

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

Tuesday, July 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
Marty Benson, Attorney
Kimberly Martin, Town Clerk

Absent

I. Call to Order

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

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. Mayor's Communication

Mayor Carol C. Pritchett following the Fourth of July celebrations, noting that the community experienced record attendance and successful events. The Mayor expressed appreciation for the efforts that contributed to the success of the celebrations and highlighted the positive impact of increased community engagement. The Town has an exciting week ahead, with the anticipated marina opening, fuel system availability, and other improvements that will enhance visitor access and support continued economic activity. Progress continues to move forward.

IV. Town Managers Communication

A. Monthly Report/ Storm Recovery

Town Manager Olivia Stewman provided updates on storm recovery, lake operations, infrastructure projects, and community initiatives.

Marina and boardwalk are nearing completion and moving toward final inspections and Certificate of Occupancy approval. Duke Energy has completed the majority of power work, with final inspections pending. Staff will notify slip renters once approval is received and marina access is available. Final preparations include additional fencing, ADA improvements, and completion of dock-related items.

The marina fuel system installation is scheduled to begin July 27. Temporary impacts to Morse Park access and the boat ramp may occur during installation, and staff will provide updates regarding any changes. Early engineering services with LaBella were initiated to maintain the project schedule. Hot dock inspections and courtesy dock improvements are also underway, with permitting delays continuing to impact grading and hydroseeding work at Morse Park.

Ongoing infrastructure projects, including the Public Works building, Boys Camp Bridge, and the Chimney Rock Baptist Church culvert replacement. The Public Works building project continues through permitting and bidding efforts. The Boys Camp Bridge project remains dependent on AT&T utility relocation prior to construction. Culvert replacement work is progressing with temporary stabilization measures in place and design moving toward bidding. Several recent funding opportunities and awards, including increased Wastewater Treatment Plant funding of approximately \$8.6 million, sewer replacement funding of \$3.5 million, and a \$150,000 USDA grant supporting storm-related repairs. Additional state appropriations were secured for public safety technology, including police vehicle radios and SCADA system upgrades. Finance and legal staff confirmed the Town's ability to manage the additional funding commitments. FEMA restoration efforts for Town Hall are expected to proceed into the appeals process. Staff is obtaining demolition estimates to prepare for restoration work while awaiting FEMA's final determination. We have several events coming up including the Olympiad beginning August 14, 2026. Full report is available upon request.

V. Council Liaison Reports and Comments

Commissioner Scott Doster reported that the ABC Board recently completed its audit with the ABC Commission and will review the audit results at its next meeting on Monday, July 20, 2026, at 3:30 p.m. He also noted that the Zoning and Planning Board did not meet during the reporting period.

Commissioner Dave DiOrio reported that the Board of Adjustment considered several variance requests related to setback requirements. He also advised that the Lake Advisory Board continues to monitor lake operations and review the commercial boating model.

Commissioner Jim Proctor reported that the Parks and Recreation Board met but had no significant updates to report.

Commissioner Patrick Bryant reported that the Short-Term Rental Advisory Board continues to review policies related to trash, parking, and other regulatory issues while monitoring pending state legislation that may impact local regulations.

VI. Consent Agenda

A. Approval of June Meeting 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. Lake Lure Classical Academy Update

School representative Randy Nelson provided an update on enrollment, leadership, and future programming. Enrollment has increased to approximately 412 students following storm-related declines. A new school director has been hired.

Dr. Joy Scott began serving as School Director on July 1 and is focused on expanding academic opportunities and workforce development programs. Planned programs include computer science and Career Technical Education (CTE) opportunities.

USDA grant funding will support transportation needs and storm-related repairs. Modular classrooms are planned for removal to create additional recreational space. Upcoming fundraising efforts include a golf tournament scheduled for September 11.

B. Consider Amendment to FY26-27 Land Use Fee Schedule

Town Manager Olivia Stewman explained that Council had previously discussed establishing an encroachment permit fee. While preparing the FY 2026–2027 Land Use Fee Schedule, the fee was inadvertently omitted. Staff recommended amending the fee schedule to add a \$200 encroachment permit fee consistent with Council's prior direction.

Commissioner Patrick Bryant made a motion to approve the amendment to FY26-27 Land Use Fee Schedule. Commissioner Jim Proctor seconded the motion and all were in favor.

C. Resolution No. 26-07-14 Accepting Revised SRF Helene Funding Offer for New WWTP Design and Construction

Town Manager, Olivia Stewman advised Council to consider acceptance of revised SRF funding for the Wastewater Treatment Plant design and construction project. Funding includes principal forgiveness and a zero-interest loan component.

Commissioner Scott Doster made a motion to approve Resolution No. 26-07-14 Accepting revised SRF Helene funding offer for New WWTP design and construction. Commissioner Dave DiOrio seconded the motion and all were in favor.

D. Resolution NO. 26-07-14A Accepting Revised SRF Helene Funding Offer for BFM Design and Construction Project

Town Manager, Olivia Stewman advised Council to considered acceptance of revised SRF funding for the sewer replacement project. Funding includes principal forgiveness and a zero-interest loan component.

Commissioner Jim Proctor made a motion to approve Resolution No. 26-07-14A Accepting Revised SRF Helene Funding offer for BFM Design and Construction Project. Commissioner Dave DiOrio seconded the motion and all were in favor.

E. Resolution No. 26-07-14B Fixing Date of Public Hearing on Proposed Annexation Pursuant to G.S. 160A-31 to be Held August 11, 2026

Town Manager, Olivia Stewman advised council the town clerk Kimberly Martin had reviewed the petition and all requirements had been met.

Commissioner Patrick Bryant made a motion to approve Resolution No. 26-07-14B Fixing Date of Public Hearing on Proposed Annexation Pursuant to G.S. 160A-31 to be Held August 11, 2026. Commissioner Scott Doster seconded the motion and all were in favor.

F. Resolution No. 26-07-14C Fixing date of Public Hearing on Proposed Comprehensive Plan to be Held Wednesday, August 5, 2026.

Town Manger, Olivia Stewman advised that zoning and planning will review the comprehensive plan and any recommended changes will be presented before council following that review.

Commissioner Dave DiOrio made a motion to approve Resolution No. 26-07-14C Fixing date of Public Hearing on Proposed Comprehensive Plan to be Held Wednesday, August 5, 2026. Commissioner Patrick Bryant seconded the motion and all were in favor.

G. Consider Approval of Labella Task 23D for Marina Fuel System (Work Previously Initiated to Address Permitting Requirements)

Town Manager Olivia Stewman presented LaBella Task 23D for the marina fuel system, explaining that staff authorized the engineering and permitting work to begin prior to Council approval to prevent delays to the project schedule. The task order includes civil, mechanical, and electrical engineering services necessary to satisfy permitting requirements for the fuel system installation. The work completed to date totals approximately \$22,031, and Council considered formal approval of the previously authorized services.

Commissioner Scott Doster made a motion to approve Labella Task 23D for Marina Fuel System (work previously initiated to address permitting requirements). Commissioner Dave Diorio seconded the motion and all were in favor.

IX. Public Comment

Lorraine Hofheinz (Shumont Estate)

Began by thanking the Mayor for promptly responding to her inquiry regarding the Dalton gas station, acknowledging that the property is under county jurisdiction. She expressed concern that the condition of the gas station creates a negative impression for visitors to the area, particularly those attending events such as weddings at Rumbling Bald.

Ms. Hofheinz also inquired about plans for the Town's upcoming 100th anniversary celebration, asking whether a parade and festival were being planned. She concluded by offering to volunteer and assist with both the Centennial Celebration and the Lake Lure Olympiad.

The Town will kick off the Centennial Celebration on September 30, 2026, commemorating the completion of the Lake Lure Dam. She explained that the kickoff event will precede the official centennial year in 2027 and will feature a boat parade around the lake to the dam, with additional events planned throughout the centennial year.

Thomasina Coile: On behalf of Chamber of Commerce:

Chamber of Commerce announced that she will serve as Chair of the Town's Centennial Committee. She reported that the committee is planning a series of monthly events throughout 2027 to commemorate the 100th anniversary of Lake Lure and encourage year-round visitation.

She invited community members to volunteer with the committee and noted that volunteer sign-ups are being accepted through the committee's email. The committee's first organizational meeting is planned for mid- to late August.

Kimberly Sayles: Harris Rd.

The Green Salamander Art Trail, encouraging local businesses and restaurants to host salamander art installations featuring QR codes with information about the endangered species and participating artists. August 24 will serve as the collection date for the salamander displays and invited the public to attend the wrap-up party and auction on September 15 from 5:30 p.m. to 8:30 p.m. at Fae Nectar, where the artwork will be auctioned to conclude the event.

No other comments were made.

X. Closed Session in Accordance with G.S. 143-318.11 (a)(3) for Attorney Client Privilege or Legal Claims

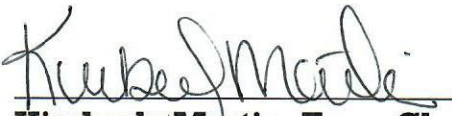
Commissioner Patrick Bryant made a motion to go into closed session in accordance with G.S. 143-318.11 (a)(3) for Attorney Client Privilege or Legal Claims. Commissioner Dave DiOrio seconded the motion and all were in favor.

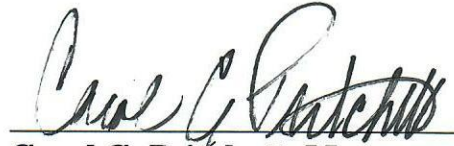
Commissioner Jim Proctor made a motion to leave closed session. Commissioner Patrick Bryant seconded the motion and all were in favor.

XI. 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 6:47 pm.

ATTEST:


Kimberly Martin, Town Clerk


Carol C. Pritchett, Mayor

