcel No 1642050. Commissioner Dave DiOrio seconded the motion and all were in favor.

IX. Public Comment

No Public comments were made

X. Adjournment

Commissioner Jim Proctor made a motion to adjourn the meeting, Commissioner Patrick Bryant seconded the motion and all were in favor. The meeting ended at 5:44 pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

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

Wednesday, April 22, 2025 at 8:30 a.m.

Town Hall at the Landings



Agenda

Roll Call:

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

Derek Allen, Attorney
Olivia Stewman, Town Manager

Dean Lindsey, Public Works Director
Laura Krejci, Communications Director
Sean Humphries, Police Chief
Dustin Waycaster, Fire Chief
Mike Williams, Community Development
Mike Hager, Lobbyist

Absent:

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:36 am.

II. Agenda Adoption:

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

III. Review and Consider Amendment 6 to Sewer Replacement Project Design-Build Contract

Town Manager, Olivia Stewman provided a brief overview regarding the replacement project. We currently have about 2 million remaining in ARPA funds that need to be used. This will bring us one step closer to sewer replacement.

Commissioner Scott Doster made a motion to approve Amendment 6 to Sewer Replacement Project Design-Build Contract. Commissioner Dave DiOrio seconded the motion and all were in favor.

IV. Consider Bid Award for Boys Camp Bridge Replacement Project

Town Manager, Olivia Stewman, advised 3 bids were received last week. The lowest bid was NHM Contractors. We are still waiting for AT&T to move lines but can begin process to be ready once that has been completed.

Commissioner Jim Proctor made a motion to approve Bid Award for Boys Camp bridge Replacement project to NHM Contractors. Commissioner Patrick Bryant seconded the motion and all were in favor.

V. Resolution No. 26-04-22 Supporting National Fish and Wildlife Foundation Five Star and Urban Waters Restoration Grant Application

Rick Carpenter provide a brief overview of the grant advising revegetation and growth throughout the town of Lake Lure. This grant is due by May 18th and could be looking at grants totaling up to \$220,000 with appropriate volunteers.

Commissioner Jim Proctor made a motion to approve Resolution No. 26-04-22 Supporting National Fish and Wildlife Foundation Five Star and Urban Waters Restoration Grant application. Commissioner Patrick Bryant seconded the motion and all were in favor.

VI. Hager Strategic Solutions Updates

The property tax committee approved two key measures affecting local taxation, excluding hospital-related proposals, signaling a focus on levy limits and affordable housing exemptions. A property tax levy limit amendment will appear on the November 2026 ballot, allowing the general assembly to set future property tax rules starting with the 2027 session. The levy limit acts as a cap over several years but does not set specific tax rates immediately.

A special exemption for natural disasters was requested with a proposed 20-year window to accommodate recovery spending, though final terms are uncertain. This legislative process may evolve as bills move through the House and Senate before full enactment.

The ongoing legislative session has started, with budget details emerging in the coming weeks, affecting available discretionary funds ("member money") for local projects.

VII. Town Manager/Project Updates

Town Manager, Olivia Stewman advised that the current budget is nearly finalized pending salary data, with a special meeting planned for early May to review all details collectively. Annual Spending Freeze Starts May 10. Department heads will no longer have spending card access from May 10 except for emergencies authorized by senior management. Emergency purchases require dual approval from designated managers to control expenses tightly during this freeze. This process aims to ensure fiscal discipline during the final budget phase and is a recurring annual practice.

Cleanup contractors have removed over 4,500 cubic yards of debris from the lake, completing sediment removal in Morris Park. Grading and seeding work will commence soon to restore affected areas. Contractor boat activity remains limited, helping maintain safety and order during restoration. The lake enforcement strategy focuses on daytime and evening patrols supplemented by reserve officers, addressing increased summer activity and enforcement challenges. Primary officers conduct patrols in two-hour shifts during peak daytime and evening hours. Reserve officers are deployed on weekends to ensure full-time lake coverage while primary officers respond to other calls. Collaboration with North Carolina Wildlife officials is planned to enhance patrol frequency and enforcement presence. Distinguishing between contractors and private boaters is difficult, complicating enforcement of lake rules, especially no-wake zones. Enforcement teams are adapting to these challenges by identifying regular contractors and managing traffic flow efficiently.

The visible police presence during the lake's soft opening phase has been a key message for safety and compliance. Officials plan to continue enforcing no-towing and other restrictions even after lifting some no-wake rules, prioritizing gradual reopening and safety.

Marina and lake infrastructure projects are progressing ahead of schedule, with multiple components targeted for completion by Memorial Day.

Anchors for dam booms are installed; permanent replacements are being quoted with a temporary boom in use.

AT&T aims to have a new cell tower operational by April 30, improving service in Morse Park, with T-Mobile expected to follow soon. Verizon's installation status remains pending, and a ribbon-cutting event is set for May 22.

Installation of IP-based lake level gauges started this week, enabling real-time data access on the website. Discussions continue with DEQ on extending the Charlotte waterline to the Lake Ridge area, pending funding and easement agreements.

A revised wastewater treatment plant design reduces excavation and relocates the plant above the floodplain, balancing operational needs and environmental concerns.

The plant will sit halfway up the slope on the Hunt property, above the floodplain, requiring rock blasting but minimizing disturbance. The design preserves most of the Hunt property for other uses and maintains gravity feed from the dam area. Maintenance will rely on cranes due to limited vehicle access around tanks, necessitating upfront equipment planning. Access to the plant site involves a road cut near a tight corner, suitable for box trucks but not semis, emphasizing the need for careful logistics planning. Effluent discharge will utilize existing river outflow paths, and new infrastructure for chemical storage is under evaluation to optimize site layout. The old treatment plant site will be filled and repurposed for parking and equipment staging.

The new plant location reduces flood risks and localizes odors with retaining walls, improving community impact.

Approval to proceed with this design will enable focused geotechnical work and detailed planning, aiming to maintain full plant capacity without cost increases from excessive excavation.

To address nationwide police recruitment challenges, a cadet program will be introduced to sponsor trainees during their law enforcement training, improving local hiring outcomes. The program pays cadets roughly reserve officer wages during six months of basic law enforcement training without full-time benefits except retirement contributions. Cadets become full-time employees only after completing training, reducing upfront hiring risks and costs. Labor laws require monitoring to avoid excessive hours that would trigger broader benefit obligations. Sheriff departments attract many cadets due to flexible hiring rules, limiting police department access to trained candidates. The cadet program aims to secure promising recruits early, preventing loss to other agencies. Pre-employment contracts and thorough background checks will help ensure candidate quality and retention.

Outreach includes contact with local educational institutions like Isothermal Community College, where some officers also teach, to build a recruitment pipeline. The program offers a pathway for local youth interested in law enforcement careers, addressing age restrictions that limit high school outreach. Initial candidates are under consideration with plans to review progress before full program rollout, supported by existing budget allocations.

VIII. Public Comment

No public comment was made.

IX. Closed Session in Accordance with G.S. 143-318-11 (a) (5) for the Purpose of Discussing Property Acquisition

Commissioner Jim Proctor made a motion to enter into Closed Session in Accordance with G.S. 143-318.11(a) (5) for the Purpose of Discussing Property Acquisition of Rutherford County PIN 1642050, owned by LL Holdings LLC, for the purpose of possible future use and construction by the Town.

at 9:33am. Commissioner Patrick Bryant seconded that motion and all were in favor.

Commissioner Patrick Bryant made a motion to leave closed session at 10:05am.
Commissioner Jim Proctor seconded the motion and all were in favor

X. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

VII
UNFINISHED
BUSINESS

VIII

New Business

- A. Consider Approval for Firefly Cove Cluster Mooring Facility
- B. Consider ICF Task Order No. 3 FEMA Public Assistance Services
- C. Consider ICF Task Order No. 4 Disaster Recovery Management Services
- D. Discuss and Consider Recommendation for Lake Re-Opening “Phase 2”

A.

**Consider Approval for Firefly Cove Cluster
Mooring Facility**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 12, 2026**

SUBJECT: Consider Approval of Firefly Cove Cluster Mooring Facility

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Firefly Cove is requesting approval to replace its cluster mooring facility that was damaged during Hurricane Helene. The proposed replacement design differs slightly from the pre-storm configuration.

In accordance with Section 6-59 of the Town of Lake Lure Code of Ordinances, the Lake Structure Administrator and Lake Advisory Board have reviewed the application. Their review considered conformance with applicable regulations, impacts to lake carrying capacity, and effects on navigation, boating safety, and adjacent residential areas. The Board and Administrator have determined the proposed structure to be reasonable and have recommended approval.

Staff therefore requests Town Council review and consideration of approval of the Firefly Cove cluster mooring replacement as submitted.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve or deny Firefly Cove Cluster Mooring Facility.

ATTACHMENTS:

Proposed New Cluster Mooring Facility; Former Structure Plans

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff requests council consideration.

VERIFY 1/4 W/990
 ON THIS SIDE OF
 COVE

DROPPED KAYAK
 LAUNCH 991.

STAIR OPTION

VERIFY CREEK/SHORELINE
 RESTORATION. + GRADING
 VERIFY RIP/RAP W/TOWN.

VERIFY REPLACE
 HOSE D10

OPTION: INFILL CORNER
 W/ DECKING.

4' DOCK WORK W/
 EDGE OF SHORELINE
 MATCH EXIST. DOCK
 ELEVATION.

PARTIAL FRAMING PLAN
 SHEET 2

COORDINATE POST
 LOCATIONS W/ SEWER
 LINE

PHASE II
 PHASE I

HICKORY CONSTRUCTION CO
 COMMON AREA

GRAVEL PARKING

KAYAK STORAGE

100 YR. FLOOD

FIREFLY COVE POA
 COMMON AREA

EXIST. BOULDERS TO
 WATERS EDGE
 EXIST. DOCK

FIREFLY COVE POA
 COMMON AREA

* SEE FULL SURVEY FOR
 ADDITIONAL INFORMATION

VERIFY POLE MOUNTED
 METER - 2 FT ABOVE
 FLOOD ELEVATION.

EXIST. BOULDERS TO
 WATERS EDGE

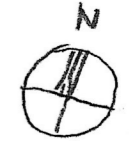
4 FT. DOCK COORDINATE
 W/ SHORELINE CTR.

STAIR OPTION

OPTION IN-FILL CORNER
 W/ DECKING

3 FT. DOCK

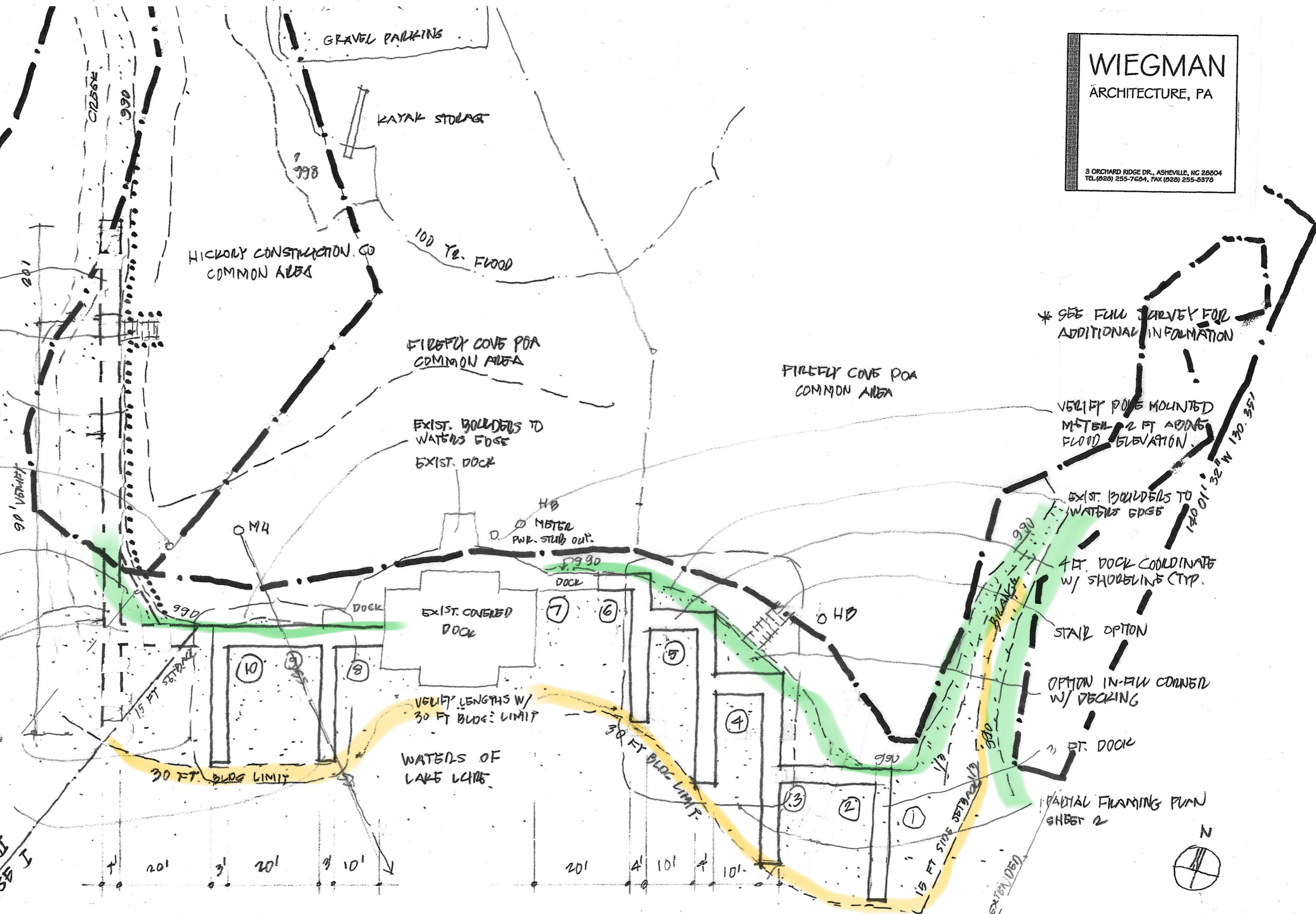
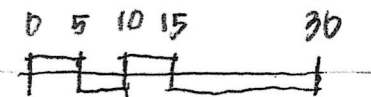
PARTIAL FRAMING PLAN
 SHEET 2

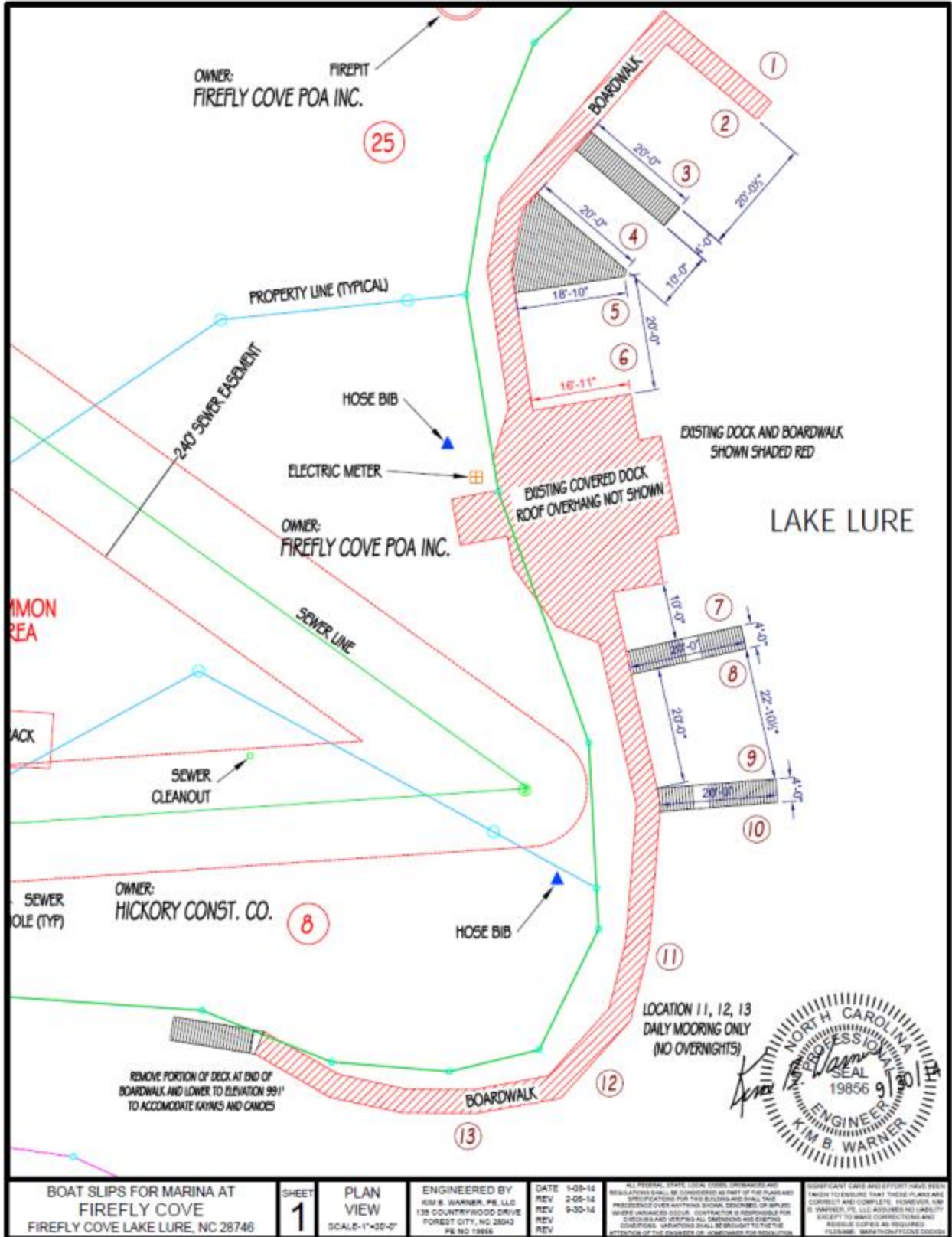


SITE PLAN FIREFLY COVE POA BOAT SLIPS

9/10/26

SCALE 1" = 20'-0"





BOAT SLIPS FOR MARINA AT
FIREFLY COVE
FIREFLY COVE LAKE LURE, NC 28746

SHEET
1
PLAN
VIEW
SCALE: 1"=30'-0"

ENGINEERED BY
KIM B. WARNER, P.E., L.L.C.
139 COUNTRYWOOD DRIVE
FOREST CITY, NC 28042
PE NO 19856

DATE 1-08-14
REV 2-05-14
REV 9-30-14
REV

ALL FEDERAL, STATE, LOCAL, STATE, DISTRICT AND REGULATIONS SHALL BE CONSIDERED AS PART OF THE PLAN AND SPECIFICATIONS FOR THIS BUILDING AND SHALL HAVE PRECEDENCE OVER ANYTHING SHOWN, DRAWING OR IMPLIED HEREIN UNLESS OTHERWISE SPECIFIED. CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. VARIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR ARCHITECT FOR RESOLUTION.

SIGNIFICANT CARE AND EFFORT HAVE BEEN TAKEN TO ENSURE THAT THESE PLANS ARE CORRECT AND COMPLETE. HOWEVER, KIM B. WARNER, P.E., L.L.C. ASSUMES NO LIABILITY EXCEPT TO MAKE CORRECTIVE AND REVISIONS TO THE PLANS AS REQUIRED. PLEASE, MAKE TRIPLE CHECKS.

B.

**Consider ICF Task Order No. 3
FEMA Public Assistance Services**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 12, 2026

SUBJECT: Consider ICF Task Order No. 3 FEMA Public Assistance Services

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Task Order No. 3 between the Town of Lake Lure and ICF Incorporated, LLC extends FEMA Public Assistance and Hazard Mitigation Grant Program support services for Tropical Storm Helene (DR-4827-NC) for the period of May 12, 2026 through May 12, 2027, with a not-to-exceed cost of \$1,430,000. Under this agreement, ICF will continue to provide comprehensive disaster recovery management services including eligibility determinations, damage assessments, cost estimating, project formulation, program documentation and tracking, and technical assistance to support FEMA reimbursement and compliance. The scope also includes long-term recovery planning and continued support for hazard mitigation efforts through development of HMGP applications, benefit-cost analyses, environmental and historic preservation reviews, and coordination with federal, state, and local partners.

A significant portion of these services is expected to be funded through FEMA Public Assistance Management Costs, commonly referred to as Category Z, which reimburses eligible administrative and program delivery costs associated with managing the overall FEMA Public Assistance program rather than individual construction or repair projects. Deliverables will include weekly status reporting, damage assessment reports, project documentation submissions, program management records, and technical assistance materials, all aligned with FEMA requirements to ensure accurate documentation, timely project advancement, and successful grant management and closeout.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve ICF Task Order No. 3 FEMA Public Assistance Services.

ATTACHMENTS:

Proposed ICF Task Order No. 3 FEMA Public Assistance Services

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

Task Order No. 3 FEMA Public Assistance Services for Town of Lake Lure, NC

Scope of Services

This Task Order No. 3 is issued under the ICF Master Services Agreement for Comprehensive Disaster Recovery Management Services and outlines a series of tasks and a structured work breakdown that governs the disaster recovery management services facilitated through the FEMA Public Assistance Program that ICF Incorporated, LLC (“ICF” or “CONTRACTOR”) will execute on behalf of and in collaboration with the Town of Lake Lure, NC (“CLIENT” or “The Town”). ICF offers comprehensive professional services, addressing the unique demands associated with North Carolina Tropical Storm Helene (DR-4827-NC).

Background Description

This Task Order has been issued to continue ICF’s services for FEMA Public Assistance (PA) and HMGP support. The primary purpose of this TO is to facilitate the management, administration, and coordination of Public Assistance and HMGP programs. These programs are essential in providing necessary aid to eligible public entities after federally declared disasters, enabling effective disaster response, recovery, and mitigation. ICF will perform services in strict adherence to FEMA guidelines, policies, and legal requirements to ensure timely and accurate assistance delivery.

Scope of Services

ICF shall perform FEMA Public Assistance services as outlined below, ensuring all tasks are conducted in compliance with FEMA Public Assistance policies, procedures, and documentation requirements. Services provided under this TO shall include comprehensive support from eligibility determination and all applicable activities from May 12, 2026, through May 12, 2027.

Eligibility Determination Support

ICF will work closely with local, state, FEMA, and other officials to determine the eligibility of facilities, projects, and costs under the PA program. Specific activities include:

- Reviewing eligibility of facilities, work, and cost documentation to ensure compliance with FEMA’s Public Assistance Program and Policy Guide (PAPPG).
- Assisting the Town in understanding FEMA eligibility requirements and guiding them through the documentation process to demonstrate compliance.
- Conducting in-depth eligibility reviews for complex cases, including specialized facilities or high-cost projects, ensuring full alignment with federal standards.

Damage Assessment and Cost Estimation

ICF shall provide thorough damage assessment and accurate cost estimation services for all eligible projects. Key responsibilities include:

- Conducting initial site assessments and documenting observed damage with high levels of detail, and create Damage Reports that include photos, maps, and reports that meet FEMA’s requirements.
- Developing comprehensive scope of work and cost estimates using FEMA-approved methodologies, industry standards, and any necessary specialized software.
- Collaborating with the Town to verify damage extent and refine cost estimates to ensure they reflect accurate, complete data for PA project submission.

Project Formulation

“Projects” are critical to PA project tracking and reimbursement. ICF will provide end-to-end support in the project formulation process, including:

- Drafting and submitting projects for eligible activities, including all necessary documentation, photographs, cost estimates, and justifications.
- Assisting the Town with project revisions to address FEMA’s requests for additional information or modifications, ensuring projects’ progress without unnecessary delays.
- Reviewing projects for accuracy, completeness, and adherence to FEMA’s guidelines, assisting in resubmission if corrections are needed.
- Evaluating projects for FEMA PA 406 hazard mitigation and 428 alternative procedures.

Program Management and Documentation

Proper documentation and tracking are essential to ensuring compliance with federal requirements. ICF will assist with all grant program management aspects, including:

- Establishing standardized documentation processes to help the Town to record and retain financial records, timekeeping logs, and other critical documents.
- Developing a system of record using ICF’s DisasTrax to monitor project status, deliverable completion, and financial disbursements, ensuring transparency and accountability.
- Training the Town in grant management best practices and the importance of record retention for auditing and closeout compliance.

Technical Assistance and Recovery Planning

To enhance the Town’s understanding and improve compliance, ICF shall provide targeted technical assistance and planning, including:

- Developing customized assistance on PA procedures, eligibility criteria, documentation requirements, and grant management.
- Delivering outreach and engagement to stakeholders, ensuring they understand PA program requirements and best practices.
- Providing on-demand technical support to answer questions, clarify requirements, and offer guidance on specific PA program concerns as they arise.
- ICF will support the Town with a comprehensive long-term recovery plan. This includes an in-depth analysis of the community’s vulnerabilities, prioritization of recovery projects, and the integration of mitigation measures across all efforts.

Hazard Mitigation

ICF will continue to coordinate with the town to develop HMGP applications to ensure the town is resilient against the impacts of future natural hazards.

- Developing Advance Assistance (AA) applications for complex projects to identify engineering, costing and preliminary design, environmental desktop reviews, and Benefit Cost Analysis (BCA). Deliverables from AA applications will be used for HMGP project applications, as prioritized by the state.
- Developing HMGP project applications to align with funding priorities, timelines, and evaluation criteria. ICF will collaborate with the town to finalize the project scope. This scope will clearly outline the proposed mitigation activities. ICF will review the Rutherford county Hazard Mitigation Plan to ensure alignment with its goals and objectives. The application will detail the purpose, implementation, performance expectations, and regulatory compliance of the projects.

- Use FEMA's BCA Toolkit to conduct a benefit-cost analysis, ensuring the project's cost-effectiveness by confirming it meets FEMA's criteria for a minimum benefit-cost ratio of 1.0 with relevant data.
- ICF will describe the project's location and benefiting area with photos and maps. GIS will be used to create project maps, including topographic, Flood Insurance Rate (FIRM), and wetlands delineation maps.
- ICF will perform an environmental and historic preservation review. This will assess project sites against EHP laws and regulations, aiming to reduce adverse environmental impacts. The review will use GIS data to identify wetlands, water bodies, and endangered species, along with photos from the project location and mapping section.
- ICF will outline strategies for collaboration with partners and communities, including coordination with federal, state, local agencies, and private landowners.
- ICF will create the cost share and maintenance letter templates and provide the final application for review before submission.

Deliverables

ICF shall provide the following deliverables within the specified timelines. All deliverables must be submitted in a format consistent with FEMA’s guidelines and standards. Each deliverable will undergo a review for accuracy, completeness, and compliance with PA requirements.

Deliverable	Due Date	Description
Weekly Status Reports	Weekly	Summarizes activities, achievements, challenges, and any outstanding issues requiring resolution.
Damage Assessment Reports	As assessments are completed	Detailed reports with photographs, descriptions, dimensions, and estimated costs for each assessed site.
Project Formulation	As completed	Completed and submitted projects, including all documentation, cost estimates, and justifications.
Program Management Documentation	Ongoing	Comprehensive tracking documentation, including financial management records and project status logs.
Technical Assistance and Planning	As completed	Development and delivery of technical assistance and planning content, including presentations, guides, reference materials, and planning documents.

Each deliverable will be tailored to meet the specific requirements of the program phase it addresses. ICF will work collaboratively with the Town to ensure deliverables are clear, actionable, and aligned with FEMA policy and guidance.

Schedule and Fee

ICF’s fee for the above scope of services is on a time and materials basis with a not-to-exceed price of **\$1,430,000**. All travel or other direct costs (ODCs) will be reimbursed at the actual costs incurred. The period of performance for the work shall begin on May 12, 2026, through May 12, 2027. Invoices for services will be submitted monthly to the Client. The fee is based on labor categories and rates below.



Labor Categories and Rates

Labor Category	Hourly Rate
Project Executive	\$0.00
Subject Matter Expert	\$225.00
Project Manager	\$180.00
Project Accountant	\$165.00
Senior Closeout Specialist	\$165.00
Closeout Specialist	\$135.00
Senior Disaster Management Specialist	\$190.00
Disaster Management Specialist II	\$165.00
Disaster Management Specialist I	\$140.00
Jr. Disaster Management Specialist	\$120.00
Administrative Assistant	\$60.00

Assumptions

ICF's schedule and fee for Task Order No. 3 is predicated on the following assumptions and clarifications.

- Work will not commence until a Notice to Proceed has been provided.
- If, while executing the contract, the scope and schedule of the requirements materially change, ICF reserves the right to amend its offer.
- Any mutually agreed-upon deviations to these price assumptions or proposed work may require a modification to ICF's proposal or the awarded task order.

For: Client
TOWN OF LAKE LURE

For: Contractor
ICF INCORPORATED LLC



Signature

Signature

Name (Typed or Printed)

Andrew Wilson, Contracts Manager

Name (Typed or Printed)

Date

5/1/26

Date

C.

**Consider ICF Task Order No. 4 Disaster
Recovery Management Services**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 12, 2026

SUBJECT: Consider ICF Task Order No. 4 Disaster Recovery Management Services

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Task Order No. 4 between the Town of Lake Lure and ICF Incorporated, LLC extends comprehensive disaster recovery management services under the ICF Master Services Agreement for work related to Tropical Storm Helene (DR-4827-NC) for the period of May 12, 2026 through October 31, 2026, with a not-to-exceed cost of \$155,000. The primary purpose of this Task Order is to support the development and submission of up to five infrastructure applications for the North Carolina Department of Commerce Community Development Block Grant Disaster Recovery (CDBG-DR) Infrastructure Program. ICF will assist the Town in identifying eligible infrastructure priorities, compiling required documentation, budgets, and certifications, and preparing complete and compliant applications in accordance with HUD, the Universal Notice, and North Carolina Commerce requirements. The scope also includes targeted technical assistance to support the Town through the application process, including stakeholder engagement, regulatory guidance, and clarification of program requirements, along with quality control review to ensure applications meet all federal and state standards. Deliverables include weekly status reports, completed applications, and technical assistance materials, all designed to ensure accurate, timely, and compliant submission of CDBG-DR funding requests.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve ICF Task Order No. 4 Disaster Recovery Management Services.

ATTACHMENTS:

Proposed ICF Task Order No. 4 Disaster Recovery Management Services

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

Task Order No. 4 Disaster Recovery Management Services for Town of Lake Lure, NC

Scope of Services

This Task Order (TO) No. 4 is issued under the ICF Master Services Agreement for Comprehensive Disaster Recovery Management Services and outlines a series of tasks and a structured work breakdown that governs the disaster recovery management services that ICF Incorporated, LLC (“ICF” or “CONTRACTOR”) will execute on behalf of and in collaboration with the Town of Lake Lure, NC (“CLIENT” or “The Town”). ICF offers comprehensive professional services, addressing the unique demands associated with North Carolina Tropical Storm Helene (DR-4827-NC).

Background Description

This TO has been issued to continue ICF’s services for Comprehensive Disaster Recovery Management Services. The primary purpose of this TO is to facilitate development of applications for the Town to submit to the North Carolina Department of Commerce Community Development Block Grant Disaster Recovery (CDBG-DR) Infrastructure Program. These programs are essential in providing necessary aid after federally declared disasters, enabling effective disaster response, recovery, and mitigation. ICF will perform services in strict adherence to CDBG-DR guidelines, policies, and legal requirements to ensure timely and accurate assistance delivery.

Scope of Services

ICF shall perform CDBG-DR services as outlined below, ensuring all tasks are conducted in compliance with HUD, Universal Notice, and North Carolina Commerce policies, procedures, and documentation requirements. Services provided under this TO shall include comprehensive application support from preparation to submission.

Application Preparation

ICF will work closely with the Town to prepare up to 5 compliant infrastructure applications. Specific activities include:

- Reviewing town’s infrastructure priorities and eligible activities.
- Completing required documentation, budgets and certifications.
- Reviewing existing Town data and information and collecting of any missing information to complete each application.
- Conducting in-depth QC review ensuring each application is in full alignment with federal standards.

Technical Assistance

To enhance the Town’s understanding and improve compliance, ICF shall provide targeted technical assistance, up to 100 hours, on the application(s) for the CDBG-DR infrastructure program, including:

- Engaging with stakeholders, ensuring they understand CDBG-DR infrastructure application processes.
- Providing technical support to answer questions, clarify requirements, and offer guidance on CDBG-DR application concerns as they arise.

Deliverables

ICF shall provide the following deliverables within the specified timelines. Each deliverable will undergo a review for accuracy, completeness, and compliance.



Deliverable	Due Date	Description
Weekly Status Reports	Weekly	Summarizes activities, achievements, challenges, and any outstanding issues requiring resolution.
Applications	As assessments are completed	Up to 5 completed applications with all required documentation and attachments.
Technical Assistance	As completed	Development and delivery of technical assistance, including presentations, guides, reference materials, and documents.

Each deliverable will be tailored to meet the specific requirements of the program phase it addresses. ICF will work collaboratively with the Town to ensure deliverables are clear, actionable, and aligned with HUD and North Carolina Commerce policies and guidance.

Schedule and Fee

ICF’s fee for the above scope of services is on a time and materials basis with a not-to-exceed price of **\$155,000**. All travel or other direct costs (ODCs) will be reimbursed at the actual costs incurred. The period of performance for the work shall begin on **May 12, 2026, through October 31, 2026**. Invoices for services will be submitted monthly to the Client. The fee is based on labor categories and rates below.

Labor Categories and Rates

Labor Category	Hourly Rate
Project Executive	\$0.00
Subject Matter Expert	\$225.00
Project Manager	\$180.00
Project Accountant	\$165.00
Senior Closeout Specialist	\$165.00
Closeout Specialist	\$135.00
Senior Disaster Management Specialist	\$190.00
Disaster Management Specialist II	\$165.00
Disaster Management Specialist I	\$140.00
Jr. Disaster Management Specialist	\$120.00
Administrative Assistant	\$60.00

Assumptions

ICF's schedule and fee for Task Order No. 4 is predicated on the following assumptions and clarifications.

- Work will not commence until a Notice to Proceed has been provided.
- If, while executing the contract, the scope and schedule of the requirements materially change, ICF reserves the right to amend its offer.
- Any mutually agreed-upon deviations to these price assumptions or proposed work may require a modification to ICF's proposal or the awarded task order.

For: Client
TOWN OF LAKE LURE

For: Contractor
ICF INCORPORATED LLC



Signature

Signature

Name (Typed or Printed)

Andrew Wilson, Contracts Manager

Name (Typed or Printed)

Date

5/1/26

Date

D.

**Discuss and Consider Recommendation
for Lake Re-Opening “Phase 2”**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 12, 2026

SUBJECT: Discuss and Consider Recommendation for Lake Re-Opening 'Phase 2'

AGENDA INFORMATION:

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

BRIEF SUMMARY:

The Town Manager recommends moving to Phase Two of lake reopening operations effective May 16, following the May 15 reopening ceremony. The lake is at full pond, and the temporary lake-wide no-wake restriction will be lifted on May 9; all permanent no-wake zones remain in effect. Phase Two would open the Morse Park/Washburn Marina ramp to permitted motorized vessels, open Pool Creek Park ramp primarily for non-motorized use, and lift temporary towing restrictions under existing Lake Use Regulations. Users will continue to operate at their own risk due to ongoing recovery conditions and potential hazards, and should proceed with caution. The fuel pump is expected to be completed in early to mid-June. Town staff will continue monitoring conditions and coordinating with public safety partners.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve, deny, or amend Recommendation for Lake Re-Opening 'Phase 2'

ATTACHMENTS:

Town Manager's Recommendation Memo

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends Council discuss and consider.



Office of the Town Manager

TO: Mayor and Town Council
FROM: Olivia Stewman, Town Manager
DATE: May 12, 2026
RE: Phase Two Reopening Recommendation

Town staff has continued to closely monitor lake conditions following the transition to full pond and the implementation of Phase One soft opening operations. The lake is now at full pond, and conditions have stabilized as expected. The temporary lake-wide no-wake restriction implemented during Phase One is scheduled to be lifted on May 9. It is important to note that all permanent no-wake zones established under the Town of Lake Lure Lake Use Regulations will remain fully in effect. Only the temporary emergency lake-wide no-wake restriction is being removed.

As the Town moves into this next phase, it is important to recognize that the intent of the phased reopening process has always been to restore public access as quickly and safely as possible while allowing staff adequate time to confirm operational readiness under full pond conditions. Phase One successfully provided the opportunity to verify safety measures, monitor lake conditions, coordinate enforcement and emergency response operations, and confirm that public access systems functioned as intended during initial reopening activities.

Based on current conditions and the progress achieved, staff recommends moving into Phase Two operations effective Saturday, May 16, following the public reopening ceremony on May 15. While implementation on May 15 could be operationally feasible, staff recommends the May 16 effective date to provide a clean transition following the ceremony, allow for final coordination and public communication efforts, and avoid confusion associated with implementing expanded operational changes during a major public event. This approach allows the reopening ceremony to serve as the formal announcement and celebration of reopening while expanded operations begin in a structured and controlled manner the following day.

Phase Two Recommended Changes

If approved, Phase Two would include the following updates:

- **Removal of Temporary Lake-Wide No-Wake Restriction:** The temporary lake-wide no-wake restriction established during Phase One would remain lifted effective **May 9th**. However, all standard no-wake zones identified in the Town's Lake Use Regulations will remain in effect and must continue to be observed at all times.
- **Morse Park / Washburn Marina Ramp:** Open to the public for permitted motorized vessel use. All vessels must be properly permitted and operated in full compliance with Town of Lake Lure Lake Use Regulations. Launching and use are at the operator's own risk, and users are strongly advised to proceed with caution due to the ongoing recovery environment and the potential for submerged or shifting hazards.

- **Pool Creek Park Ramp:** Open primarily for non-motorized vessel use, including kayaks, canoes, paddleboards, and similar craft. This access point is intended to support lower-impact recreational use and distribute lake access opportunities.
- **Towing Activities:** Recommend lifting the temporary restriction on towing activities, including skiing, tubing, and similar recreation. These activities would resume under existing Lake Use Regulations and standard safety requirements.
- **Lake-wide Operations and Safety:** While restrictions are being lifted, all lake users should recognize that recovery operations remain ongoing in certain areas. Boaters and recreational users proceed at their own risk due to the possibility of submerged debris, changing conditions, and continued restoration activity. Operators should exercise caution at all times and comply with any direction provided by Town law enforcement or emergency personnel.
- **Fuel Pump Status:** The lake fuel pump is now anticipated to be completed in early to mid-June. Boaters should plan accordingly and utilize alternative fueling arrangements until the system is operational.

It remains important that the Town continue emphasizing that lake conditions may differ from historical norms as recovery efforts progress. All lake users are responsible for operating safely, remaining alert to changing conditions, and complying with all applicable Lake Use Regulations and direction provided by Town personnel. The Town should continue clearly communicating that use of the lake during this recovery period is undertaken at the user's own risk.

I recommend moving forward with Phase Two as proposed. The transition reflects the Town's continued commitment to restoring full recreational access as quickly as is responsibly possible, while maintaining appropriate safeguards during the final stages of recovery and restoration of the lake.

Even with the lifting of additional temporary restrictions, conditions across the lake will continue to evolve as recovery work progresses. Staff will remain actively monitoring operations and coordinating with emergency services, contractors, and law enforcement to ensure conditions remain appropriate for public use.

Thank you,

Olivia Stewman
Town Manager

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PUBLIC COMMENT

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

X

ADJOURNMENT