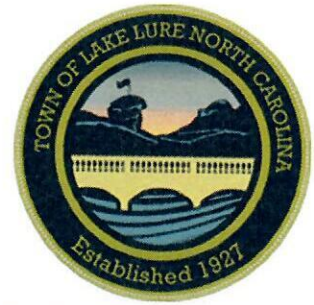


**MINUTES OF THE TOWN OF LAKE LURE
REGULAR TOWN COUNCIL MEETING**

Tuesday, January 13, 2026 @ 5:00 pm

Town Hall at The Landings



Agenda

Roll Call:

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

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

I. Call to Order

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

II. Agenda Adoption

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

III. Mayor's Communication

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

IV. Town Managers Communication

A. Monthly Report/ Storm Recovery

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

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

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

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

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

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

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

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

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

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

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

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

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

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

V. Council Liaison Reports and Comments

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

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

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

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

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

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

VI. Public Hearing

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

a. Staff Report

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

b. Public Hearing

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

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

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

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

No other comments made

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

c. Commissioner Deliberation

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

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

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

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

a. Staff Report

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

b. Public Hearing

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

Only concerned was to consider width.

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

c. Commission Deliberation

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

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

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

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

a. Staff Report

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

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

b. Public Hearing

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

No other comments were made.

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

c. Commission Deliberation

Commissioners began deliberation.

d. Consideration for Adoption of Ordinance No. 26-01-13B Amending Tree Clearing and Replanting Requirements within the town of Lake Lure.

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

VII. Consent Agenda

A. Approval of December Minutes

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

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

VIII. Unfinished Business

There was no unfinished business.

IX. New Business

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Paul Brock: 2625 Memorial Hwy.

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

Diane Richards:

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

Richard Sayles: 122 Harris Rd.

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

Pat Buede:

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

Jamie Wood:

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

Bill:

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

Mark Hamlin

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

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

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

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

X. Public Comment

Deborah Keller:

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

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

Mark Hamlin:

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

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

Citizen:

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

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

Mike Hager:

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

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

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

No other public comments were made.

XI. Adjournment

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

ATTEST:



Kimberly Martin, Town Clerk



Carol C. Pritchett, Mayor

