

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL WORK SESSION AND ACTION MEETING

Wednesday, July 22, 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

Absent:

Mike Hager, Lobbyist

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 approve the agenda with the recommended changes swapping item III with item IV. Commissioner Scott Doster seconded the motion and all were in favor.

III. Review the Latest Version of the Proposed Comprehensive Plan

The Town Council reviewed the latest draft of the Proposed Comprehensive Plan with consultant Alan Toney of Foothills Regional. Mr. Toney provided an overview of the year-long planning process, which included extensive public engagement, steering committee meetings, interviews, public workshops, and analysis of community data. He noted that approximately 700 survey responses were received, reflecting

exceptional community participation and providing valuable guidance for the development of the plan.

Mr. Toney reviewed the plan's core values, which include:

Protection of natural resources and the lake, Preservation of Lake Lure's small-town character and sense of place. Thoughtful and managed growth aligned with available infrastructure. Enhancement of recreational opportunities and outdoor amenities. Investment in resilient infrastructure and emergency preparedness. Improved connectivity through pedestrian, bicycle, and multimodal transportation. Environmental stewardship and long-term sustainability.

The Council discussed several recommended revisions to the draft plan, including: Correcting typographical errors and updating committee member information while retaining acknowledgment of individuals who participated during the planning process. Adding references to public boat access and municipal docks as an important component of the Town's multimodal transportation network. Updating terminology throughout the document by replacing references to the former municipal golf course with "Green Space." Removing references to the former Flowering Bridge and replacing them with the current name of the organization and facility. Strengthening language regarding the proposed multi-mobile connection between Lake Lure and Chimney Rock and elevating the project as a priority initiative. Identifying potential institutional areas for future workforce housing and public facilities on the Future Land Use Map. Updating priority projects include public safety improvements, alternate access routes, and the proposed alternate entrance to Chimney Rock State Park. Clarifying graphics, legends, and survey charts by labeling axes, organizing survey responses by priority, and improving readability. Separating the extensive appendices and raw public engagement data into companion documents to improve usability while maintaining transparency.

Council members also discussed future housing needs, emphasizing workforce housing, senior housing, and maintaining opportunities for residents employed within the community while preserving the Town's character.

The Town Manager informed Council that the previously scheduled public hearing would need to be postponed, allowing time for the requested revisions and additional Planning Board review.

Commissioner Patrick Bryant made a motion to resend previous resolution and reschedule public hearing for Monday, August 24, 2026 at 5:00pm. Commissioner Dave DiOrio seconded the motion and all were in favor.

IV. 30% Dam Design Presentation

Brendan Stepik, Project Manager with Schnabel Engineering, presented the 30% design for the Lake Lure Replacement Dam Project. He explained that the project has progressed through the alternatives analysis and conceptual design phases and is now completing preliminary (30%) design. Future phases will include 60%, 90%, and final design prior to bidding and construction.

The presentation included an overview of the proposed dam footprint, anticipated construction staging areas, temporary access routes, utility coordination, and anticipated impacts to both Town-owned and privately owned properties. Mr. Stepik emphasized that the current design establishes the general layout and feasibility of the project, while additional engineering and refinement will occur during subsequent design phases.

Council discussed several project considerations, including:

Coordination with Duke Energy regarding relocation of the electrical substation and the importance of initiating discussions early to avoid delays. Identification of temporary construction easements and potential permanent property acquisitions necessary to complete the project. Verification of property ownership along the Broad River where historical property boundaries may require additional review. The importance of coordinating property acquisition efforts with other ongoing infrastructure projects whenever possible.

Council also discussed the relationship between the replacement dam project and the planned North Carolina Department of Transportation bridge replacement. Members expressed concern that construction of the replacement dam will require significant use and periodic control of the existing one-lane bridge crossing, making timely replacement of the bridge increasingly important. Council agreed this information should be incorporated into future discussions with NCDOT to emphasize the need for improved project coordination while avoiding any unnecessary delay to the dam replacement project.

Mr. Stepik presented preliminary construction cost estimates of approximately \$158 million, including contingency, with an independent estimate of approximately \$174 million. He noted these estimates do not include several additional project costs, including: Property acquisition. Utility relocation. Permitting. Engineering services during construction. Future hydroelectric generation facilities.

Council discussed the importance of accounting for these additional costs when pursuing future grant funding and financing opportunities so that total project funding accurately reflects the overall cost of the replacement dam program.

Mr. Stepik concluded the presentation by noting that additional engineering, permitting, property coordination, environmental review, and utility coordination will continue as the project advances into the next phase of design. Council thanked Schnabel Engineering for the presentation and expressed support for continuing development of the replacement dam project.

V. Consider LaBella Task 24 Amendment 1

The Town Council considered LaBella Task Order 24, Amendment 1, related to continued engineering and professional services for ongoing recovery and infrastructure projects.

Town Manager, Olivia Stewman provided an overview of the amendment, explaining the scope of additional work, associated costs, and the need to continue engineering support as multiple recovery and capital improvement projects advance

simultaneously. Discussion focused on ensuring project continuity, maintaining grant compliance, and providing technical expertise necessary to keep projects on schedule.

Council members discussed the importance of coordinating engineering services with the Town's broader infrastructure initiatives, including dam replacement, utility improvements, transportation projects, and other recovery-related efforts. Staff noted that the amendment would provide continued support for project management, design coordination, permitting assistance, and grant administration as required.

Commissioner Jim Proctor made a motion to approve LaBella Task 24 Amendment 1. Commissioner Dave DiOrio seconded the motion and all were in favor.

VI. Consider Waiver of Peddlers Ordinance Regulations for Carolina Merfolk Event Scheduled for August 15, 2026

The events team has been working with Carolina Merfolk and come up with August 15, 2026 for the event to take place in Morse Park. We are looking to waive the Peddlers ordinance Regulations for the event to allow for vendors. The fee will be reduced due to the current conditions of Morse Park.

Commissioner Patrick Brant made a motion to approve Waiver of Peddlers Ordinance Regulations for Carolina Merfolk Event scheduled for August 15, 2026. Commissioner Jim Proctor seconded the motion and all were in favor.

VII. Hager Strategic Solutions

Mike Hager with Hager Strategic Solutions was unavailable to provide an update. Council members and staff shared information regarding several proposed bills that may impact the Town for review and consideration.

VIII. Town Manager/Project 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

The Town Manager provide updates on project throughout the town.

The materials for the Morse Park courtesy docks have been received and assembly is expected to begin the following Monday. Construction is anticipated to take approximately one week, pending final inspections. Once inspections are complete, the courtesy docks will be opened to the public.

Due to delays with utility locates and anticipated inclement weather, the start of fuel contractor and electrical work was moved to the following Monday. Lee Petroleum is expected to complete fuel system work during the week, with electrical and related construction activities occurring concurrently. Receipt of the fuel truck, which has been relocated to a less visible location behind North Park.

Following completion of the fuel station project, staff will begin evaluating grading and paving improvements for the downtown parking area.

Staff is awaiting design information from Vic Knight regarding downtown improvements, including options for concrete curb repairs and paving improvements. A previously identified modular building option encountered additional delays due to permitting and inspection requirements. A potential 14-foot trailer option is being reviewed as a temporary solution to allow Ridgeline to resume operations at the marina area. Council discussed the benefits of utilizing a smaller temporary trailer rather than proceeding with the modular building due to timing, cost, and the limited remaining operating season. Council expressed support for staff continuing to work toward approval of the trailer option as a temporary solution.

Staff also noted that use of a trailer would simplify permitting requirements and allow operations, including ticket sales and limited retail sales, to resume more quickly. Additional discussion occurred regarding use of food trucks and outdoor sales options, with staff noting that these options would need to remain consistent with applicable regulations and approvals.

Town manager, Olivia Stewman reported that the permanent marina building design is complete; however, final structural information and subsurface/geotechnical information are still needed before bidding and construction scheduling can proceed. Staff is working with the design team to finalize requirements and determine the next steps.

Permit approvals for the Public Works Building are nearing completion. All required materials are available at the contractor's staging area, and construction is expected to begin once final approvals are received. Project remains ahead of schedule.

Council discussed ongoing utility work by Duke Energy and the impact of construction activities on residents and traffic.

Staff reported that additional communication will be provided to residents regarding project locations, timelines, and potential traffic impacts. Duke Energy is expected to provide additional information directly to customers, including anticipated work areas and contact information.

Grading plan permit application for Morse Park has been submitted.

Staff is working with the North Carolina Department of Environmental Quality (DEQ) to expedite review so grading, grass planting, and site improvements can proceed once erosion control approvals are received.

AT&T utility relocation work is underway and is expected to be completed prior to the bridge project beginning. AT&T is scheduled to complete boring work and remove existing poles to allow the bridge contractor to mobilize. Staff noted that weather or delays in AT&T's schedule could impact the bridge project timeline. If utility work is completed as planned, the contractor is expected to begin mobilization the following Monday.

A preliminary concept plan for a non-motorized boat ramp facility at Morse Park.

The proposed design includes:

- A non-motorized boat ramp;
- Small access docks on each side of the ramp;
- Designated parking spaces;
- Improved public access through an existing service road alignment;
- Connection of the existing walking trail into a loop;
- Berms and landscaping features intended to reduce visibility of the parking area from the lake.

Council discussed the proposed location and compared it to previous concepts, including concerns regarding access, parking, walking paths, fishing areas, and interaction with the lake debris boom. The proposed location would allow continued access during periods when the debris boom may be deployed. Council discussed potential parking limitations, including whether time restrictions or additional signage would be needed. Parking would be limited to designated spaces and that signage would be installed prohibiting parking outside designated areas. Council generally supported continuing development of the concept and requested staff continue refining access, parking, and pedestrian circulation considerations.

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 and G.S. 143-318-11 (a)(3) Attorney Client Privilege pertaining to lawsuit with Second Mountain

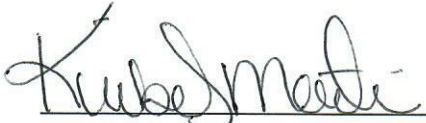
Commissioner Jim Proctor made a motion to enter into closed session. Commissioner Dave DiOrio seconded the motion and all were in favor.

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

XII. Adjournment:

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

Attest:



Kimberly Martin, Town Clerk



Carol C. Pritchett, Mayor

