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

Wednesday, June 24, 2026 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, Project Manager
Randy Rollins, Public Works Director
Laura Krejci, Communications Director
Sean Humphries, Police Chief
Dustin Waycaster, Fire Chief
Mike Williams, Community Development
Rick Carpenter, Development & Environmental Review specialist/Trails Planner
Mike Hager, Lobbyist

Absent:

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:30 am.

II. Agenda Adoption:

Commissioner Jim Proctor made a motion to approve the agenda as presented amending item VI to include closed session items under attorney-client privilege related to claim by Second Mountain LLC. Commissioner Dave DiOrio seconded the motion and all were in favor.

III. Consider Approval of Memorandum of Understanding (MOU) with Carolina Land and Lakes for Community Development Block Grant (CDBG) Assistance

The Board received a presentation from the Carolina Land and Lakes team, including Melissa and other representatives, regarding available grant writing and grant

management services. The presentation focused on support opportunities for flood and wildfire mitigation planning and funding assistance. The representatives provided an overview of federal funding programs, including the FEMA Hazard Mitigation Grant Program (HMGP), and discussed ongoing challenges related to application requirements, administrative complexity, and funding delays. The Board also received information regarding the Building Resilient Infrastructure and Communities (BRIC) grant program, including its structure, current status, and the use of incremental funding approaches for large-scale projects.
Potential infrastructure priorities were discussed, including dam improvements, sewer and wastewater system upgrades, and public safety facility needs. The presenters noted that grant eligibility and competitiveness are often influenced by documented downstream population impacts and regional benefit considerations.
Following discussion,

Commissioner Patrick Bryant made a motion to approve Memorandum of Understand (MOU) with Carolina Land and Lakes for Community Development Block Grant (CDBG) Assistance. Commissioner Scott Doster seconded the motion and all were in favor.

Staff and representatives agreed to follow up with scheduling next steps to coordinate project identification and grant application planning efforts.

IV. Consider Approval of Budget Amendment #383

Finance Director, Steve Ford, presented a FY26 fund reallocation item, noting that the adjustment does not request any new funding and is instead an internal reallocation of existing budgeted funds.
An overview of the budget amendment process was provided, including the required procedural steps for approving adjustments within adopted fund categories. Staff explained how fund balance management is utilized to maintain fiscal stability while accommodating necessary operational or project-related reallocations during the fiscal year.
The Board reviewed the proposed reallocation and discussed its alignment with current financial priorities and budgetary constraints. Members acknowledged that the adjustment would not increase overall expenditure but would reassign existing resources to better reflect operational needs and project timing.

Commissioner Jim Proctor made a motion to approve Budget Amendment #383. Commissioner Scott Doster seconded the motion, and all were in favor.

V. Consider Approval of Amendment 1 to LaBella Task 30 for Charlotte Drive Waterline

Town Manager, Olivia Stewman presented a proposed expansion of the water line project design scope to include Lake Ridge Drive. The inclusion of this additional segment was discussed as part of efforts to improve system coverage and ensure consistency in infrastructure upgrades within the project area.

The Board reviewed the expanded design scope and considered its implications for project planning, engineering requirements, and overall system connectivity. Staff noted that incorporating Lake Ridge Drive into the design phase would allow for more comprehensive planning and coordination of utility improvements. Staff also introduced an alternative bid approach for the construction phase of the project. The proposed approach was discussed as a means to provide flexibility in procurement, potentially allowing the Town to evaluate construction options in a manner that better aligns with project scope, budget considerations, and contractor availability. The Board discussed the benefits of integrating the expanded design scope with a more flexible bidding structure to support efficient project delivery and long-term infrastructure planning.

Commissioner Dave DiOrio made a motion to approve Amendment 1 to LaBella Task 30 for Charlotte Drive Waterline. Commissioner Patrick Bryant seconded the motion and all were in favor.

VI. FY24 Audit Presentation

Auditor Allen Thompson presented the annual audit findings to the Board. He issued an unmodified audit opinion, indicating that the Town's financial statements are fairly presented in all material respects and reflecting a strong overall financial position.
The presentation included a review of key financial metrics, including fund balance trends, revenue performance, and expenditure patterns. Staff and the auditor discussed fund balance percentages, collection rates, and overall financial stability indicators. Additional discussion focused on revenue and expenditure breakdowns and how these figures compare to prior fiscal periods.
The auditor and Board also reviewed fund balance targets and debt capacity considerations, with emphasis on maintaining appropriate reserves to support long-term financial health and operational stability.
Several audit findings and recommendations were presented, including observations related to separation of duties, cash reconciliation processes, and procurement card classification. The auditor noted that these findings are common in small municipal operations due to staffing limitations and structural constraints.
The Board discussed ongoing challenges with maintaining effective separation of duties within a small-town administrative structure, as well as the importance of strengthening internal controls for cash receipt monitoring and procurement card usage. Recommendations for policy and procedural improvements were reviewed in order to enhance financial oversight and compliance.
Finally, discussion included the timing of audit delivery, with consideration given to opportunities for earlier completion of audit processes in future fiscal years.

VII. Update on the Request for Injunctive Relief Against Parcels 1611501 and 1600457 for Failure to Follow Approved Plans and Abate Code Violations

Staff provided an update on the status of a 30-day notice related to ongoing homeowner noncompliance. The property remained out of compliance at the conclusion of the notice period, and an extension request was reviewed and subsequently denied. Following the expiration of the compliance period, staff outlined next steps, including preparation for nuisance abatement actions and consideration of injunctive relief to address continued violations. The Board discussed the procedural framework for pursuing injunctive relief and the associated legal strategy to ensure compliance with applicable ordinances.

A portion of the discussion focused on distinguishing between erosion control issues and nuisance code violations. Staff and the Board reviewed how each category is addressed under Town code and the appropriate enforcement mechanisms available for each condition.

Public comment was received from Rosanna Thompson, who raised concerns regarding fire risk, pest activity, and ongoing erosion impacts associated with the property. These comments were considered as part of the broader discussion on public safety and environmental impacts.

The Board also discussed best practices for implementing erosion control measures during the abatement process to minimize further environmental degradation while corrective actions are undertaken. Staff indicated that the bidding process for abatement-related work is expected to begin within the next 7 to 10 days, with the goal of moving forward promptly to address the outstanding violations.

VIII. Hager Strategic Solutions Updates

Mike Hager provided an update regarding potential state budget funding opportunities related to the chemical building and public safety facility. The discussion included an overview of available legislative funding sources that may be applicable to local infrastructure and public safety projects.

Members reviewed current information on state-level funding opportunities and discussed the importance of positioning eligible projects to take advantage of legislative appropriations when available. Staff noted that continued monitoring of funding announcements and program requirements will be necessary as the state budget process develops.

They also discussed broader legislative matters, including a property tax moratorium and related amendment discussions. Members reviewed the potential implications of such policy changes and the need to remain informed on legislative developments that could impact municipal revenue structures and long-term financial planning.

IX. Town Manager/Project Updates

Staff provided a comprehensive update on marina infrastructure projects and operational planning. The stationary dock is nearing completion, with only minor fencing adjustments remaining before finalization.
Floating dock installation remains on schedule, with decking currently being installed as planned. Power infrastructure work is also progressing, including completion of a power platform. Duke Energy is coordinating the installation of an additional utility pole to support full electrical service at the site.
Staff reported that the fuel pump system is moving forward under a phased permitting approach in coordination with Rutherford County to ensure compliance with applicable regulatory requirements.
The modular building project has received verbal approval, and staff is actively working to finalize permitting and associated documentation for construction and placement. Discussion was held regarding relocation of a fuel truck due to concerns about visual and environmental perception. The proposed plan is to relocate the vehicle to a designated parking lot area to improve site organization and public presentation.
At Pool Creek Dock, staff outlined operational controls including six designated parking spaces and a 2.5-hour parking time limit. The access point has been relocated away from the chapel area, and monitoring and enforcement measures were discussed to ensure compliance with site rules and public access management. The Board also clarified restrictions on private commercial activity, confirming that such activities are prohibited on public docks unless explicitly authorized through contractual agreements. Staff reported that design drawings for Morris Park Road and dock construction are expected within the next week and a half. Dirt-moving operations are scheduled to begin on July 6th. Additional components, including a non-motorized boat ramp and parking area, remain pending final approvals before construction can proceed.

Foothills Regional is expected to deliver an updated plan within the week. The proposed timeline for review and adoption includes presentation to the Zoning and Planning Board in July, followed by review during a Council work session.
Staff outlined that a public hearing and special called session are anticipated in early August to allow for formal consideration of the plan. The Board discussed the sequencing of meetings and the importance of ensuring adequate opportunity for public input throughout the review process.
Members emphasized the need for clear communication regarding the timing of each step in the process to promote transparency and public understanding as the plan moves through the required approval stages.
An update on a temporary culvert repair near the church, noting that a short-term asphalt repair is being implemented to address immediate safety and accessibility concerns. Discussion included the potential use of an iron plate as a temporary solution to stabilize the area until a more permanent repair can be completed. The Board

reviewed the proposed approach as an interim measure to maintain safe travel conditions while long-term repair options are evaluated.

X. Public Comment

No public comments were made.

XI. Closed Session in Accordance with G.S. 143-318-11(a)(5) and G.S. 143-318.11(a)(3) for the Purpose of Attorney Client Privilege.

Commissioner Jim Proctor made a motion to enter into closed session. Commissioner Patrick Bryant 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.

XII. Adjournment:

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

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor