

TOWN OF LAKE LURE

REGULAR TOWN SPECIAL WORK SESSION AND ACTION MEETING

Wednesday, December 17, 2025 at 8:30 a.m.

Town Hall at the Landings



Agenda

Roll Call:

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

William Morgan, Attorney
Olivia Stewman, Town Manager

Dean Lindsey, Public Works Director
Laura Krejci, Communications Director
Sean Humphries, Police Chief
Dustin Waycaster, Fire Chief
Dana Bradley, Park & Rec Director
Mike Williams, Community Development

Absent:

Mike Hager, Lobbyist
Commissioner Scott Doster

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:32 am.

II. Agenda Adoption:

Commissioner Dave DiOrio made a motion to amend the agenda adding item VIII. K9 Program Proposal by Lake Lure Police Department and item IX Consider Waiver and Suspension Request for Carolina Climbers Coalition Rumble 2026 Event. Commissioner Patrick Bryant seconded the motion and all were in favor.

III. Consider Schnabel Work Order 16A for Construction Phase Services for Spill way Crest Repairs at Lake Lure Dam

Town Manager, Olivia Stewman advised this is for the oversight of the current project. This will cover Contactors, site visits, any RFI'S and T&N. Based on the proposal the cost would be \$83,942. Will work on keeping the cost below that. Board members have questions.

Commissioner Jim Proctor made a motion to table till later in meeting. Commissioner Dave DiOrio seconded the motion and all were in favor.

IV. Consider LaBella Task Order 28 for Ad Hoc GIS Services

Town Manager, Olivia Stewman advised this will help with GIS services as we continue to move forward. We have staff trained and certified with GIS however in some areas we will still need help.

Commissioner Jim Proctor made a motion to approved Labella Task Order 28 Ad Hoc GIS services. Commissioner Dave DiOrio seconded the motion and all were in favor.

V. Consider Labella Task Order 29 for Hydro Plant Access Reestablishment

Town Manager, Olivia Stewman presented Task Order 29 for access road to Hydro plant that was destroyed. This is a FEMA covered project. We have received design back and it will be cheaper than expected. Could be a 428. This would be for road, ramp, and access to the building but would not contain any electrical.

Commission Dave DiOrio made a motion to approved LaBella Task Order 29 for Hydro plant Access Reestablishment. Commissioner Patrick Bryant seconded the motion and all were in favor.

VI. Consider Adoption of Resolution No. 25-12-17 Authorizing an Amendment to On-Call Engineering Services Agreement with Labella Associates

Town Manager, Olivia Stewman advised that LaBella current contract exceeded. It will expire next month but looking to extend till 2028. We can look at hiring a new firm but feel that LaBella has been there from the beginning and knows the Town's needs. Board discussion ensued.

Commissioner Patrick Bryant made a motion to approve Resolution NO. 25-12-17 Authorizing an Amendment to On-Call Engineering Services Agreement with Labella Associates. Commissioner Dave DiOrio seconded the motion and all were in favor.

VII. Consider Request for Rent Deferral

Wade Opplinger, owner of the Gym located at the old ABC store that is town owned, is requesting to defer rent for the off-season months and resume schedule during high peak season. He advises that the Hurricane has crippled business and with the Lake still not open, we have had a short season with less visitors. The Gym is helpful for the

community, but navigating business has been challenging. Hope that the council will consider a deferral to help make it to the summer.

Commissioner Dave DiOrio and Jim Proctor advised that we could look at the lease and consider restructuring to fit reality. Discussion ensued.

Town Manager Olivia Stewman will schedule a meeting with Wade to work through the details and review the new lease.

VIII. K9 Program Proposal by Lake Lure Police Department

Chief Humphries and Officer Courtney Burrell presented to the council wanting to bring a K9 unit to Lake Lure. Currently we are down 2 officers and feel this would make a great addition to the department. Not only bring more sources in but also boost moral throughout the department. Looking to have the dog trained in Search and Rescue. We have done an investigation of the cost being around \$17,000 for the dog and training. This will be donated by Rocky Grillo. The cage for the car is around \$5,000 and will be donated as well. We estimate about \$500.00 a year for food. Will have discounts for Vet visits. Officer Burrell would be her handler, and she would be 13 months old.

Dustin Waycaster, fire chief advised that this would benefit not only the police department but also the fire department with search and rescue. It could help us cut down search time and could be used as a recruitment tool.

Discussion ensued from board and it was noted that the dog could be trained for other capabilities in the future.

Commissioner Jim Proctor made a motion to approve K9 program proposal. Commissioner Patrick Bryant seconded the motion and all were in favor.

IX. Consider Waiver and Suspension request for Carolina Climbers Coalition Rumble 2026 Event.

Town Manager Olivia Stewman advised the council that we would like to reintroduce the Rumble to Lake Lure in March. Since we are unable to utilize Morse Park, they would use the Green Space and would be up to 300 people scheduled from March 6-March 8. Looking to wave fees and for use of municipality, any noise ordinance and camping, and peddlers' ordinance as somethings would be sold at the event.

Commissioner Jim Proctor made a motion to approve waiver and Suspension request for the Carolina Climbers Coalition Rumble 2026 Event. Commissioner Patrick Bryant seconded the motion and all were in favor.

X. Hager Strategic Solutions Updates

Mike Hager was unable to attend the meeting today, but Town Manager, Olivia Stewman presented in his place.

Verizon is reviewing plans to hopefully submit to be added to the tower being installed on Boys Camp Road and At&t is set to begin fiber line in the first quarter of 2026. No other updates at this time.

XI. Storm Recovery Updates

The Town has been awarded funding through the Division of Water Infrastructure's Helene SRF program and additional funds may be available in April 2026. The Town has not yet received the award letter but will update once more details are available. Also awarded \$562,500 through the Office of State Budget and Management to support phase I of the Sewer Replacement Projects.

The Town has submitted 6 HMGP projects that include Town Hall, Public Safety Campus, Community Road Stabilization, WWTP, Generators, and stream gages. Also working with the smart program for the remaining lake debris. Unable to provide an exact timeline. They are currently working to select a contractor.

The next-phase design submittal for the sewer replacement project has been completed and is currently under review by Town Staff. Once reviewed and approved will be provided to NCDEQ for approval. The West End sewer project is complete with all customers now having available connection points.

XII. Town Manger/Project Updates

Town Manager, Olivia Stewman advised the Tainter gate seal repairs are currently underway, with the project completion still anticipated during the first week of February. In addition, Schnabel Engineering will proceed with the 30% design phase for the Dam. Funding for this work has been secured through the FY22 HHPD Grant.

Cell Tower is moving forward with electrical work being completed on January 6, 2026. Verizon has yet to apply to locate on the tower. The Town's Lobbyist has contacted Verizon's representative and has also submitted an official letter from the town.

The Comprehensive plan has completed three public input sessions to date, including virtual, traditional, and round-table formats, all of which generated valuable feedback. One additional session is planned for January 28, 2026. We have received 411 responses from the public survey and will provide a comprehensive summary once public engagement is completed.

The Town is preparing to submit an EDA Grant Funding and Dogwood Matching Grant to support replacement of the sewer system, a critical project necessary to accommodate increased business capacity and economic growth in Lake Lure. We had previously applied for a \$2 million match through Dogwood Health Trust and have been notified that these funds have been committed, contingent upon award of the EDA grant.

XIII. Public Comments

There were no public comments.

XIV. Closed Session in accordance with G.S. 143-318.11 (a) (5) for the purpose to property Acquisitions.

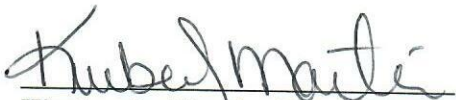
Commissioner Patrick Bryant made a motion to enter in closed session. Commissioner Jim Proctor seconded the motion and all were in favor.

Council entered closed session.

XV. Adjournment:

Commissioner Dave DiOrio made a motion to adjourn. Commissioner Patrick Bryant seconded the motion and all were in favor. Meeting ended at 9:42 am.

Attest:


Kimberly Martin, Town Clerk


Carol C. Pritchett, Mayor

