

LAKE LURE TOWN COUNCIL MEETING PACKET

Tuesday, May 13, 2025
5:00 p.m.



Mayor Carol C. Pritchett
Mayor Pro Tem David DiOrio
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim Proctor

I Call to Order

II

Agenda Adoption

TOWN OF LAKE LURE
REGULAR TOWN COUNCIL MEETING

Tuesday, May 13, 2025 at 5:00 p.m.
Lakeview Terrace at Rumbling Bald



Agenda

- I. Call to Order**
- II. Agenda Adoption**
- III. Mayor's Communication**
- IV. Town Managers Communication**
 - A. Monthly Report
 - B. FY 25-26 Budget Message
- V. Council Liaison Reports and Comments**
- VI. Consent Agenda**
 - A. Approval of April 2025 Minutes
- VII. Unfinished Business**
- VIII. New Business**
 - A. Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget.
 - B. Budget Amendment
 - C. Consider Approval of Fire Department Lease Agreement with Fairfield Mountains Property Owners Association
 - D. Storm Recovery Updates
- IX. Public Comment**

The public is invited to speak. Please keep comments limited to three minutes or less. Comments may also be submitted in writing to the town clerk, kmartin@townoflakelure.com at least one hour prior to the meeting.
- X. Adjournment**

III MAYOR'S COMMUNICATIONS

IV TOWN MANAGER'S COMMUNICATIONS



Town Manager Report April 2025

Below are the April highlights from the various departments. Full department reports are available upon request.

Public Services – Routine maintenance has been completed throughout the month, such as, but not limited to, Meter Reading, Meter Installs, Water Leaks, Locates, Bulk Trash Pickup, Work Orders, Facility Maintenance, Wastewater Samples, and Dam, Wastewater Treatment Plant and Hydro Plant Maintenance. In addition, public services have assisted in a number of storm recovery tasks.

Top three accomplishments/project updates:

- Continued to oversee the West End Sewer Project to restore utility services to customers still without sewer on the west end of the Town. Morgan Corporation is the contractor assisting the Town with this project.
- Successfully commissioned the lift station that was decimated by Tropical Helene.
- Assisted FEMA with site inspections for the wastewater treatment plant, hydroelectric plant, lift station, and multiple roads. Also worked with the Town's disaster recovery firm (ICF) with preparing public assistance applications.

Community Development – Director Williams reports that the department continues permitting operations and they are working to assist residents with permitting and questions related to rebuilding and repairs. The Department also led discussions at Zoning & Planning Board and BOA/LSAB meetings.

Top three accomplishments/project updates:

- Continued working with property owners of Helene-affected properties for Federal cleanup assistance, understanding and working through floodplain regulations, and permitting issues. Finished up initial Town inventory of property owners who had major lake structure damages and accepted condemnation to qualify them for inclusion in FEMA program to have those structures demolished and removed. Submitted those through FEMA.

- Still working with Tillman Construction Company on their permitting for a cell tower to service Lake Lure. Site has been relocated on the same property, between the river and Boys Camp Road, due to the damage to the shoreline. Due to the slight relocation all permitting; including Town, State and Federal are being reconsidered. There still appears to be no issues to limit the process being completed by July of this year.
- Adapted their office to incorporate the United States Army Corp of Engineers (USACE) representatives recruiting and processing applications for the Personal Property Debris Removal program. This allowed us to be able to interact with public coming in for that no-cost program on general communication and Town assistance. It was good opportunity for the department, the USACE and the community.

Fire / Emergency Management – The department responded to 19 fire/medical/rescue calls throughout the month. Firefighters also completed 200 hours of raining this month. Partial list of accomplishments:

- Held a safety meeting at the Lake Lure Classical Academy.
- The consolidation of resources with Fairfield Volunteer Fire Department was initiated as the Lake Lure Department began manning the station with full-time staff 24 hours a day.
- Assisted with FEMA recovery efforts including site inspections and meetings to discuss public assistance.

Police – The department is handling regular operations and assisting with storm recovery. The Department has been monitoring roadway activity as traffic increases and large machinery moves through the Town.

Top three accomplishments/project updates:

- Officer Kortney Burrell continues to work on a case that involved a local elder citizen being scammed for over \$200,000. This case is being worked with great attention as scamming of the elderly is one of the largest number of crimes that occur in the United States.
- Officer Burrell, whose vehicle was destroyed during the 2024 flood, has been driving a truck that came from another department with the Town of Lake Lure. Her truck is finally getting marked and prepared for police road duty. The Town is grateful that Officer Burrell knew how to act quickly during the storm and get to safety.
- Sergeant Umphlett is busy working on a case that involved the charge of 'Assault with a Deadly Weapon with Intent to Kill Inflicting Serious Bodily Injury'. This is from an incident that occurred in Lake Lure this past August.

Parks, Recreation & Lake – The Parks, Recreation, and Lake Department has been focusing heavily on restoration of the lake, parks, and trails damaged by Hurricane

Helene. The Department is also taking the lead on consistent completion of water sampling to ensure environmental health of the lake.

Top three accomplishments/project updates:

- Utilized a total of **247 volunteer hours, valued at \$8,272.03 (\$33.49/hr.)**
- Reconnected 68 non-motorized vessels that were lost during the hurricane with their owners.
- Planned reroutes for Buffalo Creek Park and Weed Patch Mountain which were both damages by Helene.

Finance – The finance department is handling day-to-day financial operations, assisting ICF and FEMA with obtaining additional funding related to Hurricane Helene, and budget preparation for the next fiscal year is currently underway. The department also assisted department heads and other staff with understanding financial and personnel policies.

Top accomplishments/project updates:

- Revenues and Expenditures Reports are provided as separate attachments to supplement this summary. Property Tax Revenue, state shared revenue, and land use continue to track as projected with adjusted estimates in light of the change in operations and collections. The other revenue sources are being analyzed in conjunction with revenue replacement possibilities that have been offered through FEMA and most currently by the NC Treasurer.
- The Town's financial position with an unreconciled bank balance of approximately \$9,800,000 for all funds other than special revenue funds (the Dam Fund) which still holds a balance of \$8,300,000.00. As prior reports have emphasized, State revenue replacement loan proceeds, FEMA reimbursements, and ARPA reimbursements will greatly enhance the Town's position.
- FY 24 audit planning, implementation, and initial steps have begun. The contracted audit firm has placed the Town's audit on an expedited pace in order for the Town to be on schedule with future audits. Insurance changes have been verified and bids have been accepted. No significant changes to cost structure is expected.
- Other contracts such as sanitation, banking, and investment are still in the process of receiving bids in order to evaluate cost savings and establish extended service terms,
- As already been reported, cash flow loans, FEMA reimbursement, and other available funding has been received to restore funding levels for the Town and to allow the General Fund budget to maintain projected funding levels. Other revenues opportunities with FEMA and State DEQ is still being negotiated.

Communications – Communications Director Krejci continues her community outreach which is greater than ever due to ongoing recovery events. Director Krejci has posted various articles and town news on the website, on Facebook, and via hyperlink. Director Krejci also continues working on FEMA and other agencies grant funding and oversees events coordination.

Top Highlights:

- Coordinated Ashville Citizens Times Interviews with excellent articles on 4/2/25.
- Planned and coordinated Advisory Board Luncheon 4/3/25.
- Planned and coordinated the Community Easter Egg Hunt with Lake Lure Classical Academy and United Cajun Navy with Press covering the event on 4/12/25.
- Planned and coordinated the Business Owners meeting with Bizworks and SBA
- Planning and coordinating the Morse Park Ribbon Cutting and Arbor Day Program with about 100 attendees and multiple news carriers on 4/25/25.
- Coordinated the Rutherford County Tourism Development Board film shoot 4/30/25.
- Coordinated Fox News Coverage of the Storm Recovery Process 4/30/25.
- Managed the ever growing social media with significantly increased feedback, mostly positive. Followers have increased by 74% in the past year.
- Kept the public informed through the weekly storm recovery updates. Weekly updates are posted on the Town website and Facebook and generally reach over 10,000.
- Answered continuous inquiries from the public online, via email, and phone calls.

Manager / Clerk / Admin Summary

April was a busy month including an array of staff, council, and board meetings and ever-changing day-to-day operations.

Highlights:

- Held various meetings with FEMA, the Army Corp of Engineers, and other agencies to plan next steps in storm recovery and to identify funding sources.
- Worked closely with ICF, the disaster recovery firm, to obtain funding and plan for long term recovery success through FEMA public assistance, Hazard Mitigation Grant Program, and other funding sources.
- Five projects have now been obligated. Checks were received for two of the projects amounting to \$1,616,372.50. The three additional projects that have been obligated thus far amount to \$1,608,192. Many other projects are nearing obligation status.

- Assisted FEMA and other Town staff with site inspections for the police boat house, beach gate house, beach change building, hydroelectric plant, marina and fueling station. Additional site inspections are being scheduled for the month of May.
- Began working with Odom Engineering to create a bidding package for the extension of Lago Vista Road to connect and restore access to Chimney Rock State Park.
- Participated in weekly storm recovery meetings with Town Council.
- Attended a budget meeting through the Western North Carolina Manager's Association.
- Joined the International City Management Association and the North Carolina City and County Manager's Association.
- Submitted a request to North Carolina Emergency Management (NCEM) for at least a 30 day extension to the FEMA damage inventory submittal deadline on May 8th. The May 8th deadline is only to submit damages, not a deadline for all documentation to be submitted. NCEM has not yet responded to the request.

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 1 of 6
Report ID: B110

10 GENERAL FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
310000 TAXES					
310100 P & I - Taxes	0.00	4,495.53	10,000.00	5,504.47	45 %
Account Group Total:	0.00	4,495.53	10,000.00	5,504.47	45 %
311000 Ad Valorem Taxes-2000					
311190 AD VALOREM TAXES-2019	0.00	16,215.17	0.00	-16,215.17	** %
311210 AD VALOREM TAXES-2021	0.00	0.00	50,000.00	50,000.00	0 %
311213 Ad Valorem Taxes-2023	0.00	1,782,737.04	0.00	-1,782,737.04	** %
311214 Ad Valorem Taxes DV5-dam capital	0.00	985,864.70	0.00	-985,864.70	** %
311220 AD VALOREM TAX 2022-	0.00	0.00	4,526,150.00	4,526,150.00	0 %
Account Group Total:	0.00	2,784,816.91	4,576,150.00	1,791,333.09	61 %
312000 Ad Valorem-Veh-2000					
312021 AD VALOREM VEH TAXES-2021	0.00	0.00	20,000.00	20,000.00	0 %
312022 Ad Valorem Vehicle Tax 2022	0.00	0.00	93,850.00	93,850.00	0 %
312023 Ad Valorem Vehicle Taxes 2023	0.00	7,010.82	0.00	-7,010.82	** %
312024 ad valorem veh taxes dv5 2023	0.00	19,619.56	0.00	-19,619.56	** %
Account Group Total:	0.00	26,630.38	113,850.00	87,219.62	23 %
332000 STATE SHARED REVENUES					
332200 Beer & Wine Tax	0.00	0.00	4,950.00	4,950.00	0 %
332300 Court Costs, Fees and Chrgs	41.00	1,979.79	550.00	-1,429.79	360 %
332400 Utilities Franchise Tax	0.00	181,198.55	201,195.00	19,996.45	90 %
332600 Powell Bill - Tax on Gas	0.00	93,056.07	76,600.00	-16,456.07	121 %
332930 State Shared Sales Tax	0.00	1,085,152.16	1,899,950.00	814,797.84	57 %
332933 Solid Waste Disposal Tax	0.00	543.77	780.00	236.23	70 %
332942 Video Programming Tax	0.00	0.00	15,975.00	15,975.00	0 %
332991 NC DEQ Dredging Grant	0.00	0.00	800,000.00	800,000.00	0 %
Account Group Total:	41.00	1,361,930.34	3,000,000.00	1,638,069.66	45 %
347000 LAND USE FEES					
347100 Zoning Permits	8,210.00	51,460.00	72,745.00	21,285.00	71 %
347200 Land Disturbance Permit	0.00	1,348.80	6,600.00	5,251.20	20 %
347300 Sign Permit	0.00	307.00	500.00	193.00	61 %
347550 Vacation Rental Fees	810.00	5,310.00	10,000.00	4,690.00	53 %
347600 Lake Structure Permit/LSA	-760.00	-1,720.00	9,255.00	10,975.00	-19 %
347800 Fire Inspection	0.00	0.00	50.00	50.00	0 %
347900 Fines/Penalties - Land Use	0.00	4,500.00	850.00	-3,650.00	529 %
Account Group Total:	8,260.00	61,205.80	100,000.00	38,794.20	61 %
361000 LAKE					
361201 Lake Lure Tours	0.00	12,040.93	60,000.00	47,959.07	20 %
361202 Lake Fines	-15.00	369.00	300.00	-69.00	123 %
361203 Lake Comm License Fees	0.00	20,350.00	15,000.00	-5,350.00	136 %
361204 Boat Permits	0.00	156,059.98	675,000.00	518,940.02	23 %
361205 RBR CONCESSIONS	0.00	27,967.28	25,000.00	-2,967.28	112 %
361207 Cluster Mooring Fees	0.00	0.00	24,000.00	24,000.00	0 %
Account Group Total:	-15.00	216,787.19	799,300.00	582,512.81	27 %
363000 BEACH					
363801 Beach-Admission Fee-Adult	0.00	0.00	65,000.00	65,000.00	0 %

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 2 of 6
Report ID: B110

10 GENERAL FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
363804	Beach-Concessions	0.00	0.00	10,000.00	10,000.00	0 %
	Account Group Total:	0.00	0.00	75,000.00	75,000.00	0 %
364000	MARINA					
364902	Marina-Open Slip Rental	0.00	2,050.00	310,000.00	307,950.00	1 %
364905	Marina-Concessions	0.00	0.00	18,500.00	18,500.00	0 %
364908	Marina-Rentals	0.00	0.00	50,000.00	50,000.00	0 %
	Account Group Total:	0.00	2,050.00	378,500.00	376,450.00	1 %
383000	MISCELLANEOUS REVENUES					
383100	Interest Earned on Investments	0.00	4,847.90	4,000.00	-847.90	121 %
383200	Beer and Wine Permits	0.00	0.00	1,000.00	1,000.00	0 %
383321	Fire-Rural Fire Protection	0.00	10,117.48	8,592.00	-1,525.48	118 %
383430	Community Center Rental	0.00	750.00	250.00	-500.00	300 %
383440	Pavilion/Gazebo Rental	0.00	1,250.00	3,500.00	2,250.00	36 %
383450	Meadows Rental	0.00	0.00	250.00	250.00	0 %
383500	Sale of Assets	0.00	1,024.00	3,500.00	2,476.00	29 %
383600	Golf Cart Permit	0.00	20.00	200.00	180.00	10 %
383700	LLABC-Distribution for Law Enforcement	0.00	5,516.27	750.00	-4,766.27	736 %
383701	ABC-Dist. for Drug/Alcohol	0.00	7,722.77	1,250.00	-6,472.77	618 %
383800	ABC-Distribution of Funds	0.00	54,351.00	20,000.00	-34,351.00	272 %
383900	Misc Revenue	1,575.00	264,376.02	30,458.00	-233,918.02	868 %
383903	Town Promotional Materials	0.00	0.00	500.00	500.00	0 %
383910	Copies	0.00	357.50	500.00	142.50	72 %
383930	Recycling Collections	25.50	14,939.21	15,250.00	310.79	98 %
	Account Group Total:	1,600.50	365,272.15	90,000.00	-275,272.15	406 %
398000	TRANSFERS					
398606	Transfer from Capital Project	0.00	-3,475,700.84	0.00	3,475,700.84	** %
	Account Group Total:	0.00	-3,475,700.84	0.00	3,475,700.84	** %
	Fund Total:	9,886.50	1,347,487.46	9,142,800.00	7,795,312.54	15 %

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 3 of 6
Report ID: B110

20 FEMA-STORM Helene Recovery

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
390000 OTHER REVENUES					
390000 OTHER REVENUES	0.00	2,655,751.00	0.00	-2,655,751.00	** %
Account Group Total:	0.00	2,655,751.00	0.00	-2,655,751.00	** %
Fund Total:	0.00	2,655,751.00	0.00	-2,655,751.00	** %

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

22 DAM Capital Projects Fund

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
383000 MISCELLANEOUS REVENUES					
383100 Interest Earned on Investments	0.00	122,151.93	0.00	-122,151.93	** %
Account Group Total:	0.00	122,151.93	0.00	-122,151.93	** %
Fund Total:	0.00	122,151.93	0.00	-122,151.93	** %

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 5 of 6
Report ID: B110

53 WATER AND SEWER FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
371000						
371105	Chimney Rock Water	0.00	0.00	15,000.00	15,000.00	0 %
371300	Charges for Water	25,122.28	170,261.57	330,000.00	159,738.43	52 %
371400	Charges for Sewer	94,259.75	601,104.98	1,275,000.00	673,895.02	47 %
371500	Taps and Connect-Water	0.00	-1,155.00	5,000.00	6,155.00	-23 %
371600	Taps and Connect-Sewer	0.00	-1,160.00	5,000.00	6,160.00	-23 %
371700	Transfer Fee-Water/Sewer	0.00	480.00	1,000.00	520.00	48 %
371800	W/S - Penalty and Interest	1,975.00	8,900.00	6,000.00	-2,900.00	148 %
371900	W/S - Misc	0.00	186.48	0.00	-186.48	** %
Account Group Total:		121,357.03	778,618.03	1,637,000.00	858,381.97	48 %
383000 MISCELLANEOUS REVENUES						
383100	Interest Earned on Investments	0.00	0.00	1,000.00	1,000.00	0 %
383460	Water Tank Rental	0.00	7,426.30	12,360.00	4,933.70	60 %
Account Group Total:		0.00	7,426.30	13,360.00	5,933.70	56 %
Fund Total:		121,357.03	786,044.33	1,650,360.00	864,315.67	48 %

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 6 of 6
Report ID: B110

56 ELECTRIC FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
372000						
372300	Charges for Utilities-Electric	0.00	35,955.93	280,000.00	244,044.07	13 %
	Account Group Total:	0.00	35,955.93	280,000.00	244,044.07	13 %
	Fund Total:	0.00	35,955.93	280,000.00	244,044.07	13 %
	Grand Total:	131,243.53	4,947,390.65	11,073,160.00	6,125,769.35	45 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 1 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
411000	COMMISSION						
411000	COMMISSION						
102	Salaries-Part Time	1,600.00	11,500.00	13,200.00	13,200.00	1,700.00	87 %
109	FICA	122.40	879.75	1,100.00	1,100.00	220.25	80 %
214	Supplies-Dept	2,119.26	2,119.26	6,300.00	6,300.00	4,180.74	34 %
215	Supplies-Materials	0.00	6,209.35	34,525.00	34,525.00	28,315.65	18 %
310	Travel and Transportation	0.00	1,501.79	3,675.00	3,675.00	2,173.21	41 %
	Account Total:	3,841.66	22,210.15	58,800.00	58,800.00	36,589.85	38 %
	Account Group Total:	3,841.66	22,210.15	58,800.00	58,800.00	36,589.85	38 %
413000	ADMINISTRATION						
413000	ADMINISTRATION						
100	SALARIES	43,186.71	359,639.82	522,900.00	522,900.00	163,260.18	69 %
102	Salaries-Part Time	810.00	810.00	0.00	0.00	-810.00	%
103	Professional Services	4,000.00	55,802.25	68,250.00	68,250.00	12,447.75	82 %
109	FICA	3,307.56	26,807.59	40,425.00	40,425.00	13,617.41	66 %
110	Retirement	8,892.17	69,991.57	95,550.00	95,550.00	25,558.43	73 %
111	Group Insurance	5,297.78	45,402.70	70,350.00	70,350.00	24,947.30	65 %
120	401 (K) Contribution	1,009.03	6,908.21	26,775.00	26,775.00	19,866.79	26 %
180	Legal Services	6,101.89	55,031.62	57,750.00	57,750.00	2,718.38	95 %
190	Engineering Services	0.00	87,401.86	31,500.00	31,500.00	-55,901.86	277 %
214	Supplies-Dept	0.00	10,440.40	9,450.00	9,450.00	-990.40	110 %
215	Supplies-Materials	12.98	3,960.29	3,150.00	3,150.00	-810.29	126 %
310	Travel and Transportation	583.90	2,509.06	9,975.00	9,975.00	7,465.94	25 %
320	Postage	0.00	2,575.55	5,250.00	5,250.00	2,674.45	49 %
321	Telephone	0.00	545.89	0.00	0.00	-545.89	%
322	Printing	0.00	4,091.24	1,575.00	1,575.00	-2,516.24	260 %
324	Dues and Subscriptions	0.00	4,419.00	8,925.00	8,925.00	4,506.00	50 %
330	Utilities	0.00	38,703.34	31,500.00	31,500.00	-7,203.34	123 %
350	Repairs and Maint-Buildings	410.64	35,082.42	52,500.00	52,500.00	17,417.58	67 %
353	Repairs and Maint-Equipment	0.00	0.00	8,400.00	8,400.00	8,400.00	%
370	Advertising	29.04	1,134.45	3,675.00	3,675.00	2,540.55	31 %
614	Lobbyist	4,000.00	37,000.00	65,100.00	65,100.00	28,100.00	57 %
687	Contractual - County Tax	0.00	0.00	18,900.00	18,900.00	18,900.00	%
691	Contractual Services	4,076.00	94,866.19	126,000.00	126,000.00	31,133.81	75 %
	Account Total:	81,717.70	943,123.45	1,257,900.00	1,257,900.00	314,776.55	75 %
	Account Group Total:	81,717.70	943,123.45	1,257,900.00	1,257,900.00	314,776.55	75 %
420000	CENTRAL SERVICES-Technology &						
420000	CENTRAL SERVICES-Technology & Telecommunications						
109	FICA	25.43	214.32	0.00	0.00	-214.32	%
111	Group Insurance	56.24	449.78	0.00	0.00	-449.78	%
321	Telephone	1,336.23	29,173.73	28,350.00	28,350.00	-823.73	103 %
325	Internet Services	0.00	2,721.56	5,460.00	5,460.00	2,738.44	50 %
326	Easements	0.00	23.08	0.00	0.00	-23.08	%
380	IT Support Services	0.00	80,014.96	95,940.00	95,940.00	15,925.04	83 %
527	TECH-Website Update	0.00	0.00	5,250.00	5,250.00	5,250.00	%
	Account Total:	1,417.90	112,597.43	135,000.00	135,000.00	22,402.57	83 %
	Account Group Total:	1,417.90	112,597.43	135,000.00	135,000.00	22,402.57	83 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 2 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000	POLICE						
431000	POLICE						
100	SALARIES	78,617.89	580,436.92	601,650.00	601,650.00	21,213.08	96 %
101	OVERTIME	458.46	5,062.17	5,775.00	5,775.00	712.83	88 %
102	Salaries-Part Time	460.00	5,112.52	29,400.00	29,400.00	24,287.48	17 %
104	Separation Allowance-Law	3,598.71	25,426.52	21,525.00	21,525.00	-3,901.52	118 %
109	FICA	6,116.98	45,482.61	51,975.00	51,975.00	6,492.39	88 %
110	Retirement	17,226.82	127,220.54	119,700.00	119,700.00	-7,520.54	106 %
111	Group Insurance	11,724.69	82,768.27	108,885.00	108,885.00	26,116.73	76 %
112	Special Benefit Fund-Police	3,398.11	25,345.99	28,544.00	28,544.00	3,198.01	89 %
212	Supplies-Fuel	0.00	7,686.83	28,875.00	28,875.00	21,188.17	27 %
214	Supplies-Dept	-13,697.90	6,479.18	11,550.00	11,550.00	5,070.82	56 %
215	Supplies-Materials	0.00	151.62	0.00	0.00	-151.62	%
217	Supplies-Uniforms	79.15	7,176.53	10,500.00	10,500.00	3,323.47	68 %
220	Alcohol & Drug Ed.	0.00	0.00	1,050.00	1,050.00	1,050.00	%
310	Travel and Transportation	0.00	1,043.22	3,150.00	3,150.00	2,106.78	33 %
324	Dues and Subscriptions	0.00	0.00	6,615.00	6,615.00	6,615.00	%
333	Utilities-Boat House and Range	0.00	0.00	525.00	525.00	525.00	%
350	Repairs and Maint-Buildings	53.40	53.40	0.00	0.00	-53.40	%
353	Repairs and Maint-Equipment	0.00	8,555.52	4,200.00	4,200.00	-4,355.52	204 %
354	Repairs and Maint-Vehicles	2,398.40	20,304.69	26,250.00	26,250.00	5,945.31	77 %
490	Miscellaneous	0.00	275.00	1,050.00	1,050.00	775.00	26 %
524	Computers	0.00	0.00	10,500.00	10,500.00	10,500.00	%
691	Contractual Services	13,740.58	14,639.97	21,053.00	21,053.00	6,413.03	70 %
	Account Total:	124,175.29	963,221.50	1,092,772.00	1,092,772.00	129,550.50	88 %
	Account Group Total:	124,175.29	963,221.50	1,092,772.00	1,092,772.00	129,550.50	88 %
434000	FIRE						
434000	FIRE						
100	SALARIES	58,838.68	357,536.59	474,950.00	474,950.00	117,413.41	75 %
101	OVERTIME	107.48	107.48	26,250.00	26,250.00	26,142.52	%
102	Salaries-Part Time	7,666.38	59,607.19	39,165.00	39,165.00	-20,442.19	152 %
109	FICA	4,952.07	31,029.51	40,740.00	40,740.00	9,710.49	76 %
110	Retirement	13,501.30	84,823.85	86,835.00	86,835.00	2,011.15	98 %
111	Group Insurance	9,944.68	57,060.44	88,095.00	88,095.00	31,034.56	65 %
120	401 (K) Contribution	2,586.15	17,653.03	24,575.00	24,575.00	6,921.97	72 %
212	Supplies-Fuel	0.00	11,364.42	21,000.00	21,000.00	9,635.58	54 %
214	Supplies-Dept	0.00	13,508.74	4,200.00	4,200.00	-9,308.74	322 %
215	Supplies-Materials	0.00	5,169.35	10,500.00	10,500.00	5,330.65	49 %
217	Supplies-Uniforms	1,432.50	1,432.50	6,300.00	6,300.00	4,867.50	23 %
218	Supplies-Equipment	0.00	82.22	23,325.00	23,325.00	23,242.78	%
310	Travel and Transportation	0.00	228.00	6,300.00	6,300.00	6,072.00	4 %
324	Dues and Subscriptions	1,276.40	6,249.93	9,975.00	9,975.00	3,725.07	63 %
330	Utilities	0.00	3,329.23	12,600.00	12,600.00	9,270.77	26 %
351	Repairs and Maint-Grounds	0.00	1,175.55	6,300.00	6,300.00	5,124.45	19 %
353	Repairs and Maint-Equipment	0.00	27,763.10	16,800.00	16,800.00	-10,963.10	165 %
354	Repairs and Maint-Vehicles	15,598.29	27,042.76	22,050.00	22,050.00	-4,992.76	123 %
490	Miscellaneous	0.00	79.50	4,200.00	4,200.00	4,120.50	2 %
514	Protective Clothing	0.00	0.00	16,800.00	16,800.00	16,800.00	%
553	RADIO REPLACEMENT	0.00	0.00	10,500.00	10,500.00	10,500.00	%
693	Fairfield Volunteer Fire Dept	0.00	33,500.00	67,000.00	67,000.00	33,500.00	50 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 3 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
694	Chimney Rock Volunteer Fire	17,500.00	35,000.00	35,000.00	35,000.00	0.00	100 %
695	Bills Creek Volunteer Fire	21,400.00	42,800.00	42,800.00	42,800.00	0.00	100 %
	Account Total:	154,803.93	816,543.39	1,096,260.00	1,096,260.00	279,716.61	74 %
	Account Group Total:	154,803.93	816,543.39	1,096,260.00	1,096,260.00	279,716.61	74 %
451000	PUBLIC WORKS-STREETS						
451000	PUBLIC WORKS-STREETS						
100	SALARIES	56,311.54	389,395.20	459,240.00	459,240.00	69,844.80	85 %
101	OVERTIME	0.00	0.00	16,800.00	16,800.00	16,800.00	%
109	FICA	2,765.62	20,081.05	27,300.00	27,300.00	7,218.95	74 %
110	Retirement	7,382.72	51,393.29	63,000.00	63,000.00	11,606.71	82 %
111	Group Insurance	6,367.91	39,887.73	68,250.00	68,250.00	28,362.27	58 %
120	401 (K) Contribution	1,318.24	8,133.96	23,100.00	23,100.00	14,966.04	35 %
211	Supplies-Automotive	139.62	23,741.34	26,250.00	26,250.00	2,508.66	90 %
212	Supplies-Fuel	0.00	898.16	0.00	0.00	-898.16	%
214	Supplies-Dept	0.00	965.05	1,260.00	1,260.00	294.95	77 %
215	Supplies-Materials	200.00	8,245.46	36,750.00	36,750.00	28,504.54	22 %
217	Supplies-Uniforms	0.00	11,307.10	8,400.00	8,400.00	-2,907.10	135 %
310	Travel and Transportation	77.70	408.12	2,100.00	2,100.00	1,691.88	19 %
331	Utilities-Street Lights	0.00	5,950.86	15,750.00	15,750.00	9,799.14	38 %
334	Utilities-Buildings	0.00	7,719.47	15,750.00	15,750.00	8,030.53	49 %
350	Repairs and Maint-Buildings	0.00	4,766.51	31,500.00	31,500.00	26,733.49	15 %
351	Repairs and Maint-Grounds	2,090.00	16,737.99	12,600.00	12,600.00	-4,137.99	133 %
353	Repairs and Maint-Equipment	5,516.73	120,250.52	31,500.00	31,500.00	-88,750.52	382 %
354	Repairs and Maint-Vehicles	584.80	14,672.16	21,000.00	21,000.00	6,327.84	70 %
691	Contractual Services	280.00	22,150.44	21,000.00	21,000.00	-1,150.44	105 %
	Account Total:	83,034.88	746,704.41	881,550.00	881,550.00	134,845.59	85 %
	Account Group Total:	83,034.88	746,704.41	881,550.00	881,550.00	134,845.59	85 %
472000	SANITATION						
472000	SANITATION						
691	Contractual Services	35,400.00	127,675.00	185,000.00	185,000.00	57,325.00	69 %
692	Contractual Services-Recycling	3,104.00	12,360.00	15,000.00	15,000.00	2,640.00	82 %
696	Tipping Fees	0.00	15,021.47	40,000.00	40,000.00	24,978.53	38 %
	Account Total:	38,504.00	155,056.47	240,000.00	240,000.00	84,943.53	65 %
	Account Group Total:	38,504.00	155,056.47	240,000.00	240,000.00	84,943.53	65 %
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
351	Repairs and Maint-Grounds	0.00	0.00	7,500.00	7,500.00	7,500.00	%
352	Repairs and Maint-Dam	0.00	59.99	7,500.00	7,500.00	7,440.01	1 %
	Account Total:	0.00	59.99	15,000.00	15,000.00	14,940.01	%
	Account Group Total:	0.00	59.99	15,000.00	15,000.00	14,940.01	%
492000	ECONOMIC DEVELOPMENT						
492000	ECONOMIC DEVELOPMENT						
100	SALARIES	7,934.40	58,162.46	70,500.00	70,500.00	12,337.54	82 %
109	FICA	606.66	4,447.02	5,300.00	5,300.00	852.98	84 %
110	Retirement	1,633.68	11,431.04	12,810.00	12,810.00	1,378.96	89 %
111	Group Insurance	1,065.63	7,722.51	10,800.00	10,800.00	3,077.49	72 %
120	401 (K) Contribution	396.72	2,908.14	3,500.00	3,500.00	591.86	83 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 4 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
515	In-stream Sedimentation Study	0.00	1,547.18	0.00	0.00	-1,547.18	%
585	Community Branding	0.00	5,815.54	20,990.00	20,990.00	15,174.46	28 %
Account Total:		11,637.09	92,033.89	123,900.00	123,900.00	31,866.11	74 %
Account Group Total:		11,637.09	92,033.89	123,900.00	123,900.00	31,866.11	74 %
493000 COMMUNITY DEVELOPMENT							
493000 COMMUNITY DEVELOPMENT							
100	SALARIES	21,774.46	203,393.32	388,950.00	388,950.00	185,556.68	52 %
109	FICA	1,628.00	15,258.15	24,150.00	24,150.00	8,891.85	63 %
110	Retirement	4,483.37	38,637.33	56,700.00	56,700.00	18,062.67	68 %
111	Group Insurance	3,226.89	24,309.36	44,415.00	44,415.00	20,105.64	55 %
120	401 (K) Contribution	620.70	4,337.14	15,750.00	15,750.00	11,412.86	28 %
180	Legal Services	0.00	2,231.20	26,250.00	26,250.00	24,018.80	8 %
212	Supplies-Fuel	69.09	419.49	1,050.00	1,050.00	630.51	40 %
214	Supplies-Dept	0.00	953.95	6,300.00	6,300.00	5,346.05	15 %
310	Travel and Transportation	0.00	503.72	5,250.00	5,250.00	4,746.28	10 %
324	Dues and Subscriptions	0.00	0.00	2,100.00	2,100.00	2,100.00	%
370	Advertising	0.00	0.00	2,100.00	2,100.00	2,100.00	%
410	RENTS	0.00	11,550.00	21,000.00	21,000.00	9,450.00	55 %
515	In-stream Sedimentation Study	0.00	395.00	0.00	0.00	-395.00	%
691	Contractual Services	0.00	0.00	19,950.00	19,950.00	19,950.00	%
Account Total:		31,802.51	301,988.66	613,965.00	613,965.00	311,976.34	49 %
Account Group Total:		31,802.51	301,988.66	613,965.00	613,965.00	311,976.34	49 %
613000 PARKS, RECREATION & LAKE							
613000 PARKS, RECREATION & LAKE							
100	SALARIES	23,265.18	220,994.43	353,555.00	353,555.00	132,560.57	63 %
102	Salaries-Part Time	0.00	1,110.38	0.00	0.00	-1,110.38	%
109	FICA	1,840.62	19,096.87	25,200.00	25,200.00	6,103.13	76 %
110	Retirement	4,884.93	44,012.13	57,750.00	57,750.00	13,737.87	76 %
111	Group Insurance	4,262.52	37,536.94	65,835.00	65,835.00	28,298.06	57 %
120	401 (K) Contribution	1,156.35	10,825.15	15,750.00	15,750.00	4,924.85	69 %
212	Supplies-Fuel	0.00	4,770.16	15,750.00	15,750.00	10,979.84	30 %
213	Supplies-Boat Fuel & Supplies	0.00	0.00	12,600.00	12,600.00	12,600.00	%
214	Supplies-Dept	0.00	264.91	5,250.00	5,250.00	4,985.09	5 %
215	Supplies-Materials	0.00	3,750.65	26,250.00	26,250.00	22,499.35	14 %
216	Supplies-Fish Purchase	0.00	0.00	8,400.00	8,400.00	8,400.00	%
217	Supplies-Uniforms	0.00	189.90	1,575.00	1,575.00	1,385.10	12 %
219	Boat and Fishing Permits	0.00	441.10	6,825.00	6,825.00	6,383.90	6 %
310	Travel and Transportation	0.00	1,654.09	3,150.00	3,150.00	1,495.91	53 %
330	Utilities	0.00	0.00	7,035.00	7,035.00	7,035.00	%
335	Flowering Bridge Lighting	0.00	0.00	3,675.00	3,675.00	3,675.00	%
350	Repairs and Maint-Buildings	0.00	963.79	0.00	0.00	-963.79	%
351	Repairs and Maint-Grounds	0.00	40,689.83	89,250.00	89,250.00	48,560.17	46 %
353	Repairs and Maint-Equipment	1,026.63	22,586.42	14,700.00	14,700.00	-7,886.42	154 %
508	Rewrite Zoning & Land Dev.	0.00	0.00	42,525.00	42,525.00	42,525.00	%
691	Contractual Services	3,645.00	57,397.21	0.00	0.00	-57,397.21	%
Account Total:		40,081.23	466,283.96	755,075.00	755,075.00	288,791.04	62 %
Account Group Total:		40,081.23	466,283.96	755,075.00	755,075.00	288,791.04	62 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 5 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
615000	BEACH & MARINA						
615000	BEACH & MARINA						
214	Supplies-Dept	0.00	0.00	1,250.00	1,250.00	1,250.00	%
350	Repairs and Maint-Buildings	0.00	0.00	1,250.00	1,250.00	1,250.00	%
351	Repairs and Maint-Grounds	0.00	2,283.76	1,250.00	1,250.00	-1,033.76	183 %
353	Repairs and Maint-Equipment	0.00	0.00	1,250.00	1,250.00	1,250.00	%
	Account Total:	0.00	2,283.76	5,000.00	5,000.00	2,716.24	46 %
	Account Group Total:	0.00	2,283.76	5,000.00	5,000.00	2,716.24	46 %
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
504	VEHICLES	0.00	288,533.74	100,000.00	100,000.00	-188,533.74	289 %
550	Other Equipment	0.00	17,176.89	0.00	0.00	-17,176.89	%
592	PW-Street Paving	0.00	136,061.30	175,000.00	175,000.00	38,938.70	78 %
691	Contractual Services	0.00	7,500.00	106,265.00	106,265.00	98,765.00	7 %
697	Dredging & Debris Removal	0.00	30,155.00	331,313.00	331,313.00	301,158.00	9 %
	Account Total:	0.00	479,426.93	712,578.00	712,578.00	233,151.07	67 %
	Account Group Total:	0.00	479,426.93	712,578.00	712,578.00	233,151.07	67 %
910000	DEBT SERVICE						
910000	DEBT SERVICE						
504	VEHICLES	0.00	20,216.27	0.00	0.00	-20,216.27	%
541	POLICE-Vehicles	0.00	12,532.07	60,000.00	60,000.00	47,467.93	21 %
550	Other Equipment	0.00	20,470.23	100,000.00	100,000.00	79,529.77	20 %
561	Brdwalk-Marina Bay	0.00	53,598.93	101,900.00	101,900.00	48,301.07	53 %
573	Barge/Excavator	0.00	40,081.47	29,600.00	29,600.00	-10,481.47	135 %
720	Bond Interest	0.00	12,999.40	58,500.00	58,500.00	45,500.60	22 %
	Account Total:	0.00	159,898.37	350,000.00	350,000.00	190,101.63	46 %
	Account Group Total:	0.00	159,898.37	350,000.00	350,000.00	190,101.63	46 %
920000	Non-Governmental						
920000	Non-Governmental						
130	Unemployment	0.00	0.00	6,850.00	6,850.00	6,850.00	%
450	Insurance	3,613.00	239,422.65	195,000.00	195,000.00	-44,422.65	123 %
751	Bank Fees	0.00	170.00	3,150.00	3,150.00	2,980.00	5 %
	Account Total:	3,613.00	239,592.65	205,000.00	205,000.00	-34,592.65	117 %
	Account Group Total:	3,613.00	239,592.65	205,000.00	205,000.00	-34,592.65	117 %
980000	TRANSFERS						
980000	TRANSFERS						
967	Transfer to Capital Reserve	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Total:	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Group Total:	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Fund Total:	574,629.19	5,501,025.01	9,142,800.00	9,142,800.00	3,641,774.99	60 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 6 of 11
Report ID: B100

20 FEMA-STORM Helene Recovery

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
900000	OTHER						
900000	OTHER						
	196 Emergency Action Plan	8,062.71	2,235,370.95	0.00	0.00	-2,235,370.95	%
	691 Contractual Services	0.00	26,032.85	0.00	0.00	-26,032.85	%
	Account Total:	8,062.71	2,261,403.80	0.00	0.00	-2,261,403.80	%
	Account Group Total:	8,062.71	2,261,403.80	0.00	0.00	-2,261,403.80	%
	Fund Total:	8,062.71	2,261,403.80	0.00	0.00	-2,261,403.80	%

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 7 of 11
Report ID: B100

22 DAM Capital Projects Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
472000	SANITATION						
472000	SANITATION						
	691 Contractual Services	0.00	1,093,927.25	0.00	0.00	-1,093,927.25	%
	Account Total:	0.00	1,093,927.25	0.00	0.00	-1,093,927.25	%
	Account Group Total:	0.00	1,093,927.25	0.00	0.00	-1,093,927.25	%
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
	190 Engineering Services	0.00	829,061.94	0.00	0.00	-829,061.94	%
	691 Contractual Services	0.00	5,580,664.47	0.00	0.00	-5,580,664.47	%
	Account Total:	0.00	6,409,726.41	0.00	0.00	-6,409,726.41	%
	Account Group Total:	0.00	6,409,726.41	0.00	0.00	-6,409,726.41	%
713000	WATER						
713000	WATER						
	964 Transfer to General - ADM	0.00	-3,475,700.84	0.00	0.00	3,475,700.84	%
	Account Total:	0.00	-3,475,700.84	0.00	0.00	3,475,700.84	%
	Account Group Total:	0.00	-3,475,700.84	0.00	0.00	3,475,700.84	%
	Fund Total:	0.00	4,027,952.82	0.00	0.00	-4,027,952.82	%

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 8 of 11
Report ID: B100

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
713000	WATER						
713000	WATER						
100	SALARIES	0.00	0.00	150,000.00	150,000.00	150,000.00	%
109	FICA	0.00	0.00	11,200.00	11,200.00	11,200.00	%
110	Retirement	0.00	0.00	24,000.00	24,000.00	24,000.00	%
111	Group Insurance	0.00	0.00	20,000.00	20,000.00	20,000.00	%
120	401 (K) Contribution	0.00	0.00	7,500.00	7,500.00	7,500.00	%
212	Supplies-Fuel	0.00	1,408.10	0.00	0.00	-1,408.10	%
214	Supplies-Dept	0.00	33.48	15,000.00	15,000.00	14,966.52	%
310	Travel and Transportation	0.00	858.00	4,000.00	4,000.00	3,142.00	21 %
324	Dues and Subscriptions	50.00	440.00	2,000.00	2,000.00	1,560.00	22 %
330	Utilities	0.00	1,525.55	15,000.00	15,000.00	13,474.45	10 %
350	Repairs and Maint-Buildings	0.00	0.00	20,000.00	20,000.00	20,000.00	%
353	Repairs and Maint-Equipment	0.00	17,227.59	60,000.00	60,000.00	42,772.41	29 %
358	Repairs and Maint-Lines	0.00	8,237.77	18,000.00	18,000.00	9,762.23	46 %
430	Equipment Rental	0.00	0.00	500.00	500.00	500.00	%
691	Contractual Services	9,269.00	10,589.00	24,000.00	24,000.00	13,411.00	44 %
	Account Total:	9,319.00	40,319.49	371,200.00	371,200.00	330,880.51	11 %
	Account Group Total:	9,319.00	40,319.49	371,200.00	371,200.00	330,880.51	11 %
714000	SEWER						
714000	SEWER						
103	Professional Services	0.00	0.00	3,000.00	3,000.00	3,000.00	%
212	Supplies-Fuel	0.00	1,259.78	0.00	0.00	-1,259.78	%
214	Supplies-Dept	0.00	-7,599.21	800.00	800.00	8,399.21	*** %
215	Supplies-Materials	1,317.51	69,396.80	180,000.00	180,000.00	110,603.20	39 %
310	Travel and Transportation	0.00	0.00	6,000.00	6,000.00	6,000.00	%
320	Postage	0.00	0.00	4,000.00	4,000.00	4,000.00	%
330	Utilities	0.00	9,137.44	16,000.00	16,000.00	6,862.56	57 %
350	Repairs and Maint-Buildings	0.00	4,800.00	25,000.00	25,000.00	20,200.00	19 %
353	Repairs and Maint-Equipment	0.00	36,660.66	45,000.00	45,000.00	8,339.34	81 %
355	Repairs and Maint-Collection	0.00	462.00	25,000.00	25,000.00	24,538.00	2 %
358	Repairs and Maint-Lines	0.00	0.00	15,000.00	15,000.00	15,000.00	%
690	Contractual Services-Sludge	0.00	48,150.00	160,000.00	160,000.00	111,850.00	30 %
691	Contractual Services	0.00	35,700.78	79,000.00	79,000.00	43,299.22	45 %
699	Contractual Services-WWTP	0.00	9,952.75	40,000.00	40,000.00	30,047.25	25 %
	Account Total:	1,317.51	207,921.00	598,800.00	598,800.00	390,879.00	35 %
	Account Group Total:	1,317.51	207,921.00	598,800.00	598,800.00	390,879.00	35 %
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
547	CAMERAS/CAMERAS	0.00	1,320.00	0.00	0.00	-1,320.00	%
632	EDA	0.00	0.00	145,415.00	145,415.00	145,415.00	%
	Account Total:	0.00	1,320.00	145,415.00	145,415.00	144,095.00	1 %
	Account Group Total:	0.00	1,320.00	145,415.00	145,415.00	144,095.00	1 %

05/08/25
14:49:35

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 9 of 11
Report ID: B100

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
820000	BONUSES (PERFORMANCE & LONGEVITY						
820000	BONUSES (PERFORMANCE & LONGEVITY						
100	SALARIES	0.00	0.00	15,000.00	15,000.00	15,000.00	%
	Account Total:	0.00	0.00	15,000.00	15,000.00	15,000.00	%
	Account Group Total:	0.00	0.00	15,000.00	15,000.00	15,000.00	%
910000	DEBT SERVICE						
910000	DEBT SERVICE						
611	SRL Fund Project	0.00	0.00	55,955.00	55,955.00	55,955.00	%
612	Joint Wrapping Project	0.00	0.00	63,990.00	63,990.00	63,990.00	%
	Account Total:	0.00	0.00	119,945.00	119,945.00	119,945.00	%
	Account Group Total:	0.00	0.00	119,945.00	119,945.00	119,945.00	%
980000	TRANSFERS						
980000	TRANSFERS						
958	Transfer to Fund Balance	0.00	0.00	400,000.00	400,000.00	400,000.00	%
	Account Total:	0.00	0.00	400,000.00	400,000.00	400,000.00	%
	Account Group Total:	0.00	0.00	400,000.00	400,000.00	400,000.00	%
	Fund Total:	10,636.51	249,560.49	1,650,360.00	1,650,360.00	1,400,799.51	15 %

05/08/25
14:49:35

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 10 of 11
Report ID: B100

56 ELECTRIC FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
720000	ELECTRIC OPERATIONS						
720000	ELECTRIC OPERATIONS						
100	SALARIES	8,952.39	103,885.49	61,850.00	61,850.00	-42,035.49	168 %
103	Professional Services	0.00	0.00	40,000.00	40,000.00	40,000.00	%
109	FICA	2,116.67	16,639.09	4,800.00	4,800.00	-11,839.09	347 %
110	Retirement	6,013.83	45,103.74	12,090.00	12,090.00	-33,013.74	373 %
111	Group Insurance	3,196.89	22,807.80	10,000.00	10,000.00	-12,807.80	228 %
120	401 (K) Contribution	373.68	3,992.31	4,500.00	4,500.00	507.69	89 %
212	Supplies-Fuel	0.00	1,237.17	6,000.00	6,000.00	4,762.83	21 %
214	Supplies-Dept	0.00	173.72	6,200.00	6,200.00	6,026.28	3 %
321	Telephone	0.00	264.24	3,000.00	3,000.00	2,735.76	9 %
330	Utilities	0.00	2,237.73	6,000.00	6,000.00	3,762.27	37 %
350	Repairs and Maint-Buildings	0.00	202.90	25,000.00	25,000.00	24,797.10	1 %
353	Repairs and Maint-Equipment	0.00	5,497.05	40,000.00	40,000.00	34,502.95	14 %
691	Contractual Services	0.00	23,178.49	42,000.00	42,000.00	18,821.51	55 %
967	Transfer to Capital Reserve	0.00	0.00	18,560.00	18,560.00	18,560.00	%
	Account Total:	20,653.46	225,219.73	280,000.00	280,000.00	54,780.27	80 %
	Account Group Total:	20,653.46	225,219.73	280,000.00	280,000.00	54,780.27	80 %
	Fund Total:	20,653.46	225,219.73	280,000.00	280,000.00	54,780.27	80 %

05/08/25
14:49:35

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 11 of 11
Report ID: B100

58 Capital Sewer Project Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
714000	SEWER						
714000	SEWER						
	190 Engineering Services	0.00	299,067.15	0.00	0.00	-299,067.15	%
	691 Contractual Services	0.00	123,244.14	0.00	0.00	-123,244.14	%
	Account Total:	0.00	422,311.29	0.00	0.00	-422,311.29	%
	Account Group Total:	0.00	422,311.29	0.00	0.00	-422,311.29	%
	Fund Total:	0.00	422,311.29	0.00	0.00	-422,311.29	%
	Grand Total:	613,981.87					
			0.00				
			12,687,473.14	11,073,160.00	11,073,160.00	-1,614,313.14	115 %

Town of Lake Lure

Office of the Town Manager

May 13, 2025

Honorable Mayor and Town Council,

RE: Budget Message and Proposed Budget for Fiscal Year 2025-2026

It is my pleasure to submit for your consideration the proposed balanced **Town of Lake Lure Budget for Fiscal Year 2025-2026** commencing July 1st, 2025, and ending June 30th, 2026. This budget is based on careful analysis of departmental operating budgets, capital requests, and prioritized needs identified by department heads through one-on-one meetings.

The general fund budget is proposed as balanced at \$8,112,177. No appropriated fund balance for non-recurring capital costs and projects has been calculated to be included in revenues.

The Town of Lake Lure's revenue neutral rate was calculated with allowable growth at \$0.3570 per \$100 of property value. This Fiscal Year budget as presented is balanced at this same recommended tax rate of \$0.3570 per \$100 of property value. Thus, the following tax rate factors continue into this fiscal year as well: a 15.7 cent rate for municipal services, 7.3 cent rate for fire protection services and a 12.70 cent rate for dam capital reserve fund. The total net taxable revenue is \$1,357,430,935 from the most recent county annual property evaluation. This should generate \$4,570,000.00 in tax revenue on real, personal, and utility property, assuming the current collection rate by Rutherford County of 99.06% or a slight decrease in collection rate.

The Water and Sewer Fund is proposed as balanced at \$1,237,770 with no recommended changes for Water/Sewer Rates.

Provision of Services

The budget anticipates Police, Public Services, Administration, Communications, Community Development, Parks/Recreation & Lake, and Utilities to continue at current service levels. Fire services will be expanded and enhanced as a result of the consolidation of resources with the former Fairfield Mountain Volunteer Fire Department.

Many new initiatives that were previously anticipated were postponed and are not a part of this budget due to the anticipated impacts to revenues resulting directly from

Tropical Storm Helene. As a result, this budget was reduced significantly from FY 24-25 and focuses have shifted towards recovery and maintaining day-to-day operations

Capital Infrastructure Projects

Outside of our regular operations, this budget also provides support to crucial major infrastructure projects such as the Replacement Dam project, the replacement of our subaqueous sewer system, and our wastewater treatment plant. All of which are major multiyear projects. There are two capital reserves that are dedicated to the replacement of the Dam. The first capital reserve is the previously mentioned North Carolina General Assembly appropriation, which currently contains \$11 million. The second reserve has a balance of approximately \$4.8 million and is funded by an annual contribution from the general fund of \$1.6 million. Lake Lure's infrastructure projects for the replacement sewer system, as well as the replacement wastewater sewer plant, are both supported by funds from the American Rescue Plan (ARPA) with \$2.5 million remaining and State Revolving Loans from the State of North Carolina for \$20 million. The Town is also working with FEMA and state agencies to obtain funding for these areas because much of the Town's infrastructure was decimated by Tropical Storm Helene and as of current the Town has only implemented short term repairs to these temporary systems.

Personnel

The budget as proposed supports 43 full-time equivalent (FTE) positions. Of these full-time positions, 41 are in the General Fund, 2 full-time equivalent positions are in the Utility Fund. This includes one additional position that are recommended for inclusion in the Community Development Department.

The Town provides a full benefits package including medical, dental, vision, retirement, and 401(k) match of up to 5%. In addition, Lake Lure provides a post-retirement benefit to provide health insurance to retirees with at least 5 years of consecutive service to the Town of Lake Lure.

A cost of living adjustment is being recommended at 3% to adjust the Town's annual compensation for employees. An undetermined percentage increase is expected for health insurance through the State Health Plan. In previous years, the Town has partnered with the North Carolina League of Municipalities to offer dental and vision insurance. However, in February the NCLM Risk Management Services Board of Trustees voted to close the Health Benefits Trust, also known as the Municipal Insurance Trust, and wind down its operations effective June 30, 2025. Thus the Town will work through an alternative provider and there will be a nominal increase for dental and vision plans.

Conclusion

While this budget does not address every need, want, preference, desire, project, program, or requested capital item, it will provide for the continuation of the municipal services currently provided and at the level expected by our residents while ensuring that we are maintaining the assets we have, setting the stage to make significant strategic investments in infrastructure, and working towards long term recovery and resilience.

The Town Council has met as necessary to conduct reviews of this budget as proposed for Fiscal Year 2025-2026. A public hearing for the Budget for Fiscal Year 2025-2026 is scheduled for June 10th, 2025, at 5:00 pm. Prior to the hearing, staff will convert the budget message to an ordinance to prepare for adoption. Following the public hearing, the budget should be adopted thereafter at the Town Council's pleasure.

I wish to recognize the monumental efforts of staff in the formulation of this budget, specifically Mr. Stephen Ford, Finance Director, and our professional department heads and their staff. Without their tireless efforts, it would not have been possible for this budget to be prepared and presented to you.

Lastly, I wish to acknowledge the support of the Town Council. On behalf of the staff, thank you for the efforts that you put forth every day for the Town of Lake Lure. Your guidance has been essential in our ability to develop and put forth this proposed budget for your consideration.

Thank you,

Olivia Stewman
Town Manager

cc: Stephen Ford, Finance Director
Department Heads

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI

CONSENT AGENDA

A. Approval of April 2025 Minutes

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL BRIEFING MEETING

Monday, April 7, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Laura Krejci, Communications Director
Dana Bradley, Parks and Rec
Dean Lindsey, Public Works Director
Sean Humphries, Police Department
Dustin Waycaster, Fire Chief
Jeff Geisler, Rumbling Bald
Evan Smith, FEMA

Absent:

Mike Williams, Community Development

I. Call to Order

Mayor Carol C Pritchett called recessed meeting to order at 10:00 am.

II. Mayor Updates:

Mayor Carol C Pritchett opened meeting and turned over to Town Manager Olivia Stewman for updates.

III. Town Manager:

Town Manager Olivia Stewman reported that 2 projects have been obligated, just waiting on payment for emergency work and debris removal. Followed up with Odom on timeframe for the Lago Vista Road. Advised that it could be 6-9 months for completion. Working on the RFP with William.

Site inspection are still taking place. Unsure of dates for collection system or lift station. Hydro plant being inspected today and Dam is scheduled for tomorrow. Discussion ensued with reference to FEMA's inspections. No other updates at this time.

IV. Human Resources Updates:

No updates at this time.

V. Fire Department Updates:

Continuing to work with FEMA and the site inspections. Paid staff has been placed at the Fairfield fire department. Already ran 2 calls so far and with the quick response times and ability to help the community, its already proving to be beneficial. Also working with Laura to possible get a grant to help with the renovations. No other updates at this time.

VI. Public Works Updates:

Progress is being made on the sewer line repairs. Lake Levels are currently at (979.4). Will be able to extend the ramp as the lake goes further down. Currently they are working in the river channel with the sediment removal and we will be holding the lake 12 to 14 feet for now. Platform will begin being placed have a bulletin board on one side and power on the other side to meet the permitting requirements. Engineer design for the Tanner Gates are in and there are no other updates at this time.

VII. Communications Updates:

Article in the Citizen Times will run this week. Bridge location in Chimney Rock has been decided and is posted on the DOT website. Hopes to have the temporary bridge in place and open by Memorial Day. The only objection for the Lago Vista connection is funding. Will continue to work towards making this happen. PBS still working on story and would like to come back for pictures. Questions have come in about the creek behind Fire Fly cove to the Boys Camp Bridge if this will be included in the sediment removal. Unsure at this time of what will be included in the scope. Will move soft opening of Morse Park till April 25th.

VIII. Finance Department:

No updates at this time.

IX. ICF:

No updates at this time.

IX: Parks and REC:

Last Monday was a great day working on the trails. Re-routing Buffalo Creek Park Trails. Also working on reconnection the Upper Boulder Trail. Working on quotes of the work that needs to be done and will hopefully have these to council by next week. Water samples came back really good. Turbidity is at 23. Barriers are being taking down in Morse Park. Will work with the Police Department and Ashbritt to hopefully resolve this issue to keep people safe.

X. Community development Updates:

Michael Williams was out today and no updates were provided.

XI. FEMA:

Reminder that today is the deadline for anyone to apply for FEMA assistance. SBA deadline is April 27, 2025. Next week Howard will be leaving and things will be transferring to Evan (me). Rutherford County is currently working on long term recovery group. Advised to get written statement of the issues that have occurred with the truck drivers and will see what she can do to help.

XII. Police Department:

No updates at this time.

XIII. Rumbling Bald Updates:

The contract for Ashbritt has been received, just working on crossing all the T's and dotting all the I's. Lease agreement for the Fairfield Fire department is ready and will get this over to Olivia. Looking to remove the sediment/silt from Bald Mountain Lake. Waiting to hear from Army Corp. No other updates at this time.

IV. TDA

No updates at this time.

V. Other

We have received only 1 invoice at this time. This has been paid but will send out to council for their records.

Went over calendar for the week to be sure everyone is up to date on when the next meeting was.

No other updates or comments at this time.

VI. Adjournment:

Commissioner Scott Doster made a motion to recess council briefing until Monday, April 21, 2025 at 10:00am. Commissioner Dave DiOrio seconded the motion and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

MINUTES OF THE TOWN OF LAKE LURE REGULAR TOWN COUNCIL MEETING

Tuesday, April 8, 2025 @ 5:00 pm

Lakeview Terrace at Rumbling Bald



Agenda

Roll Call:

Mayor, Carol C, Pritchett
Commissioner Dave DiOrio
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim Proctor
Town Manager, Olivia Stewman
William Morgan, Attorney
Laura Krejci, Communications Director
Kimberly Martin, Town Clerk

I. Call to Order

Mayor Pritchett called the meeting to order at 5:11 pm

Mayor Carol C. Pritchett opened the meeting thanking Rumbling Bald for use of the beautiful location and the continued support.

II. Agenda Adoption

Commissioner Jim Proctor made motion to approve agenda with added item Resolution No. 25-04-08 to approve plans to build a future Public Safety Facility on Highway 9, Lake Lure, NC 28746 and to seek Funding for this facility through the 2026 Congressional Community Project funding. Commissioner Dave DiOrio seconded the motion and all were in favor.

III. Mayor's Communication

Mayor Carol C. Pritchett began by thanking everyone for coming out. So much has been achieved already and we continue to move forward with plans to flourish. Sub surface debris removal has begun which is a huge step in the right direction. With all the work going on throughout the town, we ask for patients as this is the beginning of our recovery. A huge thank you to our Public Works department that has been working so hard to beautify out town. We are well on our way.

IV. Town Managers Communication

Town Manager Olivia Stewman gave an update on the projects the Town is currently working on.

On March 27th, 2025 we completed the Drain Valve project and we are officially closed.

The Fairfield fire department moved in April 1, 2025. We now have paid staff and so far have ran 2 medical calls. The response time was dramatically quicker and was able to stabilize and to keep other response measures for more serious calls. The new heart monitor will be a huge benefit.

Our 2024 Budget is underway and so far going well.

We will have the 2025-2026 Budget draft at the April Work Session.

A soft opening for Morse Park will be on April 25, 2025 at 11:00am. We will also be celebrating Arbor Day!

V. Council Liaison Reports and Comments

Commissioner Scott Doster began with the ABC Board met March 17, 2025. The store continues to do well. Zoning and planning board met on March 18, 2025 and approved Masterdocks permit for moving the building to road front. Also working on signage.

Commissioner Dave DiOrio stated that BOA also approved the plans for Masterdocks, and no other business was discussed. The Lake Advisory Board met. 9 out of 10 boats were totaled in the hurricane. People will be buying new boats and the Lake Advisory Board looking at updating regulations.

Commissioner Jim Proctor stated that Parks and Rec board met last Thursday. There was a lot of discussion about recovery and the comprehensive plan. Last month we had well over 1000 hours of volunteers.

Commissioner Patrick Bryant advised that the Short Term Rental will hopefully start meeting at the end of the month.

VI. Consent Agenda

The approval of the March 2025 Minutes will be postponed until the work session meeting schedule for April 23, 2025 to make a few minor changes.

VII. Unfinished Business

There is no unfinished business to discuss.

VIII. New Business

A. Lake Lure Classical Academy Presentation

Lake Lure Classical Academy came to speak about the wonderful school that is available to those in and around Lake Lure. Students with the school each took turns speaking about what they love. Senior Adler Knight, Junior Judson Brogdon, Sophomore Marcy Kunes, Freshmen Riley Laurita and 8th grader Anna Sias all spoke about the flexible schedule, diversity, choice of classes, and the opportunities that the school offers including early college, clubs, and sports. The school offers club days, dances, and community of people that supports all students.

B. Comprehensive Plan Agreement

Town Manager Olivia Stewman spoke on behalf of the scope of work of Comprehensive plan. The draft cost is \$50,000. This plan will be very beneficially and will guide us a good direction for the future.

Commissioner Jim Proctor made a motion to approve the comprehensive plan agreement. Commissioner Patrick Bryant seconded the motion and all were in favor.

C. Storm Recovery

Town Manager, Olivia Stewman gave storm updates

*The subsurface debris removal has officially been approved and work has begun.

*FEMA has obligated 2 projects estimated 1.5 million.

*The west end sewer project is moving forward quicker than expected.

*May 19, 2025 work should begin on the Proctor Rd. landslide. This is expected to take 1-2 months.

*FEMA site visits continue and more will be scheduled.

*Buffalo Creek and weed patch working to mitigated and open soon.

* Water Samples came back in and things continue to look good.

*The PPDR program (Army Corp) still going. Will be wrapping up soon, so be sure to apply if assistance is needed.

Mayor Carol C. Pritchett made a statement advising that with the sub surface debris removal beginning we will see an influx in traffic and heavy trucks. Advised patience will be key as they continue to clear the lake of the debris and silt.

D. Resolution No. 25-04-08 Approval of plans to build a future Public Safety Facility on Highway 9, Lake Lure, NC 28746 and to seek funding for this facility immediately through the 2026 Congressional Community Project Funding Application.

Town Manager, Olivia Stewman spoke that this is eligible for project funding for Public Safety Facility (Police/Fire). The project is expected to cost 21 million dollars. With the location being more centralized allowing for better response times and visibility to the community.

Commissioner Jim Proctor made a motion to approve Resolution No. 25-04-08 as presented noting that this will be located on Town Property. Commissioner Scott Doster seconded the motion and all were in favor.

IX. Public Comments

*Personal Property Debris Removal Program:

Riley and Sam contractors for the program through Army Corp spoke advising that the program will run through the end of April. Anyone who wishes to apply should do so as soon as possible. There hours are Monday-Friday 8:00am- 6:00pm and Saturday 9:00am- 2:00pm.

*Annie Dance (1936 Coopers Gap Rd.)

Advised she is a independent Journalist. Asked how often council briefings are held. Currently they are held once a week on Monday's at 10:00 am. The damaged lake structures show 2 numbers which one is accurate? Mike Williams advised that 85 total substantially damaged lake structures and 31 of those have agreed to demolishment.

*Steven Brown (929 Proctor Rd.)

Asked more specific questions in regards to the Public Safety building.

*Beth Heer (Seton Rd.)

Asked about opening of Morse Park, online had said it was on April 17th?

This has been moved to April 25, 2025 and we will incorporate Arbor Day as well.

No other public comments were made.

Mayor Carol C. Pritchett thanked everyone for coming out and supporting the Town during the recovery process.

IX. Adjournment

Commissioner Jim Proctor made a motion to adjourn the meeting, Commissioner Dave DiOrio seconded the motion and all were in favor. Meeting closed at 5:58 pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL BRIEFING MEETING

Monday, April 21, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Laura Krejci, Communications Director (on phone)
Dana Bradley, Parks and Rec
Dean Lindsey, Public Works Director
Liz Geary, Rumbling Bald

Absent:

Mike Williams, Community Development
Sean Humphries, Police Department
Dustin Waycaster, Fire Chief
Evan Smith, FEMA

I. Call to Order

Mayor Carol C Pritchett called recessed meeting to order at 10:00 am.

II. Mayor Updates:

Mayor Carol C Pritchett opened meeting and turned over to Town Manager Olivia Stewman for updates.

III. Town Manager:

Town Manager Olivia Stewman advised that site inspections are being done on the beach and buildings there today.

There is no update on funding at this time.

Just be advised that we will be hearing on the condemnation. Keep in mind these are people that have chosen to opt in.

Advised that if meetings will continue on Mondays, they need to be made permanent. Commissioner Jim Proctor recommended to add the item to the agenda for the council to vote on.

IV. Human Resources Updates:

No updates at this time.

V. Fire Department Updates:

No updates at this time.

VI. Public Works Updates:

Area's that are not being used should be seeded for state code. Commissioner Jim Proctor advised.

Working with Cason to have the old gas pump removed.

Public Works continue to maintain Boys Camp Road temporary bridge.

The well is back up today.

West End Sewer project still going well. May be delayed with getting under Memorial Hwy. But will still continue to move forward.

Retention Pond work continues. Replaced the drain pipe and all parts that were rusted out. Lake Levels remain steady and everything is still on schedule.

Discussion on sewer. Digging to begin in a few weeks and we have a tentative date for the flowering bridge removal which is May 15th. Will save pieces for display. No other updates at this time.

VII. Communications Updates:

Just a reminder that there will be a soft opening for Morse Park on Friday, April 25th, 2025 at 11:00am. Don Cason will be there and we should be able to begin renting gazebo by Mid May with a disclaimer regarding the construction that continues to go forward.

VIII. Finance Department:

No updates at this time.

IX. ICF:

No updates at this time.

IX: Parks and REC:

Will begin applying for the sediment removal grant in November. Fishing has become a topic of discussion. Will wait on testing from DEQ to make final decision. Will get water samples on Monday. Will take about a week to get the results. No other updates at this time.

X. Community development Updates:

No updates at this time.

XI. FEMA:

No updates at this time.

XII. Police Department:

Saturation control went well. Between 13 to 16 tickets (warnings) were issued. Thanks to Courtney Burrell for putting it all together. No other updates at this time.

XIII. Rumbling Bald Updates:

Asked if anyone has spoken to Evan Smith with FEMA? Was advised that she was out sick last week. Olivia will reach out and follow up with her.
Had a meeting last week about trails and races. Would like to use weed patch trail. Would it be ready by August? Dana advised that it would not be ready for a race in August, but may be able to find an alternative. No other questions or updates at this time.

IV. TDA

No updates at this time.

V. Other

Commissioner Dave DiOrio asked if all inspections have been completed. Was advised that some inspections have been physically completed just have not received the reports back. Still a few inspections that need to be completed.
There will be a table top on Monday April 28th, 2025 at Rumbling Bald that will begin at 10 am. Monday's council briefing will be changed to 8:30am to accommodate. No other questions or updates at this time.

VI. Adjournment:

Commissioner Patrick Bryant made a motion to adjourn council briefing until Monday, April 28, 2025 at 8:30am. Commissioner Jim Proctor seconded the motion and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

MINUTES FOR REGULAR TOWN COUNCIL WORK SESSION AND ACTION MEETING

Thursday, April 23, 2025, at 8:30 a.m.

Lake Lure Fire Department



Attendees:

Mayor, Carol C, Pritchett
Commissioner, Scott Doster
Commissioner, Jim Proctor
Commissioner, Patrick Bryant
Mayor Pro Tem, Dave DiOrio
William Morgan, Attorney

Town Staff:

Town Manager, Olivia Stewman
Finance Director, Steve Ford
Fire Chief, Dustin Waycaster
P&R Director, Dana Bradley
Communications Director, Laura Krejci
Community Development Director, Michael Williams

Absent:

Police Chief, Sean Humphries
Public Works Director, Dean Lindsey

I. Call to Order

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

II. Agenda Adoption

Commissioner Jim Proctor made a motion to approve the agenda as presented,
Commissioner David DiOrio seconded and all were in favor

III. Consent Agenda

A. Approval of March Minutes

Commission Jim Proctor made a motion to approve the January minutes as presented with correction being made to the March 11, 2025 minutes. Commissioner Dave DiOrio seconded the motion and all were in favor.

B. Approval of Town Manager's Contract

Commissioner Jim Proctor made a motion to approve the Town Manager's Contract as presented. Commissioner David DiOrio seconded the motion and all were in favor.

IV. Amendment to the Town Council Meeting Schedule to add Storm Recovery Status Meeting

Olivia Stewman advised that she updated the schedule to reflect the added meetings. The board has reviewed the schedule and did not see any conflicts.

Commissioner Scott Doster made a motion to approve the amended schedule as presented. Commissioner Patrick Bryant seconded the motion and all were in favor.

V. Resolution No. 25-04-23 Appointing Dustin Waycaster as Deputy Town Manager

Olivia Stewman proposed to appoint Fire chief Dustin Waycaster as a Deputy Town Manager or acting Town Manager if at any point the Town Manager is unavailable for an extended period of time. Dustin Waycaster knows Town business and budget and works well with all staff.

Commissioner Jim Proctor made a motion to adopt Resolution No.25-04-03 appointing Dustin Waycaster as Acting Town Manager. Commissioner Scott Doster seconded the motion and all were in favor.

IV. Consider Approval of Fire Department Lease Agreement with Fairfield Mountains Property Owners Association

Olivia Stewman sent a draft lease to council. Hold off till next month. Will postpone till Regular Town Council meeting.

VII. Consider Approval of LaBella Task 25 for Boys Camp Rd. Bridge Replacement Design

Olivia advised that FEMA is moving forward and we expect obligation. Will ultimately be up to council. Contingent on FEMA Decision.

Commissioner Scott Doster made a motion to approve the LaBella Task 25 for Boys Camp Rd. Bridge Replacement design. Commissioner Dave DiOrio seconded the motion and all were in favor.

VIII. Request to Repair a Failed Retaining Wall Using Soil Nails that Extend into the Town Right of Way

Rick Carpenter with Community Development had observed caution tape on the property. At that point a Notice of Violation was issued (February 21, 2025). This was issued to either repair or replace. Owners appealed. At that time plans were submitted with zoning. This

project was denied because of Chapter 26 (excavation under a town road). Owners at this time is requesting encroachment. Staff's opinion that the encroachment repairs poses concerns.

Owners Wesley and Lauren Thurmond were present along with Odom Engineering.

Mrs. Thurmond presented pictures of the wall. Odom engineering has inspected the wall and is in agreeance that the wall is failing. (Wall is leaning and bowing). Excavating the wall and replacing it could cause a negative impact on the road itself. Soil Nails would drill holes through wall and then fill them with a pole and a grout. Commonly used in many areas. Feels this will permanently stabilize wall. There would be vertical wailers every 6 to 8 feet and the in-between would remain wood. Currently the wall is stable but is failing faster than expected. Regardless of the solution this will encroach the right of way. Depths of nails will be from 5 to 15 feet beneath the road surface. Doesn't see future utilities or heavy equipment have no effect. The Thurmond's feel this is safest and most efficient at correcting issues.

The encroachment documents look good with some minor changes.

Council discussion ensued.

Commissioner Dave DiOrio made a motion to approve only with approval with new design to allow soil nails in town right of way. Commissioner Scott Doster seconded the motion and all were in favor.

Commissioner Jim Proctor made a motion to give Town Manager Olivia Stewman the authority to sign and proceed with encroachment. Commissioner Dave DiOrio seconded the motion and all were in favor.

IX. Lakes Structure Condemnations

Olivia Stewman advised that there are currently 39 lake structures that have agreed to the demolition of there lake structure. Discussion ensued.

Commissioner Patrick Bryant made a motion to adopt the resolution for condemnation of lake structures. Commissioner Dave DiOrio seconded the motion and all were in favor.

X. Review Draft of Proposed FY 25-26 Budget

Stephen Ford finance director presented a draft budget. 8 million keeps the town running for the year. Some concerns with tax revenue and other revenues that may be missed or delayed due to hurricane Helene. This would include a 3% COLA for staff and we are continuing to work on insurance which will increase currently around 1,000. Will meet early May to work out additional details.

XI. Storm Recovery Updates

Olivia Stewman advised that final signatures have been completed for Boys Camp Rd bridge replacement.

Site inspections continue. The police boathouse and beach inspections have been completed.

Working with Base Flood Elevation. Currently 990.9 being proposed. Town feels 995 reasonable with freeboard. Discussion ensued.

The Moore property was filed yesterday so we can move forward.

2 to 4 weeks for the A&B category projects. Hopefully will have checks in the mail soon.

Car insurance is closed at this time.

Deadline is May 8th, 2025 for reporting damage. No other updates at this time.

XII. Town Manager/Project Updates

Tilman infrastructure (cell tower) advised that the state preservation is giving them a hard time again. Mike Hager to reach out for assistance.

Working on Lago Vista packet.

Mike Hager spoke advising that he has given the information for the Lago Vista road project, just needs final numbers to provide to them. Currently there is a 20 million dollar grant available that will help with dredging. A bill in the house is mainly a study and may not be applicable but will ask clarifying questions.

Advised to gather the budget with numbers and we can present it to state legislature.

90/10 FEMA, but not confirmed. But hoping for more. Hoping cost share is available.

XIII. Public Comments

A. Pat

Common knowledge the temporary bridge for Chimney Rock State Park. Wondering since on Town property, did we give permission? *No, but it was addressed. Lake Lure was never asked.

Traffic is there a plan B? At this time no, we currently just need to be patient as we work with all that is going on. Discussion ensued.

*Reported damage to Tryon Bay Bridge. Trying to expedite and get inspection.

XIV. Adjournment

Commissioner Patrick Bryant made a motion to adjourn the meeting, Commissioner Jim Proctor seconded and all were in favor. The meeting ended at 10:56 a.m.

ATTEST :

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL BRIEFING MEETING

Monday, April 28, 2025, at 8:30 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

Mayor, Carol C, Pritchett
Commissioner Dave DiOrio
Commissioner Scott Doster
Commissioner Jim Proctor

Town Manager, Olivia Stewman

Laura Krejci, Communications Director (on phone)
Dana Bradley, Parks and Rec
Dean Lindsey, Public Works Director
Liz Geary, Rumbling Bald
Dustin Waycaster, Fire Chief
Evan Smith, FEMA
Mike Williams, Community Development

Absent:

Sean Humphries, Police Department
Commissioner Patrick Bryant

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:40am

II. Agenda Adoption

Commissioner Scott Doster made a motion to accept the agenda as presented.
Commissioner Dave DiOrio seconded the motion and all were in favor.

III. Storm Recovery Updates

Town Manager Olivia Stewman stated that we received a check for \$800,000 and should be receiving a \$700,000 check later this week. This is reimbursement for some A&B projects that were paid for by the Town.
Boys Camp Rd. bridge and Proctor Rd. project have been obligated and should begin soon. No other updates at this time.

Human Resources Updates:

No updates at this time.

Fire Department Updates:

No updates at this time.

Public Works Updates:

Tryon Bay has a culvert washout. Working on an estimate for repairs. Will reach out to Nick to see what FEMA can do.

Drilling and clean-up below the dam being done.

Waiting on boring truck. Scheduled to be here May 4th and Proctor road is scheduled to begin May 19th. Having a pre-construction meeting today.

Communications Updates:

Ridgeline is planning on putting together an event for July 4th. Dustin and Sonya meeting to work out details. Rumbling Bald has there event planned for Friday, July 4, 2025. Ridgeline will be on Saturday.

Some changes at the Inn. Lindsey is the General Manager for the Inn now, and Sonya Pitts is the front of house manager.

Checkpoint will be up till end of May. Discussion of road closure continued.

Arbor Day event went well and the media coverage was well received.

Lions Club would like to contribute to the playground. Volunteers will be needed and the help is appreciated.

Spoke to Dean about the docks at the marina and a work order has been entered. Plans to place fencing at Pool Creek Park for safety concerns.

Our next big event is Memorial Day. Ridgeline plans to co-sponsor.

Finance Department:

No updates at this time.

ICF:

No updates at this time.

Parks and REC:

Buffalo Creek Trail still closed but working hard to get it back open. A portion could be open sooner. We have several works days planned.

Collected water samples today, will be a week before we get results.

Estimated 2 million to replace the boat slips at the marina. That will give us 208 boat slips and the ability to add more if needed.

Will be applying for a \$100,000 grant for pickle ball/tennis courts. No other updates at this time.

Community development Updates:

Advising community not to place debris on docks as it will be there for a while until they are able to bring lake back up to retrieve.

Private property owners may clean shoreline, and this should be coordinated through the Army Corp. Discussion ensued.

Reached out to Dean early this weekend regarding a culvert washout affect a Town Road.

Want to let community know that the private property debris removal program is ending.

Had some issues with a demolition over the weekend. Has been placed on a hold right now to find a solution for the asbestos. Discussion ensued.

No other updates at this time.

FEMA:

New task force for landslides has been established. Anyone needing help with this, should reach out to Evan Smith to get started. Dana has information for 2 major landslides that we may be able to get help with.

Police Department:

No updates at this time.

Rumbling Bald Updates:

Jason Sanders is beginning work in Rumbling Bald. May take 4 to 6 weeks. They did ask to build a tower. Advised that would be fine.

Lease for the Fire Department has been sent to the finance team and will be going to the board as soon as we can.

Will have activity on beach, but will have fencing to keep out of lake and lake bed.

TDA

No updates at this time.

Other

Chase made contact with an inspector for bridges. Has been inspected just waiting on the report.

Commissioner Scott Doster advised that the study meeting went well.

Be aware that Savior holding LLC states representing Ashbritt.

No other updates or discussions.

IV. Closed Session

Commissioner Dave DiOrio made a motion to enter into closed session in accordance with G.S. 143-318.11(a) (5) for the purpose of discussing property acquisition or employment contract. Commissioner Scott Doster seconded the motion and all were in favor.

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

V. Adjournment:

Commissioner Scott Doster made a motion to adjourn council briefing until Monday, May 5, 2025 at 10:00 am. Commissioner Jim Proctor seconded the motion and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

VII. UNFINISHED BUSINESS

VIII

NEW BUSINESS

- A. Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget.**
- B. Budget Amendment**
- C. Consider Approval of Fire Department Lease Agreement with Fairfield Mountain Property Owners Association**
- D. Storm Recovery Updates**

A.

**Resolution No. 25-05-13 Setting Public
Hearing for June 10, 2025 to Receive
Comments Regarding Proposed Fiscal
year 2025-2026 Budget**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 13, 2025

SUBJECT: Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: A
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Town is required to adopt the annual budget prior to the beginning of the new Fiscal Year on July 1st. Staff recommends setting a public hearing for the budget ordinance for the June 10th regular meeting. There may additional budget meetings prior to the public hearing date.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

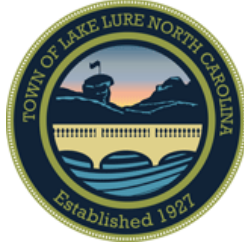
To adopt Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget.

ATTACHMENTS:

Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.



RESOLUTION NO. 25-05-10

**RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL SETTING PUBLIC
HEARING FOR JUNE 10, 2025 TO RECEIVE COMMENTS REGARDING PROPOSED
FISCAL YEAR 2025-2026 BUDGET**

WHEREAS, the Town is required to adopt an annual budget ordinance prior to July 1st in accordance with North Carolina General Statutes; and

WHEREAS, North Carolina General Statute § 159-12 mandates that the Town must hold a public hearing prior to adopting the budget ordinance.

NOW, THEREFORE BE IT RESOLVED, that the Town of Lake Lure will hold a public hearing, in accordance with North Carolina General Statutes, during its regular meeting on June 10, 2025 beginning at 5:00 p.m. or shortly thereafter at Legends at Rumbling Bald to receive comments in regard to Fiscal Year 2025-2026 Budget.

READ, APPROVED AND ADOPTED this the _____ day of _____, 2025.

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

B.

Budget Amendment

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 13, 2025

SUBJECT: Budget Amendment

AGENDA INFORMATION:

Item Number: B
Department: Finance
Contact: Stephen Ford, Finance Director
Presenter: Stephen Ford, Finance Director

BRIEF SUMMARY:

Finance Director Stephen Ford will review Budget Amendment # 376 and request that Council approved amendment in order to fund accounts that have negative funding posted through April 30, 2025.

ATTACHMENTS:

Budget Amendment Draft (Number 376)
Budget Amendment Addendum
Up dated Budget Report Through April 30, 2025 (Dated May 8 2025)
General Ledger on Highlighted Accounts detailing spending and posting information.

STAFF'S COMMENTS AND RECOMMENDATIONS:

This will be the first of at least three budget amendments as the fiscal year for the Town closes on June 30.

This particular amendment utilizes available funds from other approved budget line items. This prevents the use of fund balance and allows to prioritize spending for the remainder of the fiscal year.

A second budget amendment at a future work session will recognize revenue that has been obtained from various sources. This will allow for the overall budget to remain in balance between revenues and expenditures.

A third budget amendment will be used to prioritize available year funding correlated with determined needed expenses and formal obligations.

Funding Needed for the Following Accounts:

10 GENERAL FUND	413000 ADMINISTRATION
10 GENERAL FUND	413000 ADMINISTRATION
10 GENERAL FUND	413000 ADMINISTRATION
10 GENERAL FUND	413000 ADMINISTRATION
10 GENERAL FUND	431000 POLICE
10 GENERAL FUND	431000 POLICE
10 GENERAL FUND	431000 POLICE
10 GENERAL FUND	434000 FIRE
10 GENERAL FUND	434000 FIRE
10 GENERAL FUND	434000 FIRE
10 GENERAL FUND	434000 FIRE
10 GENERAL FUND	451000 PUBLIC WORKS-STREETS
10 GENERAL FUND	451000 PUBLIC WORKS-STREETS
10 GENERAL FUND	451000 PUBLIC WORKS-STREETS
10 GENERAL FUND	451000 PUBLIC WORKS-STREETS
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE
10 GENERAL FUND	615000 BEACH & MARINA

190 Engineering Services	\$ 55,901.86
214 Supplies-Dept	\$ 990.40
322 Printing	\$ 2,516.24
330 Utilities	\$ 7,203.34
104 Separation Allowance-Law Enforcement	\$ 3,901.52
110 Retirement	\$ 7,520.54
353 Repairs and Maint-Equipment	\$ 4,355.52
102 Salaries-Part Time	\$ 20,442.19
214 Supplies-Dept	\$ 9,308.74
353 Repairs and Maint-Equipment	\$ 10,963.10
490 Miscellaneous	\$ 15,879.50
212 Supplies-Fuel	\$ 898.16
217 Supplies-Uniforms	\$ 2,907.10
351 Repairs and Maint-Grounds	\$ 4,137.99
353 Repairs and Maint-Equipment	\$ 90,215.65
102 Salaries-Part Time	\$ 1,110.38
350 Repairs and Maint-Buildings	\$ 963.79
353 Repairs and Maint-Equipment	\$ 7,886.42
691 Contractual Services	\$ 57,397.21
351 Repairs and Maint-Grounds	\$ 1,033.76

10 GENERAL FUND 800000 CAPITAL OUTLAY/SPECIAL PROJECTS
10 GENERAL FUND 800000 CAPITAL OUTLAY/SPECIAL PROJECTS

10 GENERAL FUND 910000 DEBT SERVICE
10 GENERAL FUND 910000 DEBT SERVICE

10 GENERAL FUND 920000 Non-Governmental

504 VEHICLES	\$ 188,533.74
550 Other Equipment	\$ 17,176.89
504 VEHICLES	\$ 20,216.27
573 Barge/Excavator	\$ 10,481.47
450 Insurance	\$ 44,422.65
Budget Transfer Amount Needed (4/30/25)	\$ 586,364.43
(Internal Budget Transfer)	

Funding Available from the Following Accounts:

10 GENERAL FUND Administration Travel
10 GENERAL FUND Adm Building Repair
10 GENERAL FUND Adm Advertising
10 GENERAL FUND Police Dues and Sub
10 GENERAL FUND Police Supplies General
10 GENERAL FUND Police Computers
10 GENERAL FUND Police Contract Services
10 GENERAL FUND Fire-Protective Clothing
10 GENERAL FUND Fire Radio Replacement
10 GENERAL FUND Fire Utilities
10 GENERAL FUND Public Work Materials
10 GENERAL FUND Public Work Bldg Repairs
10 GENERAL FUND Eco Development Branding
10 GENERAL FUND Dam-Water Shed Grounds
10 GENERAL FUND Dam-Water Shed Dam

10-413000-310 (Travel)	\$ (2,000.00)
10-413000-350 (Building)	\$ (10,000.00)
10-413000-370	\$ (1,000.00)
10-431000-324	\$ (6,615.00)
10-431000-214	\$ (4,000.00)
10-431000-524	\$ (5,000.00)
10-431000-691	\$ (3,000.00)
10-434000-514	\$ (10,000.00)
10-434000-553	\$ (5,000.00)
10-434000-330	\$ (6,000.00)
10-451000-215	\$ (12,000.00)
10-451000-350	\$ (25,000.00)
10-492000-585	\$ (15,000.00)
10-473000-351	\$ (5,000.00)
10-473000-352	\$ (5,000.00)

10 GENERAL FUND	Comm Dev Legal Services
10 GENERAL FUND	Comm Dev Office Supplies
10 GENERAL FUND	Parks Zoning -Land Devel
10 GENERAL FUND	Parks Materials
10 GENERAL FUND	Parks Boat and Fishing
10 GENERAL FUND	Parks Utilities
10 GENERAL FUND	Parks Flowering Bridge
10 GENERAL FUND	Parks Grounds Repairs
10 GENERAL FUND	Beach Marina Supplies
10 GENERAL FUND	Beach Marina Building
10 GENERAL FUND	Beach Marina Equipment
10 GENERAL FUND	Capital Contrat Services
10 GENERAL FUND	Capital Dredging
10 GENERAL FUND	Debt-Other Equip
10 GENERAL FUND	Debt-
10 GENERAL FUND	Total

10-493000-180	\$ (20,000.00)
10-493000-214	\$ (3,000.00)
10-613000-508	\$ (42,525.00)
10-613000-215	\$ (20,000.00)
10-613000-219	\$ (6,000.00)
10-613000-330	\$ (7,035.00)
10-613000-335	\$ (3,675.00)
10-613000-351	\$ (48,560.00)
10-615000-214	\$ (1,250.00)
10-615000-350	\$ (1,250.00)
10-615000-353	\$ (1,250.00)
10-80000-691	\$ (98,765.00)
10-80000-697	\$ (100,000.00)
10-91000-541	\$ (40,000.00)
10-91000-550	\$ (78,439.43)
Avaiable from All Accounts Above	\$ (586,364.43)

190 Engineering Services	\$ 55,901.86
214 Supplies-Dept	\$ 990.40
322 Printing	\$ 2,516.24
330 Utilities	\$ 7,203.34
104 Separation Allowance-Law Enforcement	\$ 3,901.52
110 Retirement	\$ 7,520.54
353 Repairs and Maint-Equipment	\$ 4,355.52
102 Salaries-Part Time	\$ 20,442.19
214 Supplies-Dept	\$ 9,308.74
353 Repairs and Maint-Equipment	\$ 10,963.10
490 Miscellaneous	\$ 15,879.50
212 Supplies-Fuel	\$ 898.16
217 Supplies-Uniforms	\$ 2,907.10
351 Repairs and Maint-Grounds	\$ 4,137.99
353 Repairs and Maint-Equipment	\$ 90,215.65
102 Salaries-Part Time	\$ 1,110.38
350 Repairs and Maint-Buildings	\$ 963.79
353 Repairs and Maint-Equipment	\$ 7,886.42
691 Contractual Services	\$ 57,397.21
351 Repairs and Maint-Grounds	\$ 1,033.76
504 VEHICLES	\$ 188,533.74
550 Other Equipment	\$ 17,176.89
504 VEHICLES	\$ 20,216.27
573 Barge/Excavator	\$ 10,481.47
450 Insurance	\$ 44,422.65
Budget Transfer Amount Needed (4/30/25)	\$ 586,364.43
(Internal Budget Transfer)	

10-413000-310 (Travel)	\$ (2,000.00)
10-413000-350 (Building)	\$ (10,000.00)
10-413000-370	\$ (1,000.00)
10-431000-324	\$ (6,615.00)
10-431000-214	\$ (4,000.00)
10-431000-524	\$ (5,000.00)
10-431000-691	\$ (3,000.00)
10-434000-514	\$ (10,000.00)
10-434000-553	\$ (5,000.00)
10-434000-330	\$ (6,000.00)
10-451000-215	\$ (12,000.00)
10-451000-350	\$ (25,000.00)
10-492000-585	\$ (15,000.00)
10-473000-351	\$ (5,000.00)
10-473000-352	\$ (5,000.00)
10-493000-180	\$ (20,000.00)
10-493000-214	\$ (3,000.00)
10-613000-508	\$ (42,525.00)
10-613000-215	\$ (20,000.00)
10-613000-219	\$ (6,000.00)
10-613000-330	\$ (7,035.00)
10-613000-335	\$ (3,675.00)
10-613000-351	\$ (48,560.00)
10-615000-214	\$ (1,250.00)
10-615000-350	\$ (1,250.00)
10-615000-353	\$ (1,250.00)
10-80000-691	\$ (98,765.00)
10-80000-697	\$ (100,000.00)
10-91000-541	\$ (40,000.00)
10-91000-550	\$ (78,439.43)
Avaiable from All Accounts Above	\$ (586,364.43)

**TOWN OF LAKE LURE
BUDGET AMENDMENT**

Be it ordained by the Board of Commissioners of the Town of Lake Lure that the following amendment be made to the budget ordinance for the fiscal year ending June 30, 2025:

Department: General

Purpose: To fund for Town’s General Fund Accounts that have a posted negative balance and require additional funding from related accounts within the General Fund Budget.

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

Line Item	Account Number	Amount Decrease	Amount Increase	Amended Budget
See Attached	Attached	-586364.43	586364.43	Dual Posting to accounts

*

To provide the additional expenditures for the above, the following revenues will be increased:

Account Name: See Attached
Account Number: Attached
Amount: **\$595,130**

Section 2. I certify that the accounting records provide for this budget amendment, and that the revenue source(s) are available:

Finance Officer

Date

Section 3. Copies of this amendment shall be delivered to the Budget/Finance Officer and Town Auditor for their direction.
Adopted this _____ day of _____, 2025.

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	451000	353	0	CL 46140 1	622666 lease of cylinders-ann lease	ANDY OXY CO., INC.	7/24			330.00			
10	0	451000	353	0	CL 46214 1	140368 Parts & Equipment for FW	DIXIE LAWN SERVICE, INC	8/24			645.91			48938 07/17/24
10	0	451000	353	0	CL 46250 1	ARC000617 Service & Repair on office fri	Asheville Refrigeration	8/24			495.00			49545 08/14/24
10	0	451000	353	0	CL 46254 1	140461 Knife Couracut & plates	DIXIE LAWN SERVICE, INC	8/24			482.58			49570 08/27/24
10	0	451000	353	0	JV 6895 186	public works		8/24			1,545.43			49572 09/28/24
10	0	451000	353	0	JV 6895 220	4 X 4 Country		8/24			1,145.33			01/07/25
10	0	451000	353	0	JV 6895 231	UNITED BANK CR		8/24			8,165.09			01/07/25
10	0	451000	353	0	CL 46303 1	99111A Deans Office- ductwork	FRITCHARD HEATING & COOLIN	9/24			185.00		49636	09/16/24
10	0	451000	353	0	JV 6969 46	Public Works		9/24			1,615.47			01/20/25
10	0	451000	353	0	JV 6969 196	UNITED BANK CR		9/24			3,333.94			01/20/25
10	0	451000	353	0	JV 6991 43	50065		10/24			373.63			02/13/25
10	0	451000	353	0	JV 6991 236	Red Mount-Public Wrks		10/24			1,981.90			02/13/25
10	0	451000	353	0	JV 6991 265	UNITED BANK CR		10/24			8,471.24			02/13/25
10	0	451000	353	0	JV 7017 1	Correcting /Adj Entry-Kimball		10/24			17,736.73			03/28/25
10	0	451000	353	0	JV 6996 314			11/24			2,215.28			03/12/25
10	0	451000	353	0	JV 6986 6	50013-Dickson Auto		12/24			36.35			03/27/25
10	0	451000	353	0	JV 6986 267	SUPERIOR PLUS PA		12/24			993.12			03/27/25
10	0	451000	353	0	JV 6986 268	SUPERIOR PLUS PA		12/24			959.60			03/27/25
10	0	451000	353	0	JV 6986 269	SUPERIOR PLUS PA		12/24			636.28			03/27/25
10	0	451000	353	0	JV 6986 298			12/24			1,851.40			03/27/25
10	0	451000	353	0	JV 6986 333	UNITED BANK CR		12/24			2,544.95			03/27/25
10	0	451000	353	0	JV 6986 345	W W GRAINGER INC In		12/24			1,565.23			03/27/25
10	0	451000	353	0	JV 6986 347	W W GRAINGER INC In		12/24			2,307.95			03/27/25
10	0	451000	353	0	JV 7024 179	Red Mountain		2/25			1,542.89			04/21/25
10	0	451000	353	0	CL 46526 2	47515 Base w/ Pipe	BLUR RIDGE PIPE & SUPPLY C	3/25			2,300.00		49875	03/20/25
10	0	451000	353	0	JV 7030 196	red mountain		3/25			2,354.74			04/30/25
10	0	451000	353	0	JV 7030 203	4 x 4 country		3/25			48,085.54			04/30/25
10	0	451000	353	0	JV 7030 212	hills machinery		3/25			100.75			04/30/25
10	0	451000	353	0	JV 7030 262	tencharva purchas		3/25			732.46			04/30/25
10	0	451000	353	0	CL 48579 1	W0103993 Kubota Tractor Maint	Kubota of Asheville	4/25			1,857.69		49929	04/08/25
10	0	451000	353	0	CL 46612 2	041425 FW Expenses	MOQUINN'S STORE LLC	4/25			3,659.04		49978	04/24/25
10	0	451000	353	0	CL 46612 2	040225 FW Parts & Materials	MOQUINN'S STORE LLC	5/25			1,465.13	121,715.65	50176	05/07/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	920000	450	0	CL 46131 1	070224 Renewal- Commercial Coverage	Auto-Owners Insurance Comp	7/24			4,092.00		48922	07/10/24
10	0	920000	450	0	CL 46150 1	10040237 2024-25 Annual Inv.	NC INTERLOCAL RISK MANAGEM	7/24		36,373.53			48945	07/17/24
10	0	920000	450	0	CL 46164 1	10041236 Prop. & Liability ann. premuin	INTERLOCAL RISK FINANCING	7/24			145,939.18		48960	07/24/24
10	0	920000	450	0	JV 6927 141	NC RISK FINANCE Mt		7/24		145,939.18				12/23/24
10	0	920000	450	0	JV 6927 143	NC RISK MNGMENT Mt		7/24		36,373.53				12/23/24
10	0	920000	450	0	JV 6904 3	Insurance refund return payme		9/24				145,939.18		01/21/25
10	0	920000	450	0	JV 6904 4	Insurance refund return paymen		9/24				36,373.53		01/21/25
10	0	920000	450	0	JV 6969 161	NC RISK FINANCE Mt		9/24		2,108.59				01/20/25
10	0	920000	450	0	JV 6969 163	NC RISK MNGMENT Mt		9/24		937.43				01/20/25
10	0	920000	450	0	JV 6991 181	Main Street Insu Ma		10/24		31,424.00				02/13/25
10	0	920000	450	0	JV 6991 201	NC RISK MNGMENT Mt		10/24		13.42				02/13/25
10	0	920000	450	0	JV 6986 227	NC RISK FINANCE Mt		12/24		10,837.12				03/27/25
10	0	920000	450	0	JV 6986 229	NC RISK MNGMENT Mt		12/24		512.00				03/27/25
10	0	920000	450	0	CL 46479 1	021925 Commercial Auto Coverage	MAIN STREET INSURANCE GROU	2/25		1,836.00			49812	02/25/25
10	0	920000	450	0	JV 7024 131	NC RISK FINANCE Mt		2/25		102.57				04/21/25
10	0	920000	450	0	JV 7024 132	NC RISK MNGMENT Mt		2/25		727.49				04/21/25
10	0	920000	450	0	JV 7030 142	NC RISK FINANCE Mt		3/25		210.57				04/30/25
10	0	920000	450	0	JV 7030 144	NC RISK MNGMENT Mt		3/25		695.67				04/30/25
10	0	920000	450	0	CL 46602 1	IUP8FB383P Annual Insurance Renewal	MAIN STREET INSURANCE GROU	4/25		3,613.00		239,422.65	49944	04/16/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	910000	573	0	JV 6927 4	LOAN PAYMENT		7/24		9,966.22				12/23/24
10	0	910000	573	0	JV 6959 3	loan payment		8/24		9,989.53				01/05/25
10	0	910000	573	0	JV 6973 1	Loan Payment September		8/24		10,026.08				01/21/25
10	0	910000	573	847	JV 6996 114	Proj: 847-LOAN PAYMENT		11/24		10,099.64			40,081.47	03/12/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	910000	504	0	JV 6991 58	Loan Payment		10/24		10,072.41		10,072.41		02/13/25
10	847	910000	504	0	JV 6986 118	0		12/24		10,143.86		10,143.86		03/27/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	800000	504	0	CL 46248 1	081524 Purchased 2024 GMC Sierra K15	Dotman CADILLAC-GMC Truck,	8/24		55,800.00			49568	08/23/24
10	0	800000	504	0	JV 6895 211	Parks Chev Richmond		8/24		48,500.29				01/07/25
10	0	800000	504	0	JV 6895 213	Parks Auto Charlotte		8/24		60,646.90				01/07/25
10	0	800000	504	0	JV 6953 22	Expense Refund		8/24			48,500.29			01/05/25
10	0	800000	504	0	JV 6953 24	Expense Refund		8/24			60,646.90			01/05/25
10	0	800000	504	0	JV 6969 155	ENTERPRISE PM TR DI		9/24		2,631.76				01/20/25
10	0	800000	504	0	JV 6991 51	50071		10/24		3,286.42				02/13/25
10	0	800000	504	0	JV 6991 163	ENTERPRISE PM TR DI		10/24		16,574.10				02/13/25
10	0	800000	504	0	JV 6996 22	Boyd Chev		11/24		70,625.97				03/12/25
10	0	800000	504	0	JV 6996 215	ENTERPRISE PM TR DI		11/24		3,594.22				03/12/25
10	0	800000	504	0	JV 6986 204	ENTERPRISE PM TR DI		12/24		17,291.32				03/27/25
10	0	800000	504	0	JV 6986 315	Park Chev		12/24		48,500.29				03/27/25
10	0	800000	504	0	JV 6986 117	P and Q Chevy		12/24		60,646.90				03/27/25
10	0	800000	504	0	JV 7024 105	ENTERPRISE PM TR DI		2/25		4,666.38				04/21/25
10	0	800000	504	0	JV 7030 115	ENTERPRISE PM TR DI		3/25		4,916.38		288,533.74		04/30/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	613000	691	0	CL 46120 1	80854 Inside Perimeter -Parks & Rec	NELON-COLE TERMITES AND PES	7/24			45.00			48919 07/02/24
10	0	613000	691	0	CL 46198 2	485946 Mo perimter- green space	NELON-COLE TERMITES AND PES	8/24			45.00			49524 08/05/24
10	0	613000	691	0	CL 46236 2	491503 Mo Waste Water Treat	NELON-COLE TERMITES AND PES	8/24			70.00			49564 08/21/24
10	0	613000	691	0	CL 46236 3	491406 QTR Lake Lure Dam	NELON-COLE TERMITES AND PES	8/24			98.00			49564 08/21/24
10	0	613000	691	0	CL 46258 1	073124-1 Water Sample Test	The Environmental Quality	8/24			5,542.00			49575 08/28/24
10	0	613000	691	0	JV 6895 178	Madeline Bartosh		8/24			315.88			01/07/25
10	0	613000	691	0	CL 46299 2	117193C957 Drug Screen-Nix	DLP RUTHERFORD PHYSICAN PR	9/24			52.00			49586 09/10/24
10	0	613000	691	0	CL 46300 1	14016 Welcome Cneter Playground Insp	Playground Guardian	9/24			500.00			49594 09/10/24
10	0	613000	691	0	JV 6969 189	stott		9/24			32,759.00			01/20/25
10	0	613000	691	0	JV 6996 287	Madeline Bartosh		11/24			255.78			03/12/25
10	0	613000	691	0	JV 6986 26	50138-Conserving Carolina		12/24			5,546.00			03/27/25
10	0	613000	691	0	CL 46386 1	072724 Reimburse for July 24 mileage	Robin Worcester	1/25			78.40			49738 01/29/25
10	0	613000	691	0	CL 46386 2	082424 Reimburse for August 24 mileag	Robin Worcester	1/25			78.40			49738 01/29/25
10	0	613000	691	0	CL 46390 1	013125 Bill to: 101251-Green Space	NELON-COLE TERMITES AND PES	1/25			110.00			49736 01/29/25
10	0	613000	691	0	CL 46404 1	514548 Inv #51548- Greenspace	NELON-COLE TERMITES AND PES	1/25			45.00			49751 02/03/25
10	0	613000	691	0	CL 46409 1	020425 Reimburse for Mileage - Jan 20	MADELINE BARTOSH	1/25			239.05			49750 02/04/25
10	0	613000	691	0	CL 46449 1	514272 Pd Inv # 514272- Renewal On Sp	NELON-COLE TERMITES AND PES	2/25			110.00			49803 02/19/25
10	0	613000	691	0	CL 46449 4	518990 Pd. Inv # 518990- QTR Dam	NELON-COLE TERMITES AND PES	2/25			98.00			49803 02/19/25
10	0	613000	691	0	CL 46457 1	110924 Reimb Mileage 11/9-11/10/24	Robin Worcester	2/25			45.50			49806 02/20/25
10	0	613000	691	0	CL 46457 2	111724 Reimb mileage 11/17-11/18/24Re	Robin Worcester	2/25			74.90			49806 02/20/25
10	0	613000	691	0	CL 46457 3	112324 Reimb Mileage 11/23 - 11/25/24	Robin Worcester	2/25			112.00			49806 02/20/25
10	0	613000	691	0	CL 46457 4	112924 Reimb Mileage 12/29-12/30/24	Robin Worcester	2/25			77.00			49806 02/20/25
10	0	613000	691	0	CL 46457 5	012525 Reimb Mileage 1/25-1/27/25	Robin Worcester	2/25			77.00			49806 02/20/25
10	0	613000	691	0	CL 46461 1	020625-1 Mthl stream water analysis	The Environmental Quality	2/25			5,324.00			49792 02/20/25
10	0	613000	691	0	CL 46461 2	020625-1 Mthly Lake Water Analysis	The Environmental Quality	2/25			742.00			49792 02/20/25
10	0	613000	691	0	CL 46461 3	020625-1 Fecal Coliform Analysis	The Environmental Quality	2/25			1,100.00			49792 02/20/25
10	0	613000	691	0	CL 46531 1	523257 Perimter Svc	NELON-COLE TERMITES AND PES	3/25			45.00			49911 03/24/25
10	0	613000	691	0	JV 7030 199	madeline bartosh		3/25			167.30			04/30/25
10	0	613000	691	0	CL 46580 1	526538 Mold Mediation-Grn Space	NELON-COLE TERMITES AND PES	4/25			3,600.00			49932 04/08/25
10	0	613000	691	0	CL 46608 2	527433 Monthly pest: Green Space	NELON-COLE TERMITES AND PES	4/25			45.00		57,397.21	49981 04/29/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	413000	190	0	CL 46178 1	11000 Engin. Svcs Housing Proj	ODOM ENGINEERING, PLLC	7/24			300.00		49496	07/30/24
10	0	413000	190	0	JV 6895 154	ODOM ENGINEERING SA		8/24		1,500.00				01/07/25
10	0	413000	190	0	CL 46267 1	10894 Engin. Svcs for TOLL Housing P	ODOM ENGINEERING, PLLC	9/24		500.00			49616	09/03/24
10	0	413000	190	0	JV 6969 157	Labella WE		9/24		71,338.60				01/20/25
10	0	413000	190	0	JV 6969 165	ODOM ENGINEERING SA		9/24		1,465.20				01/20/25
10	0	413000	190	0	JV 6969 167	tracer		9/24		12,298.06			87,401.86	01/20/25

C.

**Consider Approval of Fire Department
Lease Agreement with Fairfield Mountain
Property Owners Association**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 13, 2025**

SUBJECT: Consider Approval of Fire Department Lease Agreement with Fairfield Mountains Property Owners Association

AGENDA INFORMATION:

Agenda Location

Item Number: C

Department: Fire

Contact: Olivia Stewman, Town Manager

Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Lake Lure Fire Department began 24 hour operations out of the Fairfield Mountain Fire Station located at 1415 Buffalo Creek Road beginning on April 1. The Station is owned by Fairfield Mountains Property Owners Association (FMPOA). The Town has been working with FMPOA to craft a lease agreement for operating out of the station. The lease will be for \$1.00 per year with an initial term of 25 years and an option to renew for an additional 25 years. The lease will beginning on July 1, 2025.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve Fire Department Lease Agreement with Fairfield Mountains Property Owners Association

ATTACHMENTS:

Proposed Lease Agreement

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is between Fairfield Mountains Property Owners Association ("Lessor"), 112 Mountains Blvd., Lake Lure, NC 28746; and The Town of Lake Lure, 2948 Memorial Highway, Lake Lure, NC 28746 ("Lessee"), whose mailing address is 1415 Buffalo Creek Road, Lake Lure, NC 28746.

For valuable consideration, the receipt and legal sufficiency of which is acknowledged by their signatures below, the parties agree:

1. **Recitals.** Lessor is the owner of the building located at 1415 Buffalo Creek Road, Lake Lure, NC 28746 ("Fire Department Building"). Lessee desires to lease the Fire Department Building for use related to the Town of Lake Lure Fire Department. The Fire Department Building is 1,500 sq ft and is located immediately between the fire truck bays and the Bald Mountain golf course maintenance shop.

2. **Term.** The initial term of this Agreement shall be for twenty-five (25) years beginning July 1, 2025 and ending June 30, 2050. At the end of the initial term, the Agreement will automatically renew for an additional twenty-five (25) years, unless one of the parties were to provide the other party at least six (6) months written notice of the cancelation of the automatic renewal.

3. **Lease.** During the initial and renewal term of this Agreement, Lessee shall pay \$1.00 each year for the use of the Fire Department Building. In consideration for the use of the Fire Department Building for \$1.00 each year.

4. **Assignment and Sublease.** Lessee shall not assign or sublease this Agreement or the Fire Department Building without Lessor's prior written consent, and Lessee shall in any event remain liable to Lessor for the performance of all obligations under this Agreement. Lessee will only operate a Fire Department Building out of the leased property.

5. **Use of Fire Department Building.** Lessee shall make use of the Fire Department Building for uses consistent with the lessee's Station 1 Fire Department Building located at 622 Memorial Highway, Lake Lure, NC., 28746. The Fire Department Building can also be used to hold community-oriented meetings.

6. **Insurance.** At all times during the term of this Agreement, and at all other times while Lessee is in possession of the Fire Department Building, Lessee shall carry at Lessee's expense fire and liability insurance on the building of which the Fire Department Building is part. Lessee shall carry at Lessee's expense fire insurance upon Lessee's contents for their full insurable value, and Lessee shall also maintain premises liability coverage naming Lessor as additionally insured in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00) single limit. Lessee's policy shall require the insurer to give Lessor thirty (30) days prior written notice of any cancellation of the policy. The Lessee will provide to the Lessor on an annual basis an insurance certificate showing that the Lessor has been named as additionally insured. Lessee and Lessor each agree to waive any right of subrogation each may have against the other as to all matters covered by insurance.

8. **Utilities and Maintenance.** The Lessee shall keep the Fire Department Building plumbing and electrical, HVAC, and other utilities, and all connections from the Fire Department Building to public utilities, in good order and repair at all times, at Lessee's sole expense. The Lessee shall be responsible for all repairs and to maintain the interior and exterior of the Fire Department Building and all leasehold improvements of whatever sort, in clean and safe condition at all times, including but not limited to snow and ice removal, at Lessee's sole expense. The Lessee shall in any event be responsible for any repairs to the Fire Department Building necessitated wholly or partly by the negligent acts or omissions of the Lessee or Lessee's employees, volunteers, and invitees.

9. **Additions and Alterations.** All improvements shall become the property of the Lessor at the termination of this Agreement. Lessee agrees to permit no liens or charges against the Fire Department Building, and to fully indemnify, defend, and hold Lessor harmless from any and all claims, loss or damage arising out of the same.

10. **Trade Fixtures.** Lessee shall be permitted to install equipment and trade fixtures in the Fire Department Building, at Lessee's expense. In addition, Lessee shall be permitted to remove trade fixtures installed by it from the Fire Department Building upon termination of this agreement if Lessee is not then in default, provided Lessee shall return the Fire Department Building to the same condition as they were at the time of initial entry.

11. **Damage to Premises.** If during the term of the Agreement the building of which the Fire Department Building is a part is damaged by fire or other casualty such that the Fire Department Building become untenable, and such casualty is not repaired within one (1) year, either Lessor or Lessee shall have the right to terminate the Agreement by giving the other written notice within thirty (30) calendar days after the end of the ninety (90) day period, and rent shall abate which accrues from the date of the damage to the date of termination.

Without such notice, the term of this Agreement shall continue regardless of the damage to the Fire Department Building, Lessor shall proceed with reasonable diligence to make repairs, and rent shall be abated which accrues from the date of the damage until the date on which repairs are substantially complete.

12. **Lessors Liability.** Lessor shall not be responsible to Lessee for damages or injury to persons or property of Lessee or third parties resulting from any condition upon or about the Fire Department Building other than by Lessor's direct negligence. Lessee agrees to fully indemnify, defend, and hold Lessor harmless from any and all claims, loss or damage for personal injury or damage to property arising out of Lessee's use or occupancy of the Fire Department Building.

14. **Inspection.** Lessor shall have the right at all reasonable times, but not the obligation, to enter the Premises for purposes of inspections.

15. **Condition of Premises Upon Termination.** Upon termination of this Agreement, Lessee shall return the Premises to Lessor substantially in the same condition as received, ordinary wear and tear excepted.

16. **Default.** In the event of any voluntary or involuntary petition of bankruptcy or receivership against the Lessee, or assignment proceedings are instituted against Lessee which is not dismissed within sixty (60) days of filing, or in the event Lessee shall default in performance of any of the terms, conditions, or provisions contained in this Agreement, and such default continues for ten (10) days after written notice, or in the event the Fire Department Building is deserted or vacated, Lessor shall have the right at their election to reenter and take possession of the premises and any improvements (and may forcibly remove any lock or other obstruction, and may install new locks) and/or to declare the term ended, without further notice or demand and without prejudice to any other rights of Lessor upon default. Lessor shall then have the right, but not the obligation, to sue for recovery of any rents and other sums up to the time of termination and all other damages or other relief arising out of any breach on the part of Lessee, regardless of whether Lessor reenters the premises to terminate this Agreement.

17. **Binding Effect, Entire Agreement, Severability.** This Agreement represents the entire Agreement of the parties, shall be binding upon the parties, their heirs, successors, and assigns, and may only be modified by a writing signed by both parties. This Agreement shall not be construed more strictly against any party by reason of having supplied it. Each obligation of indemnity contained in this Agreement shall survive termination of this Agreement for any reason. This Agreement shall be governed by and construed in accordance with the laws of North Carolina. In case any one or more provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable for any respect, such invalidity, illegality, or unenforceability shall not affect any other provision herein, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been herein.

18. **Notices and Written Consents.** All notices and written consents required under this Agreement shall be deemed properly served when posted by certified U.S. Mail postage prepaid, return receipt requested addressed to the party to whom receipt is directed at the address stated above or at such other addresses as may from time to time be designated by written notice given in accordance with this Agreement.

19. **Subordination to Mortgages; Condemnation.** This Agreement shall be subordinate to the rights of any present or future mortgage holder claiming through Lessor, and Lessee agrees to promptly execute and deliver any documentation reasonably required by Lessor or Lessor's lender in connection with any loan transaction involving the Fire Department Building. Lessor shall be exclusively entitled to the proceeds of any eminent domain proceeding against the Fire Department Building.

20. **Waiver.** No failure by Lessor to exercise their rights shall be deemed a waiver of Lessor's rights to subsequently enforce the same.

LESSEE: Town of Lake Lure

By: _____ DATE _____
Olivia Stewman, Town Manager

LESSOR: Fairfield Mountains Property Owners Association

By: _____ DATE _____
Charlie Johnson, Board President

Town of Lake Lure
Pre-Audit Statement

This instrument has been preaudited in the manner required by the Local Government/State Budget and Fiscal Control Act.

Stephen Ford
Finance Officer

STATE OF NORTH CAROLINA, COUNTY OF _____

I, _____ Notary Public for said County and State, certify that _____, being personally known to me or who presented a valid governmental picture ID, personally came before me this day and acknowledged that s/he as _____ of _____ a North Carolina _____, being authorized to do so, executed this Agreement as the act of the Corporation for the purposes expressed in this Agreement.

WITNESS my hand and official seal, this the ____ day of _____, 2012.

(NOTARY STAMP/SEAL)

Notary Public

My Commission Expires:

STATE OF NORTH CAROLINA, COUNTY OF _____

I, _____ Notary Public for said County and State, certify that _____, being personally known to me or who presented a valid governmental picture ID, personally came before me this day and acknowledged that s/he as _____ of _____ a North Carolina _____, being authorized to do so, executed this Agreement as the act of the Corporation for the purposes expressed in this Agreement.

WITNESS my hand and official seal, this the ____ day of _____, 2012.

(NOTARY STAMP/SEAL)

Notary Public

My Commission Expires:

D.

Storm Recovery Updates

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 13, 2025**

SUBJECT: Storm Recovery Updates

AGENDA INFORMATION:

Agenda Location:

Item Number: D

Department: Administration

Contact: Olivia Stewman, Town Manager

Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

Town staff will provide updates related to storm recovery. Frequent updates can be accessed on the Town's website at <https://www.townoflakelure.com>.

XII.

PUBLIC COMMENT

The public is invited to speak. Please keep comments limited to three minutes or less. Comments may also be submitted in writing to the Town Clerk, kmartin@townoflakelure.com, at least one hour prior to the meeting.

XIII

ADJOURNMENT

III MAYOR'S COMMUNICATIONS

IV

TOWN MANAGER'S COMMUNICATIONS



Town Manager Report April 2025

Below are the April highlights from the various departments. Full department reports are available upon request.

Public Services – Routine maintenance has been completed throughout the month, such as, but not limited to, Meter Reading, Meter Installs, Water Leaks, Locates, Bulk Trash Pickup, Work Orders, Facility Maintenance, Wastewater Samples, and Dam, Wastewater Treatment Plant and Hydro Plant Maintenance. In addition, public services have assisted in a number of storm recovery tasks.

Top three accomplishments/project updates:

- Continued to oversee the West End Sewer Project to restore utility services to customers still without sewer on the west end of the Town. Morgan Corporation is the contractor assisting the Town with this project.
- Successfully commissioned the lift station that was decimated by Tropical Helene.
- Assisted FEMA with site inspections for the wastewater treatment plant, hydroelectric plant, lift station, and multiple roads. Also worked with the Town's disaster recovery firm (ICF) with preparing public assistance applications.

Community Development – Director Williams reports that the department continues permitting operations and they are working to assist residents with permitting and questions related to rebuilding and repairs. The Department also led discussions at Zoning & Planning Board and BOA/LSAB meetings.

Top three accomplishments/project updates:

- Continued working with property owners of Helene-affected properties for Federal cleanup assistance, understanding and working through floodplain regulations, and permitting issues. Finished up initial Town inventory of property owners who had major lake structure damages and accepted condemnation to qualify them for inclusion in FEMA program to have those structures demolished and removed. Submitted those through FEMA.

- Still working with Tillman Construction Company on their permitting for a cell tower to service Lake Lure. Site has been relocated on the same property, between the river and Boys Camp Road, due to the damage to the shoreline. Due to the slight relocation all permitting; including Town, State and Federal are being reconsidered. There still appears to be no issues to limit the process being completed by July of this year.
- Adapted their office to incorporate the United States Army Corp of Engineers (USACE) representatives recruiting and processing applications for the Personal Property Debris Removal program. This allowed us to be able to interact with public coming in for that no-cost program on general communication and Town assistance. It was good opportunity for the department, the USACE and the community.

Fire / Emergency Management – The department responded to 19 fire/medical/rescue calls throughout the month. Firefighters also completed 200 hours of raining this month. Partial list of accomplishments:

- Held a safety meeting at the Lake Lure Classical Academy.
- The consolidation of resources with Fairfield Volunteer Fire Department was initiated as the Lake Lure Department began manning the station with full-time staff 24 hours a day.
- Assisted with FEMA recovery efforts including site inspections and meetings to discuss public assistance.

Police – The department is handling regular operations and assisting with storm recovery. The Department has been monitoring roadway activity as traffic increases and large machinery moves through the Town.

Top three accomplishments/project updates:

- Officer Kortney Burrell continues to work on a case that involved a local elder citizen being scammed for over \$200,000. This case is being worked with great attention as scamming of the elderly is one of the largest number of crimes that occur in the United States.
- Officer Burrell, whose vehicle was destroyed during the 2024 flood, has been driving a truck that came from another department with the Town of Lake Lure. Her truck is finally getting marked and prepared for police road duty. The Town is grateful that Officer Burrell knew how to act quickly during the storm and get to safety.
- Sergeant Umphlett is busy working on a case that involved the charge of 'Assault with a Deadly Weapon with Intent to Kill Inflicting Serious Bodily Injury'. This is from an incident that occurred in Lake Lure this past August.

Parks, Recreation & Lake – The Parks, Recreation, and Lake Department has been focusing heavily on restoration of the lake, parks, and trails damaged by Hurricane

Helene. The Department is also taking the lead on consistent completion of water sampling to ensure environmental health of the lake.

Top three accomplishments/project updates:

- Utilized a total of **247 volunteer hours, valued at \$8,272.03 (\$33.49/hr.)**
- Reconnected 68 non-motorized vessels that were lost during the hurricane with their owners.
- Planned reroutes for Buffalo Creek Park and Weed Patch Mountain which were both damages by Helene.

Finance – The finance department is handling day-to-day financial operations, assisting ICF and FEMA with obtaining additional funding related to Hurricane Helene, and budget preparation for the next fiscal year is currently underway. The department also assisted department heads and other staff with understanding financial and personnel policies.

Top accomplishments/project updates:

- Revenues and Expenditures Reports are provided as separate attachments to supplement this summary. Property Tax Revenue, state shared revenue, and land use continue to track as projected with adjusted estimates in light of the change in operations and collections. The other revenue sources are being analyzed in conjunction with revenue replacement possibilities that have been offered through FEMA and most currently by the NC Treasurer.
- The Town's financial position with an unreconciled bank balance of approximately \$9,800,000 for all funds other than special revenue funds (the Dam Fund) which still holds a balance of \$8,300,000.00. As prior reports have emphasized, State revenue replacement loan proceeds, FEMA reimbursements, and ARPA reimbursements will greatly enhance the Town's position.
- FY 24 audit planning, implementation, and initial steps have begun. The contracted audit firm has placed the Town's audit on an expedited pace in order for the Town to be on schedule with future audits. Insurance changes have been verified and bids have been accepted. No significant changes to cost structure is expected.
- Other contracts such as sanitation, banking, and investment are still in the process of receiving bids in order to evaluate cost savings and establish extended service terms,
- As already been reported, cash flow loans, FEMA reimbursement, and other available funding has been received to restore funding levels for the Town and to allow the General Fund budget to maintain projected funding levels. Other revenues opportunities with FEMA and State DEQ is still being negotiated.

Communications – Communications Director Krejci continues her community outreach which is greater than ever due to ongoing recovery events. Director Krejci has posted various articles and town news on the website, on Facebook, and via hyperlink. Director Krejci also continues working on FEMA and other agencies grant funding and oversees events coordination.

Top Highlights:

- Coordinated Ashville Citizens Times Interviews with excellent articles on 4/2/25.
- Planned and coordinated Advisory Board Luncheon 4/3/25.
- Planned and coordinated the Community Easter Egg Hunt with Lake Lure Classical Academy and United Cajun Navy with Press covering the event on 4/12/25.
- Planned and coordinated the Business Owners meeting with Bizworks and SBA
- Planning and coordinating the Morse Park Ribbon Cutting and Arbor Day Program with about 100 attendees and multiple news carriers on 4/25/25.
- Coordinated the Rutherford County Tourism Development Board film shoot 4/30/25.
- Coordinated Fox News Coverage of the Storm Recovery Process 4/30/25.
- Managed the ever growing social media with significantly increased feedback, mostly positive. Followers have increased by 74% in the past year.
- Kept the public informed through the weekly storm recovery updates. Weekly updates are posted on the Town website and Facebook and generally reach over 10,000.
- Answered continuous inquiries from the public online, via email, and phone calls.

Manager / Clerk / Admin Summary

April was a busy month including an array of staff, council, and board meetings and ever-changing day-to-day operations.

Highlights:

- Held various meetings with FEMA, the Army Corp of Engineers, and other agencies to plan next steps in storm recovery and to identify funding sources.
- Worked closely with ICF, the disaster recovery firm, to obtain funding and plan for long term recovery success through FEMA public assistance, Hazard Mitigation Grant Program, and other funding sources.
- Five projects have now been obligated. Checks were received for two of the projects amounting to \$1,616,372.50. The three additional projects that have been obligated thus far amount to \$1,608,192. Many other projects are nearing obligation status.

- Assisted FEMA and other Town staff with site inspections for the police boat house, beach gate house, beach change building, hydroelectric plant, marina and fueling station. Additional site inspections are being scheduled for the month of May.
- Began working with Odom Engineering to create a bidding package for the extension of Lago Vista Road to connect and restore access to Chimney Rock State Park.
- Participated in weekly storm recovery meetings with Town Council.
- Attended a budget meeting through the Western North Carolina Manager's Association.
- Joined the International City Management Association and the North Carolina City and County Manager's Association.
- Submitted a request to North Carolina Emergency Management (NCEM) for at least a 30 day extension to the FEMA damage inventory submittal deadline on May 8th. The May 8th deadline is only to submit damages, not a deadline for all documentation to be submitted. NCEM has not yet responded to the request.

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 1 of 6
Report ID: B110

10 GENERAL FUND

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
310000 TAXES					
310100 P & I - Taxes	0.00	4,495.53	10,000.00	5,504.47	45 %
Account Group Total:	0.00	4,495.53	10,000.00	5,504.47	45 %
311000 Ad Valorem Taxes-2000					
311190 AD VALOREM TAXES-2019	0.00	16,215.17	0.00	-16,215.17	** %
311210 AD VALOREM TAXES-2021	0.00	0.00	50,000.00	50,000.00	0 %
311213 Ad Valorem Taxes-2023	0.00	1,782,737.04	0.00	-1,782,737.04	** %
311214 Ad Valorem Taxes DV5-dam capital	0.00	985,864.70	0.00	-985,864.70	** %
311220 AD VALOREM TAX 2022-	0.00	0.00	4,526,150.00	4,526,150.00	0 %
Account Group Total:	0.00	2,784,816.91	4,576,150.00	1,791,333.09	61 %
312000 Ad Valorem-Veh-2000					
312021 AD VALOREM VEH TAXES-2021	0.00	0.00	20,000.00	20,000.00	0 %
312022 Ad Valorem Vehicle Tax 2022	0.00	0.00	93,850.00	93,850.00	0 %
312023 Ad Valorem Vehicle Taxes 2023	0.00	7,010.82	0.00	-7,010.82	** %
312024 ad valorem veh taxes dv5 2023	0.00	19,619.56	0.00	-19,619.56	** %
Account Group Total:	0.00	26,630.38	113,850.00	87,219.62	23 %
332000 STATE SHARED REVENUES					
332200 Beer & Wine Tax	0.00	0.00	4,950.00	4,950.00	0 %
332300 Court Costs, Fees and Chrgs	41.00	1,979.79	550.00	-1,429.79	360 %
332400 Utilities Franchise Tax	0.00	181,198.55	201,195.00	19,996.45	90 %
332600 Powell Bill - Tax on Gas	0.00	93,056.07	76,600.00	-16,456.07	121 %
332930 State Shared Sales Tax	0.00	1,085,152.16	1,899,950.00	814,797.84	57 %
332933 Solid Waste Disposal Tax	0.00	543.77	780.00	236.23	70 %
332942 Video Programming Tax	0.00	0.00	15,975.00	15,975.00	0 %
332991 NC DEQ Dredging Grant	0.00	0.00	800,000.00	800,000.00	0 %
Account Group Total:	41.00	1,361,930.34	3,000,000.00	1,638,069.66	45 %
347000 LAND USE FEES					
347100 Zoning Permits	8,210.00	51,460.00	72,745.00	21,285.00	71 %
347200 Land Disturbance Permit	0.00	1,348.80	6,600.00	5,251.20	20 %
347300 Sign Permit	0.00	307.00	500.00	193.00	61 %
347550 Vacation Rental Fees	810.00	5,310.00	10,000.00	4,690.00	53 %
347600 Lake Structure Permit/LSA	-760.00	-1,720.00	9,255.00	10,975.00	-19 %
347800 Fire Inspection	0.00	0.00	50.00	50.00	0 %
347900 Fines/Penalties - Land Use	0.00	4,500.00	850.00	-3,650.00	529 %
Account Group Total:	8,260.00	61,205.80	100,000.00	38,794.20	61 %
361000 LAKE					
361201 Lake Lure Tours	0.00	12,040.93	60,000.00	47,959.07	20 %
361202 Lake Fines	-15.00	369.00	300.00	-69.00	123 %
361203 Lake Comm License Fees	0.00	20,350.00	15,000.00	-5,350.00	136 %
361204 Boat Permits	0.00	156,059.98	675,000.00	518,940.02	23 %
361205 RBR CONCESSIONS	0.00	27,967.28	25,000.00	-2,967.28	112 %
361207 Cluster Mooring Fees	0.00	0.00	24,000.00	24,000.00	0 %
Account Group Total:	-15.00	216,787.19	799,300.00	582,512.81	27 %
363000 BEACH					
363801 Beach-Admission Fee-Adult	0.00	0.00	65,000.00	65,000.00	0 %

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 2 of 6
Report ID: B110

10 GENERAL FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
363804	Beach-Concessions	0.00	0.00	10,000.00	10,000.00	0 %
	Account Group Total:	0.00	0.00	75,000.00	75,000.00	0 %
364000	MARINA					
364902	Marina-Open Slip Rental	0.00	2,050.00	310,000.00	307,950.00	1 %
364905	Marina-Concessions	0.00	0.00	18,500.00	18,500.00	0 %
364908	Marina-Rentals	0.00	0.00	50,000.00	50,000.00	0 %
	Account Group Total:	0.00	2,050.00	378,500.00	376,450.00	1 %
383000	MISCELLANEOUS REVENUES					
383100	Interest Earned on Investments	0.00	4,847.90	4,000.00	-847.90	121 %
383200	Beer and Wine Permits	0.00	0.00	1,000.00	1,000.00	0 %
383321	Fire-Rural Fire Protection	0.00	10,117.48	8,592.00	-1,525.48	118 %
383430	Community Center Rental	0.00	750.00	250.00	-500.00	300 %
383440	Pavilion/Gazebo Rental	0.00	1,250.00	3,500.00	2,250.00	36 %
383450	Meadows Rental	0.00	0.00	250.00	250.00	0 %
383500	Sale of Assets	0.00	1,024.00	3,500.00	2,476.00	29 %
383600	Golf Cart Permit	0.00	20.00	200.00	180.00	10 %
383700	LLABC-Distribution for Law Enforcement	0.00	5,516.27	750.00	-4,766.27	736 %
383701	ABC-Dist. for Drug/Alcohol	0.00	7,722.77	1,250.00	-6,472.77	618 %
383800	ABC-Distribution of Funds	0.00	54,351.00	20,000.00	-34,351.00	272 %
383900	Misc Revenue	1,575.00	264,376.02	30,458.00	-233,918.02	868 %
383903	Town Promotional Materials	0.00	0.00	500.00	500.00	0 %
383910	Copies	0.00	357.50	500.00	142.50	72 %
383930	Recycling Collections	25.50	14,939.21	15,250.00	310.79	98 %
	Account Group Total:	1,600.50	365,272.15	90,000.00	-275,272.15	406 %
398000	TRANSFERS					
398606	Transfer from Capital Project	0.00	-3,475,700.84	0.00	3,475,700.84	** %
	Account Group Total:	0.00	-3,475,700.84	0.00	3,475,700.84	** %
	Fund Total:	9,886.50	1,347,487.46	9,142,800.00	7,795,312.54	15 %

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 3 of 6
Report ID: B110

20 FEMA-STORM Helene Recovery

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
390000 OTHER REVENUES					
390000 OTHER REVENUES	0.00	2,655,751.00	0.00	-2,655,751.00	** %
Account Group Total:	0.00	2,655,751.00	0.00	-2,655,751.00	** %
Fund Total:	0.00	2,655,751.00	0.00	-2,655,751.00	** %

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

22 DAM Capital Projects Fund

Account	Received		Estimated Revenue	Revenue		% Received
	Current Month	Received YTD		To Be Received		
383000 MISCELLANEOUS REVENUES						
383100 Interest Earned on Investments	0.00	122,151.93	0.00	-122,151.93	**	%
Account Group Total:	0.00	122,151.93	0.00	-122,151.93	**	%
Fund Total:	0.00	122,151.93	0.00	-122,151.93	**	%

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 5 of 6
Report ID: B110

53 WATER AND SEWER FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
371000						
371105	Chimney Rock Water	0.00	0.00	15,000.00	15,000.00	0 %
371300	Charges for Water	25,122.28	170,261.57	330,000.00	159,738.43	52 %
371400	Charges for Sewer	94,259.75	601,104.98	1,275,000.00	673,895.02	47 %
371500	Taps and Connect-Water	0.00	-1,155.00	5,000.00	6,155.00	-23 %
371600	Taps and Connect-Sewer	0.00	-1,160.00	5,000.00	6,160.00	-23 %
371700	Transfer Fee-Water/Sewer	0.00	480.00	1,000.00	520.00	48 %
371800	W/S - Penalty and Interest	1,975.00	8,900.00	6,000.00	-2,900.00	148 %
371900	W/S - Misc	0.00	186.48	0.00	-186.48	** %
Account Group Total:		121,357.03	778,618.03	1,637,000.00	858,381.97	48 %
383000 MISCELLANEOUS REVENUES						
383100	Interest Earned on Investments	0.00	0.00	1,000.00	1,000.00	0 %
383460	Water Tank Rental	0.00	7,426.30	12,360.00	4,933.70	60 %
Account Group Total:		0.00	7,426.30	13,360.00	5,933.70	56 %
Fund Total:		121,357.03	786,044.33	1,650,360.00	864,315.67	48 %

05/08/25
14:53:24

TOWN OF LAKE LURE
Statement of Revenue Budget vs Actuals
For the Accounting Period: 4 / 25

Page: 6 of 6
Report ID: B110

56 ELECTRIC FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
372000						
372300	Charges for Utilities-Electric	0.00	35,955.93	280,000.00	244,044.07	13 %
	Account Group Total:	0.00	35,955.93	280,000.00	244,044.07	13 %
	Fund Total:	0.00	35,955.93	280,000.00	244,044.07	13 %
	Grand Total:	131,243.53	4,947,390.65	11,073,160.00	6,125,769.35	45 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 1 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
411000	COMMISSION						
411000	COMMISSION						
102	Salaries-Part Time	1,600.00	11,500.00	13,200.00	13,200.00	1,700.00	87 %
109	FICA	122.40	879.75	1,100.00	1,100.00	220.25	80 %
214	Supplies-Dept	2,119.26	2,119.26	6,300.00	6,300.00	4,180.74	34 %
215	Supplies-Materials	0.00	6,209.35	34,525.00	34,525.00	28,315.65	18 %
310	Travel and Transportation	0.00	1,501.79	3,675.00	3,675.00	2,173.21	41 %
	Account Total:	3,841.66	22,210.15	58,800.00	58,800.00	36,589.85	38 %
	Account Group Total:	3,841.66	22,210.15	58,800.00	58,800.00	36,589.85	38 %
413000	ADMINISTRATION						
413000	ADMINISTRATION						
100	SALARIES	43,186.71	359,639.82	522,900.00	522,900.00	163,260.18	69 %
102	Salaries-Part Time	810.00	810.00	0.00	0.00	-810.00	%
103	Professional Services	4,000.00	55,802.25	68,250.00	68,250.00	12,447.75	82 %
109	FICA	3,307.56	26,807.59	40,425.00	40,425.00	13,617.41	66 %
110	Retirement	8,892.17	69,991.57	95,550.00	95,550.00	25,558.43	73 %
111	Group Insurance	5,297.78	45,402.70	70,350.00	70,350.00	24,947.30	65 %
120	401 (K) Contribution	1,009.03	6,908.21	26,775.00	26,775.00	19,866.79	26 %
180	Legal Services	6,101.89	55,031.62	57,750.00	57,750.00	2,718.38	95 %
190	Engineering Services	0.00	87,401.86	31,500.00	31,500.00	-55,901.86	277 %
214	Supplies-Dept	0.00	10,440.40	9,450.00	9,450.00	-990.40	110 %
215	Supplies-Materials	12.98	3,960.29	3,150.00	3,150.00	-810.29	126 %
310	Travel and Transportation	583.90	2,509.06	9,975.00	9,975.00	7,465.94	25 %
320	Postage	0.00	2,575.55	5,250.00	5,250.00	2,674.45	49 %
321	Telephone	0.00	545.89	0.00	0.00	-545.89	%
322	Printing	0.00	4,091.24	1,575.00	1,575.00	-2,516.24	260 %
324	Dues and Subscriptions	0.00	4,419.00	8,925.00	8,925.00	4,506.00	50 %
330	Utilities	0.00	38,703.34	31,500.00	31,500.00	-7,203.34	123 %
350	Repairs and Maint-Buildings	410.64	35,082.42	52,500.00	52,500.00	17,417.58	67 %
353	Repairs and Maint-Equipment	0.00	0.00	8,400.00	8,400.00	8,400.00	%
370	Advertising	29.04	1,134.45	3,675.00	3,675.00	2,540.55	31 %
614	Lobbyist	4,000.00	37,000.00	65,100.00	65,100.00	28,100.00	57 %
687	Contractual - County Tax	0.00	0.00	18,900.00	18,900.00	18,900.00	%
691	Contractual Services	4,076.00	94,866.19	126,000.00	126,000.00	31,133.81	75 %
	Account Total:	81,717.70	943,123.45	1,257,900.00	1,257,900.00	314,776.55	75 %
	Account Group Total:	81,717.70	943,123.45	1,257,900.00	1,257,900.00	314,776.55	75 %
420000	CENTRAL SERVICES-Technology &						
420000	CENTRAL SERVICES-Technology & Telecommunications						
109	FICA	25.43	214.32	0.00	0.00	-214.32	%
111	Group Insurance	56.24	449.78	0.00	0.00	-449.78	%
321	Telephone	1,336.23	29,173.73	28,350.00	28,350.00	-823.73	103 %
325	Internet Services	0.00	2,721.56	5,460.00	5,460.00	2,738.44	50 %
326	Easements	0.00	23.08	0.00	0.00	-23.08	%
380	IT Support Services	0.00	80,014.96	95,940.00	95,940.00	15,925.04	83 %
527	TECH-Website Update	0.00	0.00	5,250.00	5,250.00	5,250.00	%
	Account Total:	1,417.90	112,597.43	135,000.00	135,000.00	22,402.57	83 %
	Account Group Total:	1,417.90	112,597.43	135,000.00	135,000.00	22,402.57	83 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 2 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000	POLICE						
431000	POLICE						
100	SALARIES	78,617.89	580,436.92	601,650.00	601,650.00	21,213.08	96 %
101	OVERTIME	458.46	5,062.17	5,775.00	5,775.00	712.83	88 %
102	Salaries-Part Time	460.00	5,112.52	29,400.00	29,400.00	24,287.48	17 %
104	Separation Allowance-Law	3,598.71	25,426.52	21,525.00	21,525.00	-3,901.52	118 %
109	FICA	6,116.98	45,482.61	51,975.00	51,975.00	6,492.39	88 %
110	Retirement	17,226.82	127,220.54	119,700.00	119,700.00	-7,520.54	106 %
111	Group Insurance	11,724.69	82,768.27	108,885.00	108,885.00	26,116.73	76 %
112	Special Benefit Fund-Police	3,398.11	25,345.99	28,544.00	28,544.00	3,198.01	89 %
212	Supplies-Fuel	0.00	7,686.83	28,875.00	28,875.00	21,188.17	27 %
214	Supplies-Dept	-13,697.90	6,479.18	11,550.00	11,550.00	5,070.82	56 %
215	Supplies-Materials	0.00	151.62	0.00	0.00	-151.62	%
217	Supplies-Uniforms	79.15	7,176.53	10,500.00	10,500.00	3,323.47	68 %
220	Alcohol & Drug Ed.	0.00	0.00	1,050.00	1,050.00	1,050.00	%
310	Travel and Transportation	0.00	1,043.22	3,150.00	3,150.00	2,106.78	33 %
324	Dues and Subscriptions	0.00	0.00	6,615.00	6,615.00	6,615.00	%
333	Utilities-Boat House and Range	0.00	0.00	525.00	525.00	525.00	%
350	Repairs and Maint-Buildings	53.40	53.40	0.00	0.00	-53.40	%
353	Repairs and Maint-Equipment	0.00	8,555.52	4,200.00	4,200.00	-4,355.52	204 %
354	Repairs and Maint-Vehicles	2,398.40	20,304.69	26,250.00	26,250.00	5,945.31	77 %
490	Miscellaneous	0.00	275.00	1,050.00	1,050.00	775.00	26 %
524	Computers	0.00	0.00	10,500.00	10,500.00	10,500.00	%
691	Contractual Services	13,740.58	14,639.97	21,053.00	21,053.00	6,413.03	70 %
	Account Total:	124,175.29	963,221.50	1,092,772.00	1,092,772.00	129,550.50	88 %
	Account Group Total:	124,175.29	963,221.50	1,092,772.00	1,092,772.00	129,550.50	88 %
434000	FIRE						
434000	FIRE						
100	SALARIES	58,838.68	357,536.59	474,950.00	474,950.00	117,413.41	75 %
101	OVERTIME	107.48	107.48	26,250.00	26,250.00	26,142.52	%
102	Salaries-Part Time	7,666.38	59,607.19	39,165.00	39,165.00	-20,442.19	152 %
109	FICA	4,952.07	31,029.51	40,740.00	40,740.00	9,710.49	76 %
110	Retirement	13,501.30	84,823.85	86,835.00	86,835.00	2,011.15	98 %
111	Group Insurance	9,944.68	57,060.44	88,095.00	88,095.00	31,034.56	65 %
120	401 (K) Contribution	2,586.15	17,653.03	24,575.00	24,575.00	6,921.97	72 %
212	Supplies-Fuel	0.00	11,364.42	21,000.00	21,000.00	9,635.58	54 %
214	Supplies-Dept	0.00	13,508.74	4,200.00	4,200.00	-9,308.74	322 %
215	Supplies-Materials	0.00	5,169.35	10,500.00	10,500.00	5,330.65	49 %
217	Supplies-Uniforms	1,432.50	1,432.50	6,300.00	6,300.00	4,867.50	23 %
218	Supplies-Equipment	0.00	82.22	23,325.00	23,325.00	23,242.78	%
310	Travel and Transportation	0.00	228.00	6,300.00	6,300.00	6,072.00	4 %
324	Dues and Subscriptions	1,276.40	6,249.93	9,975.00	9,975.00	3,725.07	63 %
330	Utilities	0.00	3,329.23	12,600.00	12,600.00	9,270.77	26 %
351	Repairs and Maint-Grounds	0.00	1,175.55	6,300.00	6,300.00	5,124.45	19 %
353	Repairs and Maint-Equipment	0.00	27,763.10	16,800.00	16,800.00	-10,963.10	165 %
354	Repairs and Maint-Vehicles	15,598.29	27,042.76	22,050.00	22,050.00	-4,992.76	123 %
490	Miscellaneous	0.00	79.50	4,200.00	4,200.00	4,120.50	2 %
514	Protective Clothing	0.00	0.00	16,800.00	16,800.00	16,800.00	%
553	RADIO REPLACEMENT	0.00	0.00	10,500.00	10,500.00	10,500.00	%
693	Fairfield Volunteer Fire Dept	0.00	33,500.00	67,000.00	67,000.00	33,500.00	50 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 3 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
694	Chimney Rock Volunteer Fire	17,500.00	35,000.00	35,000.00	35,000.00	0.00	100 %
695	Bills Creek Volunteer Fire	21,400.00	42,800.00	42,800.00	42,800.00	0.00	100 %
	Account Total:	154,803.93	816,543.39	1,096,260.00	1,096,260.00	279,716.61	74 %
	Account Group Total:	154,803.93	816,543.39	1,096,260.00	1,096,260.00	279,716.61	74 %
451000	PUBLIC WORKS-STREETS						
451000	PUBLIC WORKS-STREETS						
100	SALARIES	56,311.54	389,395.20	459,240.00	459,240.00	69,844.80	85 %
101	OVERTIME	0.00	0.00	16,800.00	16,800.00	16,800.00	%
109	FICA	2,765.62	20,081.05	27,300.00	27,300.00	7,218.95	74 %
110	Retirement	7,382.72	51,393.29	63,000.00	63,000.00	11,606.71	82 %
111	Group Insurance	6,367.91	39,887.73	68,250.00	68,250.00	28,362.27	58 %
120	401 (K) Contribution	1,318.24	8,133.96	23,100.00	23,100.00	14,966.04	35 %
211	Supplies-Automotive	139.62	23,741.34	26,250.00	26,250.00	2,508.66	90 %
212	Supplies-Fuel	0.00	898.16	0.00	0.00	-898.16	%
214	Supplies-Dept	0.00	965.05	1,260.00	1,260.00	294.95	77 %
215	Supplies-Materials	200.00	8,245.46	36,750.00	36,750.00	28,504.54	22 %
217	Supplies-Uniforms	0.00	11,307.10	8,400.00	8,400.00	-2,907.10	135 %
310	Travel and Transportation	77.70	408.12	2,100.00	2,100.00	1,691.88	19 %
331	Utilities-Street Lights	0.00	5,950.86	15,750.00	15,750.00	9,799.14	38 %
334	Utilities-Buildings	0.00	7,719.47	15,750.00	15,750.00	8,030.53	49 %
350	Repairs and Maint-Buildings	0.00	4,766.51	31,500.00	31,500.00	26,733.49	15 %
351	Repairs and Maint-Grounds	2,090.00	16,737.99	12,600.00	12,600.00	-4,137.99	133 %
353	Repairs and Maint-Equipment	5,516.73	120,250.52	31,500.00	31,500.00	-88,750.52	382 %
354	Repairs and Maint-Vehicles	584.80	14,672.16	21,000.00	21,000.00	6,327.84	70 %
691	Contractual Services	280.00	22,150.44	21,000.00	21,000.00	-1,150.44	105 %
	Account Total:	83,034.88	746,704.41	881,550.00	881,550.00	134,845.59	85 %
	Account Group Total:	83,034.88	746,704.41	881,550.00	881,550.00	134,845.59	85 %
472000	SANITATION						
472000	SANITATION						
691	Contractual Services	35,400.00	127,675.00	185,000.00	185,000.00	57,325.00	69 %
692	Contractual Services-Recycling	3,104.00	12,360.00	15,000.00	15,000.00	2,640.00	82 %
696	Tipping Fees	0.00	15,021.47	40,000.00	40,000.00	24,978.53	38 %
	Account Total:	38,504.00	155,056.47	240,000.00	240,000.00	84,943.53	65 %
	Account Group Total:	38,504.00	155,056.47	240,000.00	240,000.00	84,943.53	65 %
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
351	Repairs and Maint-Grounds	0.00	0.00	7,500.00	7,500.00	7,500.00	%
352	Repairs and Maint-Dam	0.00	59.99	7,500.00	7,500.00	7,440.01	1 %
	Account Total:	0.00	59.99	15,000.00	15,000.00	14,940.01	%
	Account Group Total:	0.00	59.99	15,000.00	15,000.00	14,940.01	%
492000	ECONOMIC DEVELOPMENT						
492000	ECONOMIC DEVELOPMENT						
100	SALARIES	7,934.40	58,162.46	70,500.00	70,500.00	12,337.54	82 %
109	FICA	606.66	4,447.02	5,300.00	5,300.00	852.98	84 %
110	Retirement	1,633.68	11,431.04	12,810.00	12,810.00	1,378.96	89 %
111	Group Insurance	1,065.63	7,722.51	10,800.00	10,800.00	3,077.49	72 %
120	401 (K) Contribution	396.72	2,908.14	3,500.00	3,500.00	591.86	83 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 4 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
515	In-stream Sedimentation Study	0.00	1,547.18	0.00	0.00	-1,547.18	%
585	Community Branding	0.00	5,815.54	20,990.00	20,990.00	15,174.46	28 %
Account Total:		11,637.09	92,033.89	123,900.00	123,900.00	31,866.11	74 %
Account Group Total:		11,637.09	92,033.89	123,900.00	123,900.00	31,866.11	74 %
493000 COMMUNITY DEVELOPMENT							
493000 COMMUNITY DEVELOPMENT							
100	SALARIES	21,774.46	203,393.32	388,950.00	388,950.00	185,556.68	52 %
109	FICA	1,628.00	15,258.15	24,150.00	24,150.00	8,891.85	63 %
110	Retirement	4,483.37	38,637.33	56,700.00	56,700.00	18,062.67	68 %
111	Group Insurance	3,226.89	24,309.36	44,415.00	44,415.00	20,105.64	55 %
120	401 (K) Contribution	620.70	4,337.14	15,750.00	15,750.00	11,412.86	28 %
180	Legal Services	0.00	2,231.20	26,250.00	26,250.00	24,018.80	8 %
212	Supplies-Fuel	69.09	419.49	1,050.00	1,050.00	630.51	40 %
214	Supplies-Dept	0.00	953.95	6,300.00	6,300.00	5,346.05	15 %
310	Travel and Transportation	0.00	503.72	5,250.00	5,250.00	4,746.28	10 %
324	Dues and Subscriptions	0.00	0.00	2,100.00	2,100.00	2,100.00	%
370	Advertising	0.00	0.00	2,100.00	2,100.00	2,100.00	%
410	RENTS	0.00	11,550.00	21,000.00	21,000.00	9,450.00	55 %
515	In-stream Sedimentation Study	0.00	395.00	0.00	0.00	-395.00	%
691	Contractual Services	0.00	0.00	19,950.00	19,950.00	19,950.00	%
Account Total:		31,802.51	301,988.66	613,965.00	613,965.00	311,976.34	49 %
Account Group Total:		31,802.51	301,988.66	613,965.00	613,965.00	311,976.34	49 %
613000 PARKS, RECREATION & LAKE							
613000 PARKS, RECREATION & LAKE							
100	SALARIES	23,265.18	220,994.43	353,555.00	353,555.00	132,560.57	63 %
102	Salaries-Part Time	0.00	1,110.38	0.00	0.00	-1,110.38	%
109	FICA	1,840.62	19,096.87	25,200.00	25,200.00	6,103.13	76 %
110	Retirement	4,884.93	44,012.13	57,750.00	57,750.00	13,737.87	76 %
111	Group Insurance	4,262.52	37,536.94	65,835.00	65,835.00	28,298.06	57 %
120	401 (K) Contribution	1,156.35	10,825.15	15,750.00	15,750.00	4,924.85	69 %
212	Supplies-Fuel	0.00	4,770.16	15,750.00	15,750.00	10,979.84	30 %
213	Supplies-Boat Fuel & Supplies	0.00	0.00	12,600.00	12,600.00	12,600.00	%
214	Supplies-Dept	0.00	264.91	5,250.00	5,250.00	4,985.09	5 %
215	Supplies-Materials	0.00	3,750.65	26,250.00	26,250.00	22,499.35	14 %
216	Supplies-Fish Purchase	0.00	0.00	8,400.00	8,400.00	8,400.00	%
217	Supplies-Uniforms	0.00	189.90	1,575.00	1,575.00	1,385.10	12 %
219	Boat and Fishing Permits	0.00	441.10	6,825.00	6,825.00	6,383.90	6 %
310	Travel and Transportation	0.00	1,654.09	3,150.00	3,150.00	1,495.91	53 %
330	Utilities	0.00	0.00	7,035.00	7,035.00	7,035.00	%
335	Flowering Bridge Lighting	0.00	0.00	3,675.00	3,675.00	3,675.00	%
350	Repairs and Maint-Buildings	0.00	963.79	0.00	0.00	-963.79	%
351	Repairs and Maint-Grounds	0.00	40,689.83	89,250.00	89,250.00	48,560.17	46 %
353	Repairs and Maint-Equipment	1,026.63	22,586.42	14,700.00	14,700.00	-7,886.42	154 %
508	Rewrite Zoning & Land Dev.	0.00	0.00	42,525.00	42,525.00	42,525.00	%
691	Contractual Services	3,645.00	57,397.21	0.00	0.00	-57,397.21	%
Account Total:		40,081.23	466,283.96	755,075.00	755,075.00	288,791.04	62 %
Account Group Total:		40,081.23	466,283.96	755,075.00	755,075.00	288,791.04	62 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 5 of 11
Report ID: B100

10 GENERAL FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
615000	BEACH & MARINA						
615000	BEACH & MARINA						
214	Supplies-Dept	0.00	0.00	1,250.00	1,250.00	1,250.00	%
350	Repairs and Maint-Buildings	0.00	0.00	1,250.00	1,250.00	1,250.00	%
351	Repairs and Maint-Grounds	0.00	2,283.76	1,250.00	1,250.00	-1,033.76	183 %
353	Repairs and Maint-Equipment	0.00	0.00	1,250.00	1,250.00	1,250.00	%
	Account Total:	0.00	2,283.76	5,000.00	5,000.00	2,716.24	46 %
	Account Group Total:	0.00	2,283.76	5,000.00	5,000.00	2,716.24	46 %
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
504	VEHICLES	0.00	288,533.74	100,000.00	100,000.00	-188,533.74	289 %
550	Other Equipment	0.00	17,176.89	0.00	0.00	-17,176.89	%
592	PW-Street Paving	0.00	136,061.30	175,000.00	175,000.00	38,938.70	78 %
691	Contractual Services	0.00	7,500.00	106,265.00	106,265.00	98,765.00	7 %
697	Dredging & Debris Removal	0.00	30,155.00	331,313.00	331,313.00	301,158.00	9 %
	Account Total:	0.00	479,426.93	712,578.00	712,578.00	233,151.07	67 %
	Account Group Total:	0.00	479,426.93	712,578.00	712,578.00	233,151.07	67 %
910000	DEBT SERVICE						
910000	DEBT SERVICE						
504	VEHICLES	0.00	20,216.27	0.00	0.00	-20,216.27	%
541	POLICE-Vehicles	0.00	12,532.07	60,000.00	60,000.00	47,467.93	21 %
550	Other Equipment	0.00	20,470.23	100,000.00	100,000.00	79,529.77	20 %
561	Brdwalk-Marina Bay	0.00	53,598.93	101,900.00	101,900.00	48,301.07	53 %
573	Barge/Excavator	0.00	40,081.47	29,600.00	29,600.00	-10,481.47	135 %
720	Bond Interest	0.00	12,999.40	58,500.00	58,500.00	45,500.60	22 %
	Account Total:	0.00	159,898.37	350,000.00	350,000.00	190,101.63	46 %
	Account Group Total:	0.00	159,898.37	350,000.00	350,000.00	190,101.63	46 %
920000	Non-Governmental						
920000	Non-Governmental						
130	Unemployment	0.00	0.00	6,850.00	6,850.00	6,850.00	%
450	Insurance	3,613.00	239,422.65	195,000.00	195,000.00	-44,422.65	123 %
751	Bank Fees	0.00	170.00	3,150.00	3,150.00	2,980.00	5 %
	Account Total:	3,613.00	239,592.65	205,000.00	205,000.00	-34,592.65	117 %
	Account Group Total:	3,613.00	239,592.65	205,000.00	205,000.00	-34,592.65	117 %
980000	TRANSFERS						
980000	TRANSFERS						
967	Transfer to Capital Reserve	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Total:	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Account Group Total:	0.00	0.00	1,600,000.00	1,600,000.00	1,600,000.00	%
	Fund Total:	574,629.19	5,501,025.01	9,142,800.00	9,142,800.00	3,641,774.99	60 %

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 6 of 11
Report ID: B100

20 FEMA-STORM Helene Recovery

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
900000	OTHER						
900000	OTHER						
	196 Emergency Action Plan	8,062.71	2,235,370.95	0.00	0.00	-2,235,370.95	%
	691 Contractual Services	0.00	26,032.85	0.00	0.00	-26,032.85	%
	Account Total:	8,062.71	2,261,403.80	0.00	0.00	-2,261,403.80	%
	Account Group Total:	8,062.71	2,261,403.80	0.00	0.00	-2,261,403.80	%
	Fund Total:	8,062.71	2,261,403.80	0.00	0.00	-2,261,403.80	%

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 7 of 11
Report ID: B100

22 DAM Capital Projects Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
472000	SANITATION						
472000	SANITATION						
	691 Contractual Services	0.00	1,093,927.25	0.00	0.00	-1,093,927.25	%
	Account Total:	0.00	1,093,927.25	0.00	0.00	-1,093,927.25	%
	Account Group Total:	0.00	1,093,927.25	0.00	0.00	-1,093,927.25	%
473000	DAM/Watershed Protection						
473000	DAM/Watershed Protection						
	190 Engineering Services	0.00	829,061.94	0.00	0.00	-829,061.94	%
	691 Contractual Services	0.00	5,580,664.47	0.00	0.00	-5,580,664.47	%
	Account Total:	0.00	6,409,726.41	0.00	0.00	-6,409,726.41	%
	Account Group Total:	0.00	6,409,726.41	0.00	0.00	-6,409,726.41	%
713000	WATER						
713000	WATER						
	964 Transfer to General - ADM	0.00	-3,475,700.84	0.00	0.00	3,475,700.84	%
	Account Total:	0.00	-3,475,700.84	0.00	0.00	3,475,700.84	%
	Account Group Total:	0.00	-3,475,700.84	0.00	0.00	3,475,700.84	%
	Fund Total:	0.00	4,027,952.82	0.00	0.00	-4,027,952.82	%

05/08/25
14:49:34

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 8 of 11
Report ID: B100

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
713000	WATER						
713000	WATER						
100	SALARIES	0.00	0.00	150,000.00	150,000.00	150,000.00	%
109	FICA	0.00	0.00	11,200.00	11,200.00	11,200.00	%
110	Retirement	0.00	0.00	24,000.00	24,000.00	24,000.00	%
111	Group Insurance	0.00	0.00	20,000.00	20,000.00	20,000.00	%
120	401 (K) Contribution	0.00	0.00	7,500.00	7,500.00	7,500.00	%
212	Supplies-Fuel	0.00	1,408.10	0.00	0.00	-1,408.10	%
214	Supplies-Dept	0.00	33.48	15,000.00	15,000.00	14,966.52	%
310	Travel and Transportation	0.00	858.00	4,000.00	4,000.00	3,142.00	21 %
324	Dues and Subscriptions	50.00	440.00	2,000.00	2,000.00	1,560.00	22 %
330	Utilities	0.00	1,525.55	15,000.00	15,000.00	13,474.45	10 %
350	Repairs and Maint-Buildings	0.00	0.00	20,000.00	20,000.00	20,000.00	%
353	Repairs and Maint-Equipment	0.00	17,227.59	60,000.00	60,000.00	42,772.41	29 %
358	Repairs and Maint-Lines	0.00	8,237.77	18,000.00	18,000.00	9,762.23	46 %
430	Equipment Rental	0.00	0.00	500.00	500.00	500.00	%
691	Contractual Services	9,269.00	10,589.00	24,000.00	24,000.00	13,411.00	44 %
	Account Total:	9,319.00	40,319.49	371,200.00	371,200.00	330,880.51	11 %
	Account Group Total:	9,319.00	40,319.49	371,200.00	371,200.00	330,880.51	11 %
714000	SEWER						
714000	SEWER						
103	Professional Services	0.00	0.00	3,000.00	3,000.00	3,000.00	%
212	Supplies-Fuel	0.00	1,259.78	0.00	0.00	-1,259.78	%
214	Supplies-Dept	0.00	-7,599.21	800.00	800.00	8,399.21	*** %
215	Supplies-Materials	1,317.51	69,396.80	180,000.00	180,000.00	110,603.20	39 %
310	Travel and Transportation	0.00	0.00	6,000.00	6,000.00	6,000.00	%
320	Postage	0.00	0.00	4,000.00	4,000.00	4,000.00	%
330	Utilities	0.00	9,137.44	16,000.00	16,000.00	6,862.56	57 %
350	Repairs and Maint-Buildings	0.00	4,800.00	25,000.00	25,000.00	20,200.00	19 %
353	Repairs and Maint-Equipment	0.00	36,660.66	45,000.00	45,000.00	8,339.34	81 %
355	Repairs and Maint-Collection	0.00	462.00	25,000.00	25,000.00	24,538.00	2 %
358	Repairs and Maint-Lines	0.00	0.00	15,000.00	15,000.00	15,000.00	%
690	Contractual Services-Sludge	0.00	48,150.00	160,000.00	160,000.00	111,850.00	30 %
691	Contractual Services	0.00	35,700.78	79,000.00	79,000.00	43,299.22	45 %
699	Contractual Services-WWTP	0.00	9,952.75	40,000.00	40,000.00	30,047.25	25 %
	Account Total:	1,317.51	207,921.00	598,800.00	598,800.00	390,879.00	35 %
	Account Group Total:	1,317.51	207,921.00	598,800.00	598,800.00	390,879.00	35 %
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
800000	CAPITAL OUTLAY/SPECIAL PROJECTS						
547	CAMERAS/CAMERAS	0.00	1,320.00	0.00	0.00	-1,320.00	%
632	EDA	0.00	0.00	145,415.00	145,415.00	145,415.00	%
	Account Total:	0.00	1,320.00	145,415.00	145,415.00	144,095.00	1 %
	Account Group Total:	0.00	1,320.00	145,415.00	145,415.00	144,095.00	1 %

05/08/25
14:49:35

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 9 of 11
Report ID: B100

53 WATER AND SEWER FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
820000	BONUSES (PERFORMANCE & LONGEVITY						
820000	BONUSES (PERFORMANCE & LONGEVITY						
100	SALARIES	0.00	0.00	15,000.00	15,000.00	15,000.00	%
	Account Total:	0.00	0.00	15,000.00	15,000.00	15,000.00	%
	Account Group Total:	0.00	0.00	15,000.00	15,000.00	15,000.00	%
910000	DEBT SERVICE						
910000	DEBT SERVICE						
611	SRL Fund Project	0.00	0.00	55,955.00	55,955.00	55,955.00	%
612	Joint Wrapping Project	0.00	0.00	63,990.00	63,990.00	63,990.00	%
	Account Total:	0.00	0.00	119,945.00	119,945.00	119,945.00	%
	Account Group Total:	0.00	0.00	119,945.00	119,945.00	119,945.00	%
980000	TRANSFERS						
980000	TRANSFERS						
958	Transfer to Fund Balance	0.00	0.00	400,000.00	400,000.00	400,000.00	%
	Account Total:	0.00	0.00	400,000.00	400,000.00	400,000.00	%
	Account Group Total:	0.00	0.00	400,000.00	400,000.00	400,000.00	%
	Fund Total:	10,636.51	249,560.49	1,650,360.00	1,650,360.00	1,400,799.51	15 %

05/08/25
14:49:35

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 10 of 11
Report ID: B100

56 ELECTRIC FUND

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
720000	ELECTRIC OPERATIONS						
720000	ELECTRIC OPERATIONS						
100	SALARIES	8,952.39	103,885.49	61,850.00	61,850.00	-42,035.49	168 %
103	Professional Services	0.00	0.00	40,000.00	40,000.00	40,000.00	%
109	FICA	2,116.67	16,639.09	4,800.00	4,800.00	-11,839.09	347 %
110	Retirement	6,013.83	45,103.74	12,090.00	12,090.00	-33,013.74	373 %
111	Group Insurance	3,196.89	22,807.80	10,000.00	10,000.00	-12,807.80	228 %
120	401 (K) Contribution	373.68	3,992.31	4,500.00	4,500.00	507.69	89 %
212	Supplies-Fuel	0.00	1,237.17	6,000.00	6,000.00	4,762.83	21 %
214	Supplies-Dept	0.00	173.72	6,200.00	6,200.00	6,026.28	3 %
321	Telephone	0.00	264.24	3,000.00	3,000.00	2,735.76	9 %
330	Utilities	0.00	2,237.73	6,000.00	6,000.00	3,762.27	37 %
350	Repairs and Maint-Buildings	0.00	202.90	25,000.00	25,000.00	24,797.10	1 %
353	Repairs and Maint-Equipment	0.00	5,497.05	40,000.00	40,000.00	34,502.95	14 %
691	Contractual Services	0.00	23,178.49	42,000.00	42,000.00	18,821.51	55 %
967	Transfer to Capital Reserve	0.00	0.00	18,560.00	18,560.00	18,560.00	%
	Account Total:	20,653.46	225,219.73	280,000.00	280,000.00	54,780.27	80 %
	Account Group Total:	20,653.46	225,219.73	280,000.00	280,000.00	54,780.27	80 %
	Fund Total:	20,653.46	225,219.73	280,000.00	280,000.00	54,780.27	80 %

05/08/25
14:49:35

TOWN OF LAKE LURE
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 4 / 25

Page: 11 of 11
Report ID: B100

58 Capital Sewer Project Fund

Account	Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
714000	SEWER						
714000	SEWER						
	190 Engineering Services	0.00	299,067.15	0.00	0.00	-299,067.15	%
	691 Contractual Services	0.00	123,244.14	0.00	0.00	-123,244.14	%
	Account Total:	0.00	422,311.29	0.00	0.00	-422,311.29	%
	Account Group Total:	0.00	422,311.29	0.00	0.00	-422,311.29	%
	Fund Total:	0.00	422,311.29	0.00	0.00	-422,311.29	%
	Grand Total:	613,981.87					
			0.00				
			12,687,473.14	11,073,160.00	11,073,160.00	-1,614,313.14	115 %

Town of Lake Lure

Office of the Town Manager

May 13, 2025

Honorable Mayor and Town Council,

RE: Budget Message and Proposed Budget for Fiscal Year 2025-2026

It is my pleasure to submit for your consideration the proposed balanced **Town of Lake Lure Budget for Fiscal Year 2025-2026** commencing July 1st, 2025, and ending June 30th, 2026. This budget is based on careful analysis of departmental operating budgets, capital requests, and prioritized needs identified by department heads through one-on-one meetings.

The general fund budget is proposed as balanced at \$8,112,177. No appropriated fund balance for non-recurring capital costs and projects has been calculated to be included in revenues.

The Town of Lake Lure's revenue neutral rate was calculated with allowable growth at \$0.3570 per \$100 of property value. This Fiscal Year budget as presented is balanced at this same recommended tax rate of \$0.3570 per \$100 of property value. Thus, the following tax rate factors continue into this fiscal year as well: a 15.7 cent rate for municipal services, 7.3 cent rate for fire protection services and a 12.70 cent rate for dam capital reserve fund. The total net taxable revenue is \$1,357,430,935 from the most recent county annual property evaluation. This should generate \$4,570,000.00 in tax revenue on real, personal, and utility property, assuming the current collection rate by Rutherford County of 99.06% or a slight decrease in collection rate.

The Water and Sewer Fund is proposed as balanced at \$1,237,770 with no recommended changes for Water/Sewer Rates.

Provision of Services

The budget anticipates Police, Public Services, Administration, Communications, Community Development, Parks/Recreation & Lake, and Utilities to continue at current service levels. Fire services will be expanded and enhanced as a result of the consolidation of resources with the former Fairfield Mountain Volunteer Fire Department.

Many new initiatives that were previously anticipated were postponed and are not a part of this budget due to the anticipated impacts to revenues resulting directly from

Tropical Storm Helene. As a result, this budget was reduced significantly from FY 24-25 and focuses have shifted towards recovery and maintaining day-to-day operations

Capital Infrastructure Projects

Outside of our regular operations, this budget also provides support to crucial major infrastructure projects such as the Replacement Dam project, the replacement of our subaqueous sewer system, and our wastewater treatment plant. All of which are major multiyear projects. There are two capital reserves that are dedicated to the replacement of the Dam. The first capital reserve is the previously mentioned North Carolina General Assembly appropriation, which currently contains \$11 million. The second reserve has a balance of approximately \$4.8 million and is funded by an annual contribution from the general fund of \$1.6 million. Lake Lure's infrastructure projects for the replacement sewer system, as well as the replacement wastewater sewer plant, are both supported by funds from the American Rescue Plan (ARPA) with \$2.5 million remaining and State Revolving Loans from the State of North Carolina for \$20 million. The Town is also working with FEMA and state agencies to obtain funding for these areas because much of the Town's infrastructure was decimated by Tropical Storm Helene and as of current the Town has only implemented short term repairs to these temporary systems.

Personnel

The budget as proposed supports 43 full-time equivalent (FTE) positions. Of these full-time positions, 41 are in the General Fund, 2 full-time equivalent positions are in the Utility Fund. This includes one additional position that are recommended for inclusion in the Community Development Department.

The Town provides a full benefits package including medical, dental, vision, retirement, and 401(k) match of up to 5%. In addition, Lake Lure provides a post-retirement benefit to provide health insurance to retirees with at least 5 years of consecutive service to the Town of Lake Lure.

A cost of living adjustment is being recommended at 3% to adjust the Town's annual compensation for employees. An undetermined percentage increase is expected for health insurance through the State Health Plan. In previous years, the Town has partnered with the North Carolina League of Municipalities to offer dental and vision insurance. However, in February the NCLM Risk Management Services Board of Trustees voted to close the Health Benefits Trust, also known as the Municipal Insurance Trust, and wind down its operations effective June 30, 2025. Thus the Town will work through an alternative provider and there will be a nominal increase for dental and vision plans.

Conclusion

While this budget does not address every need, want, preference, desire, project, program, or requested capital item, it will provide for the continuation of the municipal services currently provided and at the level expected by our residents while ensuring that we are maintaining the assets we have, setting the stage to make significant strategic investments in infrastructure, and working towards long term recovery and resilience.

The Town Council has met as necessary to conduct reviews of this budget as proposed for Fiscal Year 2025-2026. A public hearing for the Budget for Fiscal Year 2025-2026 is scheduled for June 10th, 2025, at 5:00 pm. Prior to the hearing, staff will convert the budget message to an ordinance to prepare for adoption. Following the public hearing, the budget should be adopted thereafter at the Town Council's pleasure.

I wish to recognize the monumental efforts of staff in the formulation of this budget, specifically Mr. Stephen Ford, Finance Director, and our professional department heads and their staff. Without their tireless efforts, it would not have been possible for this budget to be prepared and presented to you.

Lastly, I wish to acknowledge the support of the Town Council. On behalf of the staff, thank you for the efforts that you put forth every day for the Town of Lake Lure. Your guidance has been essential in our ability to develop and put forth this proposed budget for your consideration.

Thank you,

Olivia Stewman
Town Manager

cc: Stephen Ford, Finance Director
Department Heads

V
COUNCIL LIAISON
REPORTS AND
COMMENTS

VI

CONSENT AGENDA

A. Approval of April 2025 Minutes

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL BRIEFING MEETING

Monday, April 7, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Laura Krejci, Communications Director
Dana Bradley, Parks and Rec
Dean Lindsey, Public Works Director
Sean Humphries, Police Department
Dustin Waycaster, Fire Chief
Jeff Geisler, Rumbling Bald
Evan Smith, FEMA

Absent:

Mike Williams, Community Development

I. Call to Order

Mayor Carol C Pritchett called recessed meeting to order at 10:00 am.

II. Mayor Updates:

Mayor Carol C Pritchett opened meeting and turned over to Town Manager Olivia Stewman for updates.

III. Town Manager:

Town Manager Olivia Stewman reported that 2 projects have been obligated, just waiting on payment for emergency work and debris removal. Followed up with Odom on timeframe for the Lago Vista Road. Advised that it could be 6-9 months for completion. Working on the RFP with William.

Site inspection are still taking place. Unsure of dates for collection system or lift station. Hydro plant being inspected today and Dam is scheduled for tomorrow. Discussion ensued with reference to FEMA's inspections. No other updates at this time.

IV. Human Resources Updates:

No updates at this time.

V. Fire Department Updates:

Continuing to work with FEMA and the site inspections. Paid staff has been placed at the Fairfield fire department. Already ran 2 calls so far and with the quick response times and ability to help the community, its already proving to be beneficial. Also working with Laura to possible get a grant to help with the renovations. No other updates at this time.

VI. Public Works Updates:

Progress is being made on the sewer line repairs. Lake Levels are currently at (979.4). Will be able to extend the ramp as the lake goes further down. Currently they are working in the river channel with the sediment removal and we will be holding the lake 12 to 14 feet for now. Platform will begin being placed have a bulletin board on one side and power on the other side to meet the permitting requirements. Engineer design for the Tanner Gates are in and there are no other updates at this time.

VII. Communications Updates:

Article in the Citizen Times will run this week. Bridge location in Chimney Rock has been decided and is posted on the DOT website. Hopes to have the temporary bridge in place and open by Memorial Day. The only objection for the Lago Vista connection is funding. Will continue to work towards making this happen. PBS still working on story and would like to come back for pictures. Questions have come in about the creek behind Fire Fly cove to the Boys Camp Bridge if this will be included in the sediment removal. Unsure at this time of what will be included in the scope. Will move soft opening of Morse Park till April 25th.

VIII. Finance Department:

No updates at this time.

IX. ICF:

No updates at this time.

IX: Parks and REC:

Last Monday was a great day working on the trails. Re-routing Buffalo Creek Park Trails. Also working on reconnection the Upper Boulder Trail. Working on quotes of the work that needs to be done and will hopefully have these to council by next week. Water samples came back really good. Turbidity is at 23. Barriers are being taking down in Morse Park. Will work with the Police Department and Ashbritt to hopefully resolve this issue to keep people safe.

X. Community development Updates:

Michael Williams was out today and no updates were provided.

XI. FEMA:

Reminder that today is the deadline for anyone to apply for FEMA assistance. SBA deadline is April 27, 2025. Next week Howard will be leaving and things will be transferring to Evan (me). Rutherford County is currently working on long term recovery group. Advised to get written statement of the issues that have occurred with the truck drivers and will see what she can do to help.

XII. Police Department:

No updates at this time.

XIII. Rumbling Bald Updates:

The contract for Ashbritt has been received, just working on crossing all the T's and dotting all the I's. Lease agreement for the Fairfield Fire department is ready and will get this over to Olivia. Looking to remove the sediment/silt from Bald Mountain Lake. Waiting to hear from Army Corp. No other updates at this time.

IV. TDA

No updates at this time.

V. Other

We have received only 1 invoice at this time. This has been paid but will send out to council for their records.

Went over calendar for the week to be sure everyone is up to date on when the next meeting was.

No other updates or comments at this time.

VI. Adjournment:

Commissioner Scott Doster made a motion to recess council briefing until Monday, April 21, 2025 at 10:00am. Commissioner Dave DiOrio seconded the motion and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

MINUTES OF THE TOWN OF LAKE LURE REGULAR TOWN COUNCIL MEETING

Tuesday, April 8, 2025 @ 5:00 pm

Lakeview Terrace at Rumbling Bald



Agenda

Roll Call:

Mayor, Carol C, Pritchett
Commissioner Dave DiOrio
Commissioner Patrick Bryant
Commissioner Scott Doster
Commissioner Jim Proctor
Town Manager, Olivia Stewman
William Morgan, Attorney
Laura Krejci, Communications Director
Kimberly Martin, Town Clerk

I. Call to Order

Mayor Pritchett called the meeting to order at 5:11 pm

Mayor Carol C. Pritchett opened the meeting thanking Rumbling Bald for use of the beautiful location and the continued support.

II. Agenda Adoption

Commissioner Jim Proctor made motion to approve agenda with added item Resolution No. 25-04-08 to approve plans to build a future Public Safety Facility on Highway 9, Lake Lure, NC 28746 and to seek Funding for this facility through the 2026 Congressional Community Project funding. Commissioner Dave DiOrio seconded the motion and all were in favor.

III. Mayor's Communication

Mayor Carol C. Pritchett began by thanking everyone for coming out. So much has been achieved already and we continue to move forward with plans to flourish. Sub surface debris removal has begun which is a huge step in the right direction. With all the work going on throughout the town, we ask for patients as this is the beginning of our recovery. A huge thank you to our Public Works department that has been working so hard to beautify out town. We are well on our way.

IV. Town Managers Communication

Town Manager Olivia Stewman gave an update on the projects the Town is currently working on.

On March 27th, 2025 we completed the Drain Valve project and we are officially closed.

The Fairfield fire department moved in April 1, 2025. We now have paid staff and so far have ran 2 medical calls. The response time was dramatically quicker and was able to stabilize and to keep other response measures for more serious calls. The new heart monitor will be a huge benefit.

Our 2024 Budget is underway and so far going well.

We will have the 2025-2026 Budget draft at the April Work Session.

A soft opening for Morse Park will be on April 25, 2025 at 11:00am. We will also be celebrating Arbor Day!

V. Council Liaison Reports and Comments

Commissioner Scott Doster began with the ABC Board met March 17, 2025. The store continues to do well. Zoning and planning board met on March 18, 2025 and approved Masterdocks permit for moving the building to road front. Also working on signage.

Commissioner Dave DiOrio stated that BOA also approved the plans for Masterdocks, and no other business was discussed. The Lake Advisory Board met. 9 out of 10 boats were totaled in the hurricane. People will be buying new boats and the Lake Advisory Board looking at updating regulations.

Commissioner Jim Proctor stated that Parks and Rec board met last Thursday. There was a lot of discussion about recovery and the comprehensive plan. Last month we had well over 1000 hours of volunteers.

Commissioner Patrick Bryant advised that the Short Term Rental will hopefully start meeting at the end of the month.

VI. Consent Agenda

The approval of the March 2025 Minutes will be postponed until the work session meeting schedule for April 23, 2025 to make a few minor changes.

VII. Unfinished Business

There is no unfinished business to discuss.

VIII. New Business

A. Lake Lure Classical Academy Presentation

Lake Lure Classical Academy came to speak about the wonderful school that is available to those in and around Lake Lure. Students with the school each took turns speaking about what they love. Senior Adler Knight, Junior Judson Brogdon, Sophomore Marcy Kunes, Freshmen Riley Laurita and 8th grader Anna Sias all spoke about the flexible schedule, diversity, choice of classes, and the opportunities that the school offers including early college, clubs, and sports. The school offers club days, dances, and community of people that supports all students.

B. Comprehensive Plan Agreement

Town Manager Olivia Stewman spoke on behalf of the scope of work of Comprehensive plan. The draft cost is \$50,000. This plan will be very beneficially and will guide us a good direction for the future.

Commissioner Jim Proctor made a motion to approve the comprehensive plan agreement. Commissioner Patrick Bryant seconded the motion and all were in favor.

C. Storm Recovery

Town Manager, Olivia Stewman gave storm updates

*The subsurface debris removal has officially been approved and work has begun.

*FEMA has obligated 2 projects estimated 1.5 million.

*The west end sewer project is moving forward quicker than expected.

*May 19, 2025 work should begin on the Proctor Rd. landslide. This is expected to take 1-2 months.

*FEMA site visits continue and more will be scheduled.

*Buffalo Creek and weed patch working to mitigated and open soon.

* Water Samples came back in and things continue to look good.

*The PPDR program (Army Corp) still going. Will be wrapping up soon, so be sure to apply if assistance is needed.

Mayor Carol C. Pritchett made a statement advising that with the sub surface debris removal beginning we will see an influx in traffic and heavy trucks. Advised patience will be key as they continue to clear the lake of the debris and silt.

D. Resolution No. 25-04-08 Approval of plans to build a future Public Safety Facility on Highway 9, Lake Lure, NC 28746 and to seek funding for this facility immediately through the 2026 Congressional Community Project Funding Application.

Town Manager, Olivia Stewman spoke that this is eligible for project funding for Public Safety Facility (Police/Fire). The project is expected to cost 21 million dollars. With the location being more centralized allowing for better response times and visibility to the community.

Commissioner Jim Proctor made a motion to approve Resolution No. 25-04-08 as presented noting that this will be located on Town Property. Commissioner Scott Doster seconded the motion and all were in favor.

IX. Public Comments

*Personal Property Debris Removal Program:

Riley and Sam contractors for the program through Army Corp spoke advising that the program will run through the end of April. Anyone who wishes to apply should do so as soon as possible. There hours are Monday-Friday 8:00am- 6:00pm and Saturday 9:00am- 2:00pm.

*Annie Dance (1936 Coopers Gap Rd.)

Advised she is a independent Journalist. Asked how often council briefings are held. Currently they are held once a week on Monday's at 10:00 am. The damaged lake structures show 2 numbers which one is accurate? Mike Williams advised that 85 total substantially damaged lake structures and 31 of those have agreed to demolishment.

*Steven Brown (929 Proctor Rd.)

Asked more specific questions in regards to the Public Safety building.

*Beth Heer (Seton Rd.)

Asked about opening of Morse Park, online had said it was on April 17th?

This has been moved to April 25, 2025 and we will incorporate Arbor Day as well.

No other public comments were made.

Mayor Carol C. Pritchett thanked everyone for coming out and supporting the Town during the recovery process.

IX. Adjournment

Commissioner Jim Proctor made a motion to adjourn the meeting, Commissioner Dave DiOrio seconded the motion and all were in favor. Meeting closed at 5:58 pm.

ATTEST:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE REGULAR TOWN COUNCIL BRIEFING MEETING

Monday, April 21, 2025, at 10:00 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

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

Town Manager, Olivia Stewman

Laura Krejci, Communications Director (on phone)
Dana Bradley, Parks and Rec
Dean Lindsey, Public Works Director
Liz Geary, Rumbling Bald

Absent:

Mike Williams, Community Development
Sean Humphries, Police Department
Dustin Waycaster, Fire Chief
Evan Smith, FEMA

I. Call to Order

Mayor Carol C Pritchett called recessed meeting to order at 10:00 am.

II. Mayor Updates:

Mayor Carol C Pritchett opened meeting and turned over to Town Manager Olivia Stewman for updates.

III. Town Manager:

Town Manager Olivia Stewman advised that site inspections are being done on the beach and buildings there today.

There is no update on funding at this time.

Just be advised that we will be hearing on the condemnation. Keep in mind these are people that have chosen to opt in.

Advised that if meetings will continue on Mondays, they need to be made permanent. Commissioner Jim Proctor recommended to add the item to the agenda for the council to vote on.

IV. Human Resources Updates:

No updates at this time.

V. Fire Department Updates:

No updates at this time.

VI. Public Works Updates:

Area's that are not being used should be seeded for state code. Commissioner Jim Proctor advised.

Working with Cason to have the old gas pump removed.

Public Works continue to maintain Boys Camp Road temporary bridge.

The well is back up today.

West End Sewer project still going well. May be delayed with getting under Memorial Hwy. But will still continue to move forward.

Retention Pond work continues. Replaced the drain pipe and all parts that were rusted out. Lake Levels remain steady and everything is still on schedule.

Discussion on sewer. Digging to begin in a few weeks and we have a tentative date for the flowering bridge removal which is May 15th. Will save pieces for display. No other updates at this time.

VII. Communications Updates:

Just a reminder that there will be a soft opening for Morse Park on Friday, April 25th, 2025 at 11:00am. Don Cason will be there and we should be able to begin renting gazebo by Mid May with a disclaimer regarding the construction that continues to go forward.

VIII. Finance Department:

No updates at this time.

IX. ICF:

No updates at this time.

IX: Parks and REC:

Will begin applying for the sediment removal grant in November. Fishing has become a topic of discussion. Will wait on testing from DEQ to make final decision. Will get water samples on Monday. Will take about a week to get the results. No other updates at this time.

X. Community development Updates:

No updates at this time.

XI. FEMA:

No updates at this time.

XII. Police Department:

Saturation control went well. Between 13 to 16 tickets (warnings) were issued. Thanks to Courtney Burrell for putting it all together. No other updates at this time.

XIII. Rumbling Bald Updates:

Asked if anyone has spoken to Evan Smith with FEMA? Was advised that she was out sick last week. Olivia will reach out and follow up with her.

Had a meeting last week about trails and races. Would like to use weed patch trail. Would it be ready by August? Dana advised that it would not be ready for a race in August, but may be able to find an alternative. No other questions or updates at this time.

IV. TDA

No updates at this time.

V. Other

Commissioner Dave DiOrio asked if all inspections have been completed. Was advised that some inspections have been physically completed just have not received the reports back. Still a few inspections that need to be completed.

There will be a table top on Monday April 28th, 2025 at Rumbling Bald that will begin at 10 am. Monday's council briefing will be changed to 8:30am to accommodate. No other questions or updates at this time.

VI. Adjournment:

Commissioner Patrick Bryant made a motion to adjourn council briefing until Monday, April 28, 2025 at 8:30am. Commissioner Jim Proctor seconded the motion and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

MINUTES FOR REGULAR TOWN COUNCIL WORK SESSION AND ACTION MEETING

Thursday, April 23, 2025, at 8:30 a.m.

Lake Lure Fire Department



Attendees:

Mayor, Carol C, Pritchett
Commissioner, Scott Doster
Commissioner, Jim Proctor
Commissioner, Patrick Bryant
Mayor Pro Tem, Dave DiOrio
William Morgan, Attorney

Town Staff:

Town Manager, Olivia Stewman
Finance Director, Steve Ford
Fire Chief, Dustin Waycaster
P&R Director, Dana Bradley
Communications Director, Laura Krejci
Community Development Director, Michael Williams

Absent:

Police Chief, Sean Humphries
Public Works Director, Dean Lindsey

I. Call to Order

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

II. Agenda Adoption

Commissioner Jim Proctor made a motion to approve the agenda as presented,
Commissioner David DiOrio seconded and all were in favor

III. Consent Agenda

A. Approval of March Minutes

Commission Jim Proctor made a motion to approve the January minutes as presented with correction being made to the March 11, 2025 minutes. Commissioner Dave DiOrio seconded the motion and all were in favor.

B. Approval of Town Manager's Contract

Commissioner Jim Proctor made a motion to approve the Town Manager's Contract as presented. Commissioner David DiOrio seconded the motion and all were in favor.

IV. Amendment to the Town Council Meeting Schedule to add Storm Recovery Status Meeting

Olivia Stewman advised that she updated the schedule to reflect the added meetings. The board has reviewed the schedule and did not see any conflicts.

Commissioner Scott Doster made a motion to approve the amended schedule as presented. Commissioner Patrick Bryant seconded the motion and all were in favor.

V. Resolution No. 25-04-23 Appointing Dustin Waycaster as Deputy Town Manager

Olivia Stewman proposed to appoint Fire chief Dustin Waycaster as a Deputy Town Manager or acting Town Manager if at any point the Town Manager is unavailable for an extended period of time. Dustin Waycaster knows Town business and budget and works well with all staff.

Commissioner Jim Proctor made a motion to adopt Resolution No.25-04-03 appointing Dustin Waycaster as Acting Town Manager. Commissioner Scott Doster seconded the motion and all were in favor.

IV. Consider Approval of Fire Department Lease Agreement with Fairfield Mountains Property Owners Association

Olivia Stewman sent a draft lease to council. Hold off till next month. Will postpone till Regular Town Council meeting.

VII. Consider Approval of LaBella Task 25 for Boys Camp Rd. Bridge Replacement Design

Olivia advised that FEMA is moving forward and we expect obligation. Will ultimately be up to council. Contingent on FEMA Decision.

Commissioner Scott Doster made a motion to approve the LaBella Task 25 for Boys Camp Rd. Bridge Replacement design. Commissioner Dave DiOrio seconded the motion and all were in favor.

VIII. Request to Repair a Failed Retaining Wall Using Soil Nails that Extend into the Town Right of Way

Rick Carpenter with Community Development had observed caution tape on the property. At that point a Notice of Violation was issued (February 21, 2025). This was issued to either repair or replace. Owners appealed. At that time plans were submitted with zoning. This

project was denied because of Chapter 26 (excavation under a town road). Owners at this time is requesting encroachment. Staff's opinion that the encroachment repairs poses concerns.

Owners Wesley and Lauren Thurmond were present along with Odom Engineering.

Mrs. Thurmond presented pictures of the wall. Odom engineering has inspected the wall and is in agreeance that the wall is failing. (Wall is leaning and bowing). Excavating the wall and replacing it could cause a negative impact on the road itself. Soil Nails would drill holes through wall and then fill them with a pole and a grout. Commonly used in many areas. Feels this will permanently stabilize wall. There would be vertical wailers every 6 to 8 feet and the in-between would remain wood. Currently the wall is stable but is failing faster than expected. Regardless of the solution this will encroach the right of way. Depths of nails will be from 5 to 15 feet beneath the road surface. Doesn't see future utilities or heavy equipment have no effect. The Thurmond's feel this is safest and most efficient at correcting issues.

The encroachment documents look good with some minor changes.

Council discussion ensued.

Commissioner Dave DiOrio made a motion to approve only with approval with new design to allow soil nails in town right of way. Commissioner Scott Doster seconded the motion and all were in favor.

Commissioner Jim Proctor made a motion to give Town Manager Olivia Stewman the authority to sign and proceed with encroachment. Commissioner Dave DiOrio seconded the motion and all were in favor.

IX. Lakes Structure Condemnations

Olivia Stewman advised that there are currently 39 lake structures that have agreed to the demolition of there lake structure. Discussion ensued.

Commissioner Patrick Bryant made a motion to adopt the resolution for condemnation of lake structures. Commissioner Dave DiOrio seconded the motion and all were in favor.

X. Review Draft of Proposed FY 25-26 Budget

Stephen Ford finance director presented a draft budget. 8 million keeps the town running for the year. Some concerns with tax revenue and other revenues that may be missed or delayed due to hurricane Helene. This would include a 3% COLA for staff and we are continuing to work on insurance which will increase currently around 1,000. Will meet early May to work out additional details.

XI. Storm Recovery Updates

Olivia Stewman advised that final signatures have been completed for Boys Camp Rd bridge replacement.

Site inspections continue. The police boathouse and beach inspections have been completed.

Working with Base Flood Elevation. Currently 990.9 being proposed. Town feels 995 reasonable with freeboard. Discussion ensued.

The Moore property was filed yesterday so we can move forward.

2 to 4 weeks for the A&B category projects. Hopefully will have checks in the mail soon.

Car insurance is closed at this time.

Deadline is May 8th, 2025 for reporting damage. No other updates at this time.

XII. Town Manager/Project Updates

Tilman infrastructure (cell tower) advised that the state preservation is giving them a hard time again. Mike Hager to reach out for assistance.

Working on Lago Vista packet.

Mike Hager spoke advising that he has given the information for the Lago Vista road project, just needs final numbers to provide to them. Currently there is a 20 million dollar grant available that will help with dredging. A bill in the house is mainly a study and may not be applicable but will ask clarifying questions.

Advised to gather the budget with numbers and we can present it to state legislature.

90/10 FEMA, but not confirmed. But hoping for more. Hoping cost share is available.

XIII. Public Comments

A. Pat

Common knowledge the temporary bridge for Chimney Rock State Park. Wondering since on Town property, did we give permission? *No, but it was addressed. Lake Lure was never asked.

Traffic is there a plan B? At this time no, we currently just need to be patient as we work with all that is going on. Discussion ensued.

*Reported damage to Tryon Bay Bridge. Trying to expedite and get inspection.

XIV. Adjournment

Commissioner Patrick Bryant made a motion to adjourn the meeting, Commissioner Jim Proctor seconded and all were in favor. The meeting ended at 10:56 a.m.

ATTEST :

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

TOWN OF LAKE LURE

REGULAR TOWN COUNCIL BRIEFING MEETING

Monday, April 28, 2025, at 8:30 a.m.

Lake Lure Fire Department



Agenda

Roll Call:

Mayor, Carol C, Pritchett
Commissioner Dave DiOrio
Commissioner Scott Doster
Commissioner Jim Proctor

Town Manager, Olivia Stewman

Laura Krejci, Communications Director (on phone)
Dana Bradley, Parks and Rec
Dean Lindsey, Public Works Director
Liz Geary, Rumbling Bald
Dustin Waycaster, Fire Chief
Evan Smith, FEMA
Mike Williams, Community Development

Absent:

Sean Humphries, Police Department
Commissioner Patrick Bryant

I. Call to Order

Mayor Carol C Pritchett called meeting to order at 8:40am

II. Agenda Adoption

Commissioner Scott Doster made a motion to accept the agenda as presented.
Commissioner Dave DiOrio seconded the motion and all were in favor.

III. Storm Recovery Updates

Town Manager Olivia Stewman stated that we received a check for \$800,000 and should be receiving a \$700,000 check later this week. This is reimbursement for some A&B projects that were paid for by the Town.
Boys Camp Rd. bridge and Proctor Rd. project have been obligated and should begin soon. No other updates at this time.

Human Resources Updates:

No updates at this time.

Fire Department Updates:

No updates at this time.

Public Works Updates:

Tryon Bay has a culvert washout. Working on an estimate for repairs. Will reach out to Nick to see what FEMA can do.

Drilling and clean-up below the dam being done.

Waiting on boring truck. Scheduled to be here May 4th and Proctor road is scheduled to begin May 19th. Having a pre-construction meeting today.

Communications Updates:

Ridgeline is planning on putting together an event for July 4th. Dustin and Sonya meeting to work out details. Rumbling Bald has there event planned for Friday, July 4, 2025. Ridgeline will be on Saturday.

Some changes at the Inn. Lindsey is the General Manager for the Inn now, and Sonya Pitts is the front of house manager.

Checkpoint will be up till end of May. Discussion of road closure continued.

Arbor Day event went well and the media coverage was well received.

Lions Club would like to contribute to the playground. Volunteers will be needed and the help is appreciated.

Spoke to Dean about the docks at the marina and a work order has been entered. Plans to place fencing at Pool Creek Park for safety concerns.

Our next big event is Memorial Day. Ridgeline plans to co-sponsor.

Finance Department:

No updates at this time.

ICF:

No updates at this time.

Parks and REC:

Buffalo Creek Trail still closed but working hard to get it back open. A portion could be open sooner. We have several works days planned.

Collected water samples today, will be a week before we get results.

Estimated 2 million to replace the boat slips at the marina. That will give us 208 boat slips and the ability to add more if needed.

Will be applying for a \$100,000 grant for pickle ball/tennis courts. No other updates at this time.

Community development Updates:

Advising community not to place debris on docks as it will be there for a while until they are able to bring lake back up to retrieve.

Private property owners may clean shoreline, and this should be coordinated through the Army Corp. Discussion ensued.

Reached out to Dean early this weekend regarding a culvert washout affect a Town Road.

Want to let community know that the private property debris removal program is ending.

Had some issues with a demolition over the weekend. Has been placed on a hold right now to find a solution for the asbestos. Discussion ensued.

No other updates at this time.

FEMA:

New task force for landslides has been established. Anyone needing help with this, should reach out to Evan Smith to get started. Dana has information for 2 major landslides that we may be able to get help with.

Police Department:

No updates at this time.

Rumbling Bald Updates:

Jason Sanders is beginning work in Rumbling Bald. May take 4 to 6 weeks. They did ask to build a tower. Advised that would be fine.

Lease for the Fire Department has been sent to the finance team and will be going to the board as soon as we can.

Will have activity on beach, but will have fencing to keep out of lake and lake bed.

TDA

No updates at this time.

Other

Chase made contact with an inspector for bridges. Has been inspected just waiting on the report.

Commissioner Scott Doster advised that the study meeting went well.

Be aware that Savior holding LLC states representing Ashbritt.

No other updates or discussions.

IV. Closed Session

Commissioner Dave DiOrio made a motion to enter into closed session in accordance with G.S. 143-318.11(a) (5) for the purpose of discussing property acquisition or employment contract. Commissioner Scott Doster seconded the motion and all were in favor.

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

V. Adjournment:

Commissioner Scott Doster made a motion to adjourn council briefing until Monday, May 5, 2025 at 10:00 am. Commissioner Jim Proctor seconded the motion and all were in favor.

Attest:

Kimberly Martin, Town Clerk

Carol C. Pritchett, Mayor

VII. UNFINISHED BUSINESS

VIII

NEW BUSINESS

- A. Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget.**
- B. Budget Amendment**
- C. Consider Approval of Fire Department Lease Agreement with Fairfield Mountain Property Owners Association**
- D. Storm Recovery Updates**

A.

**Resolution No. 25-05-13 Setting Public
Hearing for June 10, 2025 to Receive
Comments Regarding Proposed Fiscal
year 2025-2026 Budget**

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 13, 2025

SUBJECT: Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget

AGENDA INFORMATION:

Agenda Location: New Business
Item Number: A
Department: Administration
Contact: Olivia Stewman, Town Manager
Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Town is required to adopt the annual budget prior to the beginning of the new Fiscal Year on July 1st. Staff recommends setting a public hearing for the budget ordinance for the June 10th regular meeting. There may additional budget meetings prior to the public hearing date.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget.

ATTACHMENTS:

Resolution No. 25-05-13 Setting Public Hearing for June 10, 2025 to Receive Comments Regarding Proposed Fiscal Year 2025-2026 Budget

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.



RESOLUTION NO. 25-05-10

**RESOLUTION BY THE TOWN OF LAKE LURE TOWN COUNCIL SETTING PUBLIC
HEARING FOR JUNE 10, 2025 TO RECEIVE COMMENTS REGARDING PROPOSED
FISCAL YEAR 2025-2026 BUDGET**

WHEREAS, the Town is required to adopt an annual budget ordinance prior to July 1st in accordance with North Carolina General Statutes; and

WHEREAS, North Carolina General Statute § 159-12 mandates that the Town must hold a public hearing prior to adopting the budget ordinance.

NOW, THEREFORE BE IT RESOLVED, that the Town of Lake Lure will hold a public hearing, in accordance with North Carolina General Statutes, during its regular meeting on June 10, 2025 beginning at 5:00 p.m. or shortly thereafter at Legends at Rumbling Bald to receive comments in regard to Fiscal Year 2025-2026 Budget.

READ, APPROVED AND ADOPTED this the _____ day of _____, 2025.

ATTEST:

Kimberly Martin, Town Clerk

Mayor Carol C. Pritchett

B.

Budget Amendment

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 13, 2025

SUBJECT: Budget Amendment

AGENDA INFORMATION:

Item Number: B
Department: Finance
Contact: Stephen Ford, Finance Director
Presenter: Stephen Ford, Finance Director

BRIEF SUMMARY:

Finance Director Stephen Ford will review Budget Amendment # 376 and request that Council approved amendment in order to fund accounts that have negative funding posted through April 30, 2025.

ATTACHMENTS:

Budget Amendment Draft (Number 376)
Budget Amendment Addendum
Up dated Budget Report Through April 30, 2025 (Dated May 8 2025)
General Ledger on Highlighted Accounts detailing spending and posting information.

STAFF'S COMMENTS AND RECOMMENDATIONS:

This will be the first of at least three budget amendments as the fiscal year for the Town closes on June 30.

This particular amendment utilizes available funds from other approved budget line items. This prevents the use of fund balance and allows to prioritize spending for the remainder of the fiscal year.

A second budget amendment at a future work session will recognize revenue that has been obtained from various sources. This will allow for the overall budget to remain in balance between revenues and expenditures.

A third budget amendment will be used to prioritize available year funding correlated with determined needed expenses and formal obligations.

Funding Needed for the Following Accounts:

10 GENERAL FUND	413000 ADMINISTRATION
10 GENERAL FUND	413000 ADMINISTRATION
10 GENERAL FUND	413000 ADMINISTRATION
10 GENERAL FUND	413000 ADMINISTRATION
10 GENERAL FUND	431000 POLICE
10 GENERAL FUND	431000 POLICE
10 GENERAL FUND	431000 POLICE
10 GENERAL FUND	434000 FIRE
10 GENERAL FUND	434000 FIRE
10 GENERAL FUND	434000 FIRE
10 GENERAL FUND	434000 FIRE
10 GENERAL FUND	451000 PUBLIC WORKS-STREETS
10 GENERAL FUND	451000 PUBLIC WORKS-STREETS
10 GENERAL FUND	451000 PUBLIC WORKS-STREETS
10 GENERAL FUND	451000 PUBLIC WORKS-STREETS
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE
10 GENERAL FUND	613000 PARKS, RECREATION & LAKE
10 GENERAL FUND	615000 BEACH & MARINA

190 Engineering Services	\$ 55,901.86
214 Supplies-Dept	\$ 990.40
322 Printing	\$ 2,516.24
330 Utilities	\$ 7,203.34
104 Separation Allowance-Law Enforcement	\$ 3,901.52
110 Retirement	\$ 7,520.54
353 Repairs and Maint-Equipment	\$ 4,355.52
102 Salaries-Part Time	\$ 20,442.19
214 Supplies-Dept	\$ 9,308.74
353 Repairs and Maint-Equipment	\$ 10,963.10
490 Miscellaneous	\$ 15,879.50
212 Supplies-Fuel	\$ 898.16
217 Supplies-Uniforms	\$ 2,907.10
351 Repairs and Maint-Grounds	\$ 4,137.99
353 Repairs and Maint-Equipment	\$ 90,215.65
102 Salaries-Part Time	\$ 1,110.38
350 Repairs and Maint-Buildings	\$ 963.79
353 Repairs and Maint-Equipment	\$ 7,886.42
691 Contractual Services	\$ 57,397.21
351 Repairs and Maint-Grounds	\$ 1,033.76

10 GENERAL FUND 800000 CAPITAL OUTLAY/SPECIAL PROJECTS
10 GENERAL FUND 800000 CAPITAL OUTLAY/SPECIAL PROJECTS

10 GENERAL FUND 910000 DEBT SERVICE
10 GENERAL FUND 910000 DEBT SERVICE

10 GENERAL FUND 920000 Non-Governmental

504 VEHICLES	\$ 188,533.74
550 Other Equipment	\$ 17,176.89
504 VEHICLES	\$ 20,216.27
573 Barge/Excavator	\$ 10,481.47
450 Insurance	\$ 44,422.65
Budget Transfer Amount Needed (4/30/25)	\$ 586,364.43
(Internal Budget Transfer)	

Funding Available from the Following Accounts:

10 GENERAL FUND Administration Travel
10 GENERAL FUND Adm Building Repair
10 GENERAL FUND Adm Advertising
10 GENERAL FUND Police Dues and Sub
10 GENERAL FUND Police Supplies General
10 GENERAL FUND Police Computers
10 GENERAL FUND Police Contract Services
10 GENERAL FUND Fire-Protective Clothing
10 GENERAL FUND Fire Radio Replacement
10 GENERAL FUND Fire Utilities
10 GENERAL FUND Public Work Materials
10 GENERAL FUND Public Work Bldg Repairs
10 GENERAL FUND Eco Development Branding
10 GENERAL FUND Dam-Water Shed Grounds
10 GENERAL FUND Dam-Water Shed Dam

10-413000-310 (Travel)	\$ (2,000.00)
10-413000-350 (Building)	\$ (10,000.00)
10-413000-370	\$ (1,000.00)
10-431000-324	\$ (6,615.00)
10-431000-214	\$ (4,000.00)
10-431000-524	\$ (5,000.00)
10-431000-691	\$ (3,000.00)
10-434000-514	\$ (10,000.00)
10-434000-553	\$ (5,000.00)
10-434000-330	\$ (6,000.00)
10-451000-215	\$ (12,000.00)
10-451000-350	\$ (25,000.00)
10-492000-585	\$ (15,000.00)
10-473000-351	\$ (5,000.00)
10-473000-352	\$ (5,000.00)

10 GENERAL FUND	Comm Dev Legal Services
10 GENERAL FUND	Comm Dev Office Supplies
10 GENERAL FUND	Parks Zoning -Land Devel
10 GENERAL FUND	Parks Materials
10 GENERAL FUND	Parks Boat and Fishing
10 GENERAL FUND	Parks Utilities
10 GENERAL FUND	Parks Flowering Bridge
10 GENERAL FUND	Parks Grounds Repairs
10 GENERAL FUND	Beach Marina Supplies
10 GENERAL FUND	Beach Marina Building
10 GENERAL FUND	Beach Marina Equipment
10 GENERAL FUND	Capital Contrat Services
10 GENERAL FUND	Capital Dredging
10 GENERAL FUND	Debt-Other Equip
10 GENERAL FUND	Debt-
10 GENERAL FUND	Total

10-493000-180	\$ (20,000.00)
10-493000-214	\$ (3,000.00)
10-613000-508	\$ (42,525.00)
10-613000-215	\$ (20,000.00)
10-613000-219	\$ (6,000.00)
10-613000-330	\$ (7,035.00)
10-613000-335	\$ (3,675.00)
10-613000-351	\$ (48,560.00)
10-615000-214	\$ (1,250.00)
10-615000-350	\$ (1,250.00)
10-615000-353	\$ (1,250.00)
10-80000-691	\$ (98,765.00)
10-80000-697	\$ (100,000.00)
10-91000-541	\$ (40,000.00)
10-91000-550	\$ (78,439.43)
Avaiable from All Accounts Above	\$ (586,364.43)

190 Engineering Services	\$ 55,901.86
214 Supplies-Dept	\$ 990.40
322 Printing	\$ 2,516.24
330 Utilities	\$ 7,203.34
104 Separation Allowance-Law Enforcement	\$ 3,901.52
110 Retirement	\$ 7,520.54
353 Repairs and Maint-Equipment	\$ 4,355.52
102 Salaries-Part Time	\$ 20,442.19
214 Supplies-Dept	\$ 9,308.74
353 Repairs and Maint-Equipment	\$ 10,963.10
490 Miscellaneous	\$ 15,879.50
212 Supplies-Fuel	\$ 898.16
217 Supplies-Uniforms	\$ 2,907.10
351 Repairs and Maint-Grounds	\$ 4,137.99
353 Repairs and Maint-Equipment	\$ 90,215.65
102 Salaries-Part Time	\$ 1,110.38
350 Repairs and Maint-Buildings	\$ 963.79
353 Repairs and Maint-Equipment	\$ 7,886.42
691 Contractual Services	\$ 57,397.21
351 Repairs and Maint-Grounds	\$ 1,033.76
504 VEHICLES	\$ 188,533.74
550 Other Equipment	\$ 17,176.89
504 VEHICLES	\$ 20,216.27
573 Barge/Excavator	\$ 10,481.47
450 Insurance	\$ 44,422.65
Budget Transfer Amount Needed (4/30/25)	\$ 586,364.43
(Internal Budget Transfer)	

10-413000-310 (Travel)	\$ (2,000.00)
10-413000-350 (Building)	\$ (10,000.00)
10-413000-370	\$ (1,000.00)
10-431000-324	\$ (6,615.00)
10-431000-214	\$ (4,000.00)
10-431000-524	\$ (5,000.00)
10-431000-691	\$ (3,000.00)
10-434000-514	\$ (10,000.00)
10-434000-553	\$ (5,000.00)
10-434000-330	\$ (6,000.00)
10-451000-215	\$ (12,000.00)
10-451000-350	\$ (25,000.00)
10-492000-585	\$ (15,000.00)
10-473000-351	\$ (5,000.00)
10-473000-352	\$ (5,000.00)
10-493000-180	\$ (20,000.00)
10-493000-214	\$ (3,000.00)
10-613000-508	\$ (42,525.00)
10-613000-215	\$ (20,000.00)
10-613000-219	\$ (6,000.00)
10-613000-330	\$ (7,035.00)
10-613000-335	\$ (3,675.00)
10-613000-351	\$ (48,560.00)
10-615000-214	\$ (1,250.00)
10-615000-350	\$ (1,250.00)
10-615000-353	\$ (1,250.00)
10-80000-691	\$ (98,765.00)
10-80000-697	\$ (100,000.00)
10-91000-541	\$ (40,000.00)
10-91000-550	\$ (78,439.43)
Avaiable from All Accounts Above	\$ (586,364.43)

**TOWN OF LAKE LURE
BUDGET AMENDMENT**

Be it ordained by the Board of Commissioners of the Town of Lake Lure that the following amendment be made to the budget ordinance for the fiscal year ending June 30, 2025:

Department: General

Purpose: To fund for Town’s General Fund Accounts that have a posted negative balance and require additional funding from related accounts within the General Fund Budget.

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

Line Item	Account Number	Amount Decrease	Amount Increase	Amended Budget
See Attached	Attached	-586364.43	586364.43	Dual Posting to accounts

*

To provide the additional expenditures for the above, the following revenues will be increased:

Account Name: See Attached
Account Number: Attached
Amount: **\$595,130**

Section 2. I certify that the accounting records provide for this budget amendment, and that the revenue source(s) are available:

Finance Officer

Date

Section 3. Copies of this amendment shall be delivered to the Budget/Finance Officer and Town Auditor for their direction.
Adopted this _____ day of _____, 2025.

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	451000	353	0	CL 46140 1	622666 lease of cylinders-ann lease	ANDY OXY CO., INC.	7/24			330.00			
10	0	451000	353	0	CL 46214 1	140368 Parts & Equipment for FW	DIXIE LAWN SERVICE, INC	8/24			645.91			48938 07/17/24
10	0	451000	353	0	CL 46250 1	ARC000617 Service & Repair on office fri	Asheville Refrigeration	8/24			495.00			49545 08/14/24
10	0	451000	353	0	CL 46254 1	140461 Knife Couracut & plates	DIXIE LAWN SERVICE, INC	8/24			462.58			49570 08/27/24
10	0	451000	353	0	JV 6895 186	public works		8/24			1,545.43			49572 09/07/25
10	0	451000	353	0	JV 6895 220	4 X 4 Country		8/24			1,145.33			01/07/25
10	0	451000	353	0	JV 6895 231	UNITED BANK CR		8/24			8,165.09			01/07/25
10	0	451000	353	0	CL 46303 1	99111A Deans Office- ductwork	FRITCHARD HEATING & COOLIN	9/24			185.00		49636	09/16/24
10	0	451000	353	0	JV 6969 46	Public Works		9/24			1,615.47			01/20/25
10	0	451000	353	0	JV 6969 196	UNITED BANK CR		9/24			3,333.94			01/20/25
10	0	451000	353	0	JV 6991 43	50065		10/24			373.63			02/13/25
10	0	451000	353	0	JV 6991 236	Red Mount-Public Wrks		10/24			1,981.90			02/13/25
10	0	451000	353	0	JV 6991 265	UNITED BANK CR		10/24			8,471.24			02/13/25
10	0	451000	353	0	JV 7017 1	Correcting /Adj Entry-Kimball		10/24			17,736.73			03/28/25
10	0	451000	353	0	JV 6996 314			11/24			2,215.28			03/12/25
10	0	451000	353	0	JV 6986 6	50013-Dickson Auto		12/24			36.35			03/27/25
10	0	451000	353	0	JV 6986 267	SUPERIOR PLUS PA		12/24			993.12			03/27/25
10	0	451000	353	0	JV 6986 268	SUPERIOR PLUS PA		12/24			959.60			03/27/25
10	0	451000	353	0	JV 6986 269	SUPERIOR PLUS PA		12/24			636.28			03/27/25
10	0	451000	353	0	JV 6986 298			12/24			1,851.40			03/27/25
10	0	451000	353	0	JV 6986 333	UNITED BANK CR		12/24			2,544.95			03/27/25
10	0	451000	353	0	JV 6986 345	W W GRAMMER INC In		12/24			1,565.23			03/27/25
10	0	451000	353	0	JV 6986 347	W W GRAMMER INC In		12/24			2,307.95			03/27/25
10	0	451000	353	0	JV 7024 179	Red Mountain		2/25			1,542.89			04/21/25
10	0	451000	353	0	CL 46526 2	47515 Base w/ Pipe	BLUR RIDGE PIPE & SUPPLY C	3/25			2,300.00		49875	03/20/25
10	0	451000	353	0	JV 7030 196	red mountain		3/25			2,354.74			04/30/25
10	0	451000	353	0	JV 7030 203	4 x 4 country		3/25			48,085.54			04/30/25
10	0	451000	353	0	JV 7030 212	hills machinery		3/25			100.75			04/30/25
10	0	451000	353	0	JV 7030 262	tencharva purchas		3/25			732.46			04/30/25
10	0	451000	353	0	CL 48579 1	W0103993 Kubota Tractor Maint	Kubota of Asheville	4/25			1,857.69		49929	04/08/25
10	0	451000	353	0	CL 46612 2	041425 FW Expenses	MOQUINN'S STORE LLC	4/25			3,659.04		49978	04/24/25
10	0	451000	353	0	CL 46612 2	040225 FW Parts & Materials	MOQUINN'S STORE LLC	5/25			1,465.13	121,715.65	50176	05/07/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	920000	450	0	CL 46131 1	070224 Renewal- Commercial Coverage	Auto-Owners Insurance Comp	7/24			4,092.00		48922	07/10/24
10	0	920000	450	0	CL 46150 1	10040237 2024-25 Annual Inv.	NC INTERLOCAL RISK MANAGEM	7/24		36,373.53			48945	07/17/24
10	0	920000	450	0	CL 46164 1	10041236 Prop. & Liability ann. premuin	INTERLOCAL RISK FINANCING	7/24			145,939.18		48960	07/24/24
10	0	920000	450	0	JV 6927 141	NC RISK FINANCE Mt		7/24		145,939.18				12/23/24
10	0	920000	450	0	JV 6927 143	NC RISK MNGMENT Mt		7/24		36,373.53				12/23/24
10	0	920000	450	0	JV 6904 3	Insurance refund return payme		9/24				145,939.18		01/21/25
10	0	920000	450	0	JV 6904 4	Insurance refund return paymen		9/24				36,373.53		01/21/25
10	0	920000	450	0	JV 6969 161	NC RISK FINANCE Mt		9/24		2,108.59				01/20/25
10	0	920000	450	0	JV 6969 163	NC RISK MNGMENT Mt		9/24		937.43				01/20/25
10	0	920000	450	0	JV 6991 181	Main Street Insu Ma		10/24		31,424.00				02/13/25
10	0	920000	450	0	JV 6991 201	NC RISK MNGMENT Mt		10/24		13.42				02/13/25
10	0	920000	450	0	JV 6986 227	NC RISK FINANCE Mt		12/24		10,837.12				03/27/25
10	0	920000	450	0	JV 6986 229	NC RISK MNGMENT Mt		12/24		512.00				03/27/25
10	0	920000	450	0	CL 46479 1	021925 Commercial Auto Coverage	MAIN STREET INSURANCE GROU	2/25		1,836.00			49812	02/25/25
10	0	920000	450	0	JV 7024 131	NC RISK FINANCE Mt		2/25		102.57				04/21/25
10	0	920000	450	0	JV 7024 132	NC RISK MNGMENT Mt		2/25		727.49				04/21/25
10	0	920000	450	0	JV 7030 142	NC RISK FINANCE Mt		3/25		210.57				04/30/25
10	0	920000	450	0	JV 7030 144	NC RISK MNGMENT Mt		3/25		695.67				04/30/25
10	0	920000	450	0	CL 46602 1	IUP8FB383P Annual Insurance Renewal	MAIN STREET INSURANCE GROU	4/25		3,613.00		239,422.65	49944	04/16/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	910000	573	0	JV 6927 4	LOAN PAYMENT		7/24		9,966.22				12/23/24
10	0	910000	573	0	JV 6959 3	loan payment		8/24		9,989.53				01/05/25
10	0	910000	573	0	JV 6973 1	Loan Payment September		8/24		10,026.08				01/21/25
10	0	910000	573	847	JV 6996 114	Proj: 847-LOAN PAYMENT		11/24		10,099.64			40,081.47	03/12/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	910000	504	0	JV 6991 58	Loan Payment		10/24		10,072.41		10,072.41		02/13/25
10	847	910000	504	0	JV 6986 118	0		12/24		10,143.86		10,143.86		03/27/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	800000	504	0	CL 46248 1	081524 Purchased 2024 GMC Sierra K15	Dotman CADILLAC-GMC Truck,	8/24		55,800.00			49568	08/23/24
10	0	800000	504	0	JV 6895 211	Parks Chev Richmond		8/24		48,500.29				01/07/25
10	0	800000	504	0	JV 6895 213	Parks Auto Charlotte		8/24		60,646.90				01/07/25
10	0	800000	504	0	JV 6953 22	Expense Refund		8/24			48,500.29			01/05/25
10	0	800000	504	0	JV 6953 24	Expense Refund		8/24			60,646.90			01/05/25
10	0	800000	504	0	JV 6969 155	ENTERPRISE PM TR DI		9/24		2,631.76				01/20/25
10	0	800000	504	0	JV 6991 51	50071		10/24		3,286.42				02/13/25
10	0	800000	504	0	JV 6991 163	ENTERPRISE PM TR DI		10/24		16,574.10				02/13/25
10	0	800000	504	0	JV 6996 22	Boyd Chev		11/24		70,625.97				03/12/25
10	0	800000	504	0	JV 6996 215	ENTERPRISE PM TR DI		11/24		3,594.22				03/12/25
10	0	800000	504	0	JV 6986 204	ENTERPRISE PM TR DI		12/24		17,291.32				03/27/25
10	0	800000	504	0	JV 6986 315	Park Chev		12/24		48,500.29				03/27/25
10	0	800000	504	0	JV 6986 117	P and Q Chevy		12/24		60,646.90				03/27/25
10	0	800000	504	0	JV 7024 105	ENTERPRISE PM TR DI		2/25		4,666.38				04/21/25
10	0	800000	504	0	JV 7030 115	ENTERPRISE PM TR DI		3/25		4,916.38		288,533.74		04/30/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	613000	691	0	CL 46120 1	80854 Inside Perimeter -Parks & Rec	NELON-COLE TERMITES AND PES	7/24			45.00			48919 07/02/24
10	0	613000	691	0	CL 46198 2	485946 Mo perimter- green space	NELON-COLE TERMITES AND PES	8/24			45.00			49524 08/05/24
10	0	613000	691	0	CL 46236 2	491503 Mo Waste Water Treat	NELON-COLE TERMITES AND PES	8/24			70.00			49564 08/21/24
10	0	613000	691	0	CL 46236 3	491406 QTR Lake Lure Dam	NELON-COLE TERMITES AND PES	8/24			98.00			49564 08/21/24
10	0	613000	691	0	CL 46258 1	073124-1 Water Sample Test	The Environmental Quality	8/24			5,542.00			49575 08/28/24
10	0	613000	691	0	JV 6895 178	Madeline Bartosh		8/24			315.88			01/07/25
10	0	613000	691	0	CL 46299 2	117193C957 Drug Screen-Nix	DLP RUTHERFORD PHYSICAN PR	9/24			52.00			49586 09/10/24
10	0	613000	691	0	CL 46300 1	14016 Welcome Cneter Playground Insp	Playground Guardian	9/24			500.00			49594 09/10/24
10	0	613000	691	0	JV 6969 189	stott		9/24			32,759.00			01/20/25
10	0	613000	691	0	JV 6996 287	Madeline Bartosh		11/24			255.78			03/12/25
10	0	613000	691	0	JV 6986 26	50138-Conserving Carolina		12/24			5,546.00			03/27/25
10	0	613000	691	0	CL 46386 1	072724 Reimburse for July 24 mileage	Robin Worcester	1/25			78.40			49738 01/29/25
10	0	613000	691	0	CL 46386 2	082424 Reimburse for August 24 mileag	Robin Worcester	1/25			78.40			49738 01/29/25
10	0	613000	691	0	CL 46390 1	013125 Bill to: 101251-Green Space	NELON-COLE TERMITES AND PES	1/25			110.00			49736 01/29/25
10	0	613000	691	0	CL 46404 1	514548 Inv #51548- Greenspace	NELON-COLE TERMITES AND PES	1/25			45.00			49751 02/03/25
10	0	613000	691	0	CL 46409 1	020425 Reimburse for Mileage - Jan 20	MADELINE BARTOSH	1/25			239.05			49750 02/04/25
10	0	613000	691	0	CL 46449 1	514272 Pd Inv # 514272- Renewal On Sp	NELON-COLE TERMITES AND PES	2/25			110.00			49803 02/19/25
10	0	613000	691	0	CL 46449 4	518990 Pd. Inv # 518990- QTR Dam	NELON-COLE TERMITES AND PES	2/25			98.00			49803 02/19/25
10	0	613000	691	0	CL 46457 1	110924 Reimb Mileage 11/9-11/10/24	Robin Worcester	2/25			45.50			49806 02/20/25
10	0	613000	691	0	CL 46457 2	111724 Reimb mileage 11/17-11/18/24Re	Robin Worcester	2/25			74.90			49806 02/20/25
10	0	613000	691	0	CL 46457 3	112324 Reimb Mileage 11/23 - 11/25/24	Robin Worcester	2/25			112.00			49806 02/20/25
10	0	613000	691	0	CL 46457 4	112924 Reimb Mileage 12/29-12/30/24	Robin Worcester	2/25			77.00			49806 02/20/25
10	0	613000	691	0	CL 46457 5	012525 Reimb Mileage 1/25-1/27/25	Robin Worcester	2/25			77.00			49806 02/20/25
10	0	613000	691	0	CL 46461 1	020625-1 Mthl stream water analysis	The Environmental Quality	2/25			5,324.00			49792 02/20/25
10	0	613000	691	0	CL 46461 2	020625-1 Mthly Lake Water Analysis	The Environmental Quality	2/25			742.00			49792 02/20/25
10	0	613000	691	0	CL 46461 3	020625-1 Fecal Coliform Analysis	The Environmental Quality	2/25			1,100.00			49792 02/20/25
10	0	613000	691	0	CL 46531 1	523257 Perimter Svc	NELON-COLE TERMITES AND PES	3/25			45.00			49911 03/24/25
10	0	613000	691	0	JV 7030 199	madeline bartosh		3/25			167.30			04/30/25
10	0	613000	691	0	CL 46580 1	526538 Mold Mediation-Grn Space	NELON-COLE TERMITES AND PES	4/25			3,600.00			49932 04/08/25
10	0	613000	691	0	CL 46608 2	527433 Monthly pest: Green Space	NELON-COLE TERMITES AND PES	4/25			45.00		57,397.21	49981 04/29/25

Fund	Orgn	Account	Object	Project	Doc/Line #	Description	Vendor/Receipt From	Acct. Period	Opening Bal.	Debit	Credit	Closing Bal.	Check #	Post/Cancel Date
10	0	413000	190	0	CL 46178 1	11000 Engin. Svcs Housing Proj	ODOM ENGINEERING, PLLC	7/24			300.00		49496	07/30/24
10	0	413000	190	0	JV 6895 154	ODOM ENGINEERING SA		8/24		1,500.00				01/07/25
10	0	413000	190	0	CL 46267 1	10894 Engin. Svcs for TOLL Housing P	ODOM ENGINEERING, PLLC	9/24		500.00			49616	09/03/24
10	0	413000	190	0	JV 6969 157	Labella WE		9/24		71,338.60				01/20/25
10	0	413000	190	0	JV 6969 165	ODOM ENGINEERING SA		9/24		1,465.20				01/20/25
10	0	413000	190	0	JV 6969 167	tracer		9/24		12,298.06			87,401.86	01/20/25

C.

**Consider Approval of Fire Department
Lease Agreement with Fairfield Mountain
Property Owners Association**

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 13, 2025**

SUBJECT: Consider Approval of Fire Department Lease Agreement with Fairfield Mountains Property Owners Association

AGENDA INFORMATION:

Agenda Location

Item Number: C

Department: Fire

Contact: Olivia Stewman, Town Manager

Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

The Lake Lure Fire Department began 24 hour operations out of the Fairfield Mountain Fire Station located at 1415 Buffalo Creek Road beginning on April 1. The Station is owned by Fairfield Mountains Property Owners Association (FMPOA). The Town has been working with FMPOA to craft a lease agreement for operating out of the station. The lease will be for \$1.00 per year with an initial term of 25 years and an option to renew for an additional 25 years. The lease will beginning on July 1, 2025.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve Fire Department Lease Agreement with Fairfield Mountains Property Owners Association

ATTACHMENTS:

Proposed Lease Agreement

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is between Fairfield Mountains Property Owners Association ("Lessor"), 112 Mountains Blvd., Lake Lure, NC 28746; and The Town of Lake Lure, 2948 Memorial Highway, Lake Lure, NC 28746 ("Lessee"), whose mailing address is 1415 Buffalo Creek Road, Lake Lure, NC 28746.

For valuable consideration, the receipt and legal sufficiency of which is acknowledged by their signatures below, the parties agree:

1. **Recitals.** Lessor is the owner of the building located at 1415 Buffalo Creek Road, Lake Lure, NC 28746 ("Fire Department Building"). Lessee desires to lease the Fire Department Building for use related to the Town of Lake Lure Fire Department. The Fire Department Building is 1,500 sq ft and is located immediately between the fire truck bays and the Bald Mountain golf course maintenance shop.

2. **Term.** The initial term of this Agreement shall be for twenty-five (25) years beginning July 1, 2025 and ending June 30, 2050. At the end of the initial term, the Agreement will automatically renew for an additional twenty-five (25) years, unless one of the parties were to provide the other party at least six (6) months written notice of the cancelation of the automatic renewal.

3. **Lease.** During the initial and renewal term of this Agreement, Lessee shall pay \$1.00 each year for the use of the Fire Department Building. In consideration for the use of the Fire Department Building for \$1.00 each year.

4. **Assignment and Sublease.** Lessee shall not assign or sublease this Agreement or the Fire Department Building without Lessor's prior written consent, and Lessee shall in any event remain liable to Lessor for the performance of all obligations under this Agreement. Lessee will only operate a Fire Department Building out of the leased property.

5. **Use of Fire Department Building.** Lessee shall make use of the Fire Department Building for uses consistent with the lessee's Station 1 Fire Department Building located at 622 Memorial Highway, Lake Lure, NC., 28746. The Fire Department Building can also be used to hold community-oriented meetings.

6. **Insurance.** At all times during the term of this Agreement, and at all other times while Lessee is in possession of the Fire Department Building, Lessee shall carry at Lessee's expense fire and liability insurance on the building of which the Fire Department Building is part. Lessee shall carry at Lessee's expense fire insurance upon Lessee's contents for their full insurable value, and Lessee shall also maintain premises liability coverage naming Lessor as additionally insured in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00) single limit. Lessee's policy shall require the insurer to give Lessor thirty (30) days prior written notice of any cancellation of the policy. The Lessee will provide to the Lessor on an annual basis an insurance certificate showing that the Lessor has been named as additionally insured. Lessee and Lessor each agree to waive any right of subrogation each may have against the other as to all matters covered by insurance.

8. **Utilities and Maintenance.** The Lessee shall keep the Fire Department Building plumbing and electrical, HVAC, and other utilities, and all connections from the Fire Department Building to public utilities, in good order and repair at all times, at Lessee's sole expense. The Lessee shall be responsible for all repairs and to maintain the interior and exterior of the Fire Department Building and all leasehold improvements of whatever sort, in clean and safe condition at all times, including but not limited to snow and ice removal, at Lessee's sole expense. The Lessee shall in any event be responsible for any repairs to the Fire Department Building necessitated wholly or partly by the negligent acts or omissions of the Lessee or Lessee's employees, volunteers, and invitees.

9. **Additions and Alterations.** All improvements shall become the property of the Lessor at the termination of this Agreement. Lessee agrees to permit no liens or charges against the Fire Department Building, and to fully indemnify, defend, and hold Lessor harmless from any and all claims, loss or damage arising out of the same.

10. **Trade Fixtures.** Lessee shall be permitted to install equipment and trade fixtures in the Fire Department Building, at Lessee's expense. In addition, Lessee shall be permitted to remove trade fixtures installed by it from the Fire Department Building upon termination of this agreement if Lessee is not then in default, provided Lessee shall return the Fire Department Building to the same condition as they were at the time of initial entry.

11. **Damage to Premises.** If during the term of the Agreement the building of which the Fire Department Building is a part is damaged by fire or other casualty such that the Fire Department Building become untenable, and such casualty is not repaired within one (1) year, either Lessor or Lessee shall have the right to terminate the Agreement by giving the other written notice within thirty (30) calendar days after the end of the ninety (90) day period, and rent shall abate which accrues from the date of the damage to the date of termination.

Without such notice, the term of this Agreement shall continue regardless of the damage to the Fire Department Building, Lessor shall proceed with reasonable diligence to make repairs, and rent shall be abated which accrues from the date of the damage until the date on which repairs are substantially complete.

12. **Lessors Liability.** Lessor shall not be responsible to Lessee for damages or injury to persons or property of Lessee or third parties resulting from any condition upon or about the Fire Department Building other than by Lessor's direct negligence. Lessee agrees to fully indemnify, defend, and hold Lessor harmless from any and all claims, loss or damage for personal injury or damage to property arising out of Lessee's use or occupancy of the Fire Department Building.

14. **Inspection.** Lessor shall have the right at all reasonable times, but not the obligation, to enter the Premises for purposes of inspections.

15. **Condition of Premises Upon Termination.** Upon termination of this Agreement, Lessee shall return the Premises to Lessor substantially in the same condition as received, ordinary wear and tear excepted.

16. **Default.** In the event of any voluntary or involuntary petition of bankruptcy or receivership against the Lessee, or assignment proceedings are instituted against Lessee which is not dismissed within sixty (60) days of filing, or in the event Lessee shall default in performance of any of the terms, conditions, or provisions contained in this Agreement, and such default continues for ten (10) days after written notice, or in the event the Fire Department Building is deserted or vacated, Lessor shall have the right at their election to reenter and take possession of the premises and any improvements (and may forcibly remove any lock or other obstruction, and may install new locks) and/or to declare the term ended, without further notice or demand and without prejudice to any other rights of Lessor upon default. Lessor shall then have the right, but not the obligation, to sue for recovery of any rents and other sums up to the time of termination and all other damages or other relief arising out of any breach on the part of Lessee, regardless of whether Lessor reenters the premises to terminate this Agreement.

17. **Binding Effect, Entire Agreement, Severability.** This Agreement represents the entire Agreement of the parties, shall be binding upon the parties, their heirs, successors, and assigns, and may only be modified by a writing signed by both parties. This Agreement shall not be construed more strictly against any party by reason of having supplied it. Each obligation of indemnity contained in this Agreement shall survive termination of this Agreement for any reason. This Agreement shall be governed by and construed in accordance with the laws of North Carolina. In case any one or more provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable for any respect, such invalidity, illegality, or unenforceability shall not affect any other provision herein, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been herein.

18. **Notices and Written Consents.** All notices and written consents required under this Agreement shall be deemed properly served when posted by certified U.S. Mail postage prepaid, return receipt requested addressed to the party to whom receipt is directed at the address stated above or at such other addresses as may from time to time be designated by written notice given in accordance with this Agreement.

19. **Subordination to Mortgages; Condemnation.** This Agreement shall be subordinate to the rights of any present or future mortgage holder claiming through Lessor, and Lessee agrees to promptly execute and deliver any documentation reasonably required by Lessor or Lessor's lender in connection with any loan transaction involving the Fire Department Building. Lessor shall be exclusively entitled to the proceeds of any eminent domain proceeding against the Fire Department Building.

20. **Waiver.** No failure by Lessor to exercise their rights shall be deemed a waiver of Lessor's rights to subsequently enforce the same.

LESSEE: Town of Lake Lure

By: _____ DATE _____
Olivia Stewman, Town Manager

LESSOR: Fairfield Mountains Property Owners Association

By: _____ DATE _____
Charlie Johnson, Board President

Town of Lake Lure
Pre-Audit Statement

This instrument has been preaudited in the manner required by the Local Government/State Budget and Fiscal Control Act.

Stephen Ford
Finance Officer

STATE OF NORTH CAROLINA, COUNTY OF _____

I, _____ Notary Public for said County and State, certify that _____, being personally known to me or who presented a valid governmental picture ID, personally came before me this day and acknowledged that s/he as _____ of _____ a North Carolina _____, being authorized to do so, executed this Agreement as the act of the Corporation for the purposes expressed in this Agreement.

WITNESS my hand and official seal, this the ____ day of _____, 2012.

(NOTARY STAMP/SEAL)

Notary Public

My Commission Expires:

STATE OF NORTH CAROLINA, COUNTY OF _____

I, _____ Notary Public for said County and State, certify that _____, being personally known to me or who presented a valid governmental picture ID, personally came before me this day and acknowledged that s/he as _____ of _____ a North Carolina _____, being authorized to do so, executed this Agreement as the act of the Corporation for the purposes expressed in this Agreement.

WITNESS my hand and official seal, this the ____ day of _____, 2012.

(NOTARY STAMP/SEAL)

Notary Public

My Commission Expires:

D.

Storm Recovery Updates

**LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: May 13, 2025**

SUBJECT: Storm Recovery Updates

AGENDA INFORMATION:

Agenda Location:

Item Number: D

Department: Administration

Contact: Olivia Stewman, Town Manager

Presenter: Olivia Stewman, Town Manager

BRIEF SUMMARY:

Town staff will provide updates related to storm recovery. Frequent updates can be accessed on the Town's website at <https://www.townoflakelure.com>.

XII.

PUBLIC COMMENT

The public is invited to speak. Please keep comments limited to three minutes or less. Comments may also be submitted in writing to the Town Clerk, kmartin@townoflakelure.com, at least one hour prior to the meeting.

XIII

ADJOURNMENT