LAKE LURE TOWN COUNCIL
MEETING PACKET

Tuesday, July 14, 2026

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
TOWN COUNCIL REGULAR MEETING

Tuesday, July 14, 2026 at 5:00 p.m.

Town Hall at The Landings

Agenda

I. Call to Order

II. Agenda Adoption

III. Mayor's Communications

IV. Town Manager's Communications

A. Monthly Report/Storm Recovery Updates

V. Council Liaison Reports and Comments

VI. Consent Agenda

A. Approval of June Meeting Minutes

VII. Unfinished Business

VIII. New Business

A. Lake Lure Classical Academy Update (Page 64)

B. Consider Amendment to FY26-27 Land Use Fee Schedule (Page 65)

C. Resolution No. 26-07-14 Accepting Revised SRF Helene Funding Offer for New WWTP Design and Construction (Page 68)

D. Resolution No. 26-07-14A Accepting Revised SRF Helene Funding Offer for BFM Design and Construction Project (Page 77)

E. Resolution No. 26-07-14B Fixing Date of Public Hearing on Proposed Annexation Pursuant to G.S. 160A-31 to be Held August 11, 2026 (Page 86)

F. Resolution No. 26-07-14C Fixing Date of Public Hearing on Proposed Comprehensive Plan to be Held Wednesday, August 5, 2026. (Page 96)

G. Consider Approval of LaBella Task 23D for Marina Fuel System (Work Previously Initiated to Address Permitting Requirements) (Page 99)

IX. Public Comment

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

XI. Adjournment

III
MAYOR'S COMMUNICATIONS

IV
TOWN MANAGER'S COMMUNICATIONS

A. Monthly Report/Storm Recovery Updates

Town Manager Report June 2026

Below are key highlights from each department for the month of June. Full department reports are available upon request.

Public Services Department Report

The Public Services Department continued routine maintenance and operations throughout the month. Regular tasks included meter reading and installations, water leak repairs, utility locates, bulk trash pickup, work order responses, facility upkeep, wastewater sampling, and maintenance at the Dam, and Wastewater Treatment Plant. Additionally, staff played a vital role in supporting various storm recovery efforts.

Top Accomplishments & Project Updates

- **Road and Infrastructure Maintenance**
  Staff completed the Tryon Bay Circle culvert project, replaced damaged roadway signs throughout Town, completed asphalt patching operations in Zone 2, and began pothole repairs in Zone 1. Tree removal operations were also conducted along hiking trails to improve safety and accessibility.
- **Water and Wastewater System Operations**
  Public Services personnel repaired several water leaks and two sewer leaks during the month while continuing maintenance activities throughout the utility system. Staff cleaned Manhole No. 3, worked on pump station floats, and continued efforts to weigh down sewer lines within the lake as part of ongoing recovery and infrastructure stabilization efforts.
- **Wastewater Treatment**
  Staff continued setup and operational preparations for the wastewater treatment plant belt press and installed a new beach aerator to support water quality and facility operations.
- **Lake Operations**
  Lake debris removal activities also continued throughout June as part of the Town's ongoing efforts to maintain safe and navigable waterways following Hurricane Helene recovery operations.

Community Development Department Report

The Community Development Department continued to support permitting activities, development review, flood recovery efforts, and major Town infrastructure projects throughout June. Staff remained actively engaged in assisting property owners with Hurricane Helene recovery, coordinating permitting for Town projects, and working with utility providers and stakeholders on ongoing community development initiatives. The following permits were issued in June:

- **9 Zoning Permits**
- **5 Lake Structure Permits**
- **0 Vacation Rental Operator Permit**
- **21 Certificates of Completion**

Top Accomplishments & Project Updates

- **Zoning and Planning Board**
  The Zoning and Planning Board did not meet in the month of June.
- **Board of Adjustment and Lake Structures Appeals Board**
  The Board of Adjustment and Lake Structures Appeals Board held hearings for three variance requests, approving two requests involving setback reductions and minimum lot size requirements, while continuing a third request related to a lakefront setback issue to the July meeting. The Lake Structures Appeals Board also approved a variance allowing reconstruction of a boathouse destroyed by Hurricane Helene.
- **Town Projects and Permitting Coordination**
  Staff continued working closely with project managers and consultants on permitting and regulatory approvals for several Town projects, including the Washburn Marina reconstruction, replacement public docks within the marina basin, the temporary marina office, the future permanent marina building, and erosion and sediment control permits associated with the Morse Park restoration project.
- **Cell Tower and Communications Infrastructure**
  The department continued coordinating with the cell tower owner, AT&T, and other potential carriers to improve cellular coverage throughout the community. FirstNet emergency communications services are meeting expectations, while AT&T engineers continue evaluating public cellular coverage performance. Staff also facilitated discussions between Verizon and the tower owner regarding potential collocation opportunities to further expand service options.
- **Hurricane Helene Recovery and Code Compliance**
  Staff continued assisting property owners affected by Hurricane Helene by providing permitting guidance, monitoring repair and demolition activities,

and helping residents navigate regulatory requirements. Efforts remain focused on supporting recovery while ensuring compliance with applicable development and floodplain regulations.

Emergency Services Department - Fire Report

The Fire Department responded to 32 fire, medical, and rescue calls during June and completed 434 hours of training. Department personnel continued to focus on emergency response readiness, equipment maintenance, training, and community outreach activities while supporting both Town operations and regional emergency response efforts.

Top Accomplishments & Project Highlights

- **Fire and Emergency Response**
  Firefighters responded to a variety of emergency incidents throughout the month, including medical emergencies, structure and brush fire responses, motor vehicle crashes, fire alarms, public assistance calls, downed trees, and water-related incidents. Significant responses included a structure fire and woods fire in Sunny View, an elevator rescue in Chimney Rock State Park, multiple medical emergencies, debris removal from roadways, and assistance to individuals on Lake Lure and within Chimney Rock State Park. Personnel also provided standby support for community events, including activities at Rumbling Bald Resort.
- **Training and Professional Development**
  Training remained a priority throughout June, with personnel completing 434 training hours. Staff participated in firefighter communications training, monthly medical in-service training, hose deployment training, and rescue operations training on Lake Lure utilizing the department's swift water rescue boat. Additional training included foam fire suppression operations at Bills Creek Fire Department and continued preparations for the department's upcoming ISO review.
- **Apparatus, Equipment, and Facility Maintenance**
  Department personnel completed annual service testing on all engines and pumper tankers and assisted Chimney Rock Volunteer Fire Department with apparatus testing activities. Staff recovered and repaired a dry hydrant at Village Resort, ordered needed medical supplies and medications, conducted station maintenance activities, and continued compiling documentation for the department's ISO insurance rating review. Personnel also prepared Incident Action Plans (IAPs) for Independence Day fireworks events and coordinated operational planning for those activities.
- **Community Outreach and Public Service**
  Fire Department personnel continued community engagement efforts

throughout the month by installing smoke detectors, supporting an American Red Cross blood drive, conducting a home safety inspection for a foster care placement, and hosting Fire Safety Day at Station 2 for participants in the Rumbling Bald Summer Camp program. These activities support the department's ongoing commitment to public education, prevention, and community service.

Emergency Services Department - Police Report

June marked the start of another busy summer season in Lake Lure, with increased visitation throughout Town, including the lake, beach, vacation rentals, roadways, and community events. Officers maintained a strong presence throughout the month to ensure the safety of residents and visitors while supporting routine law enforcement operations, traffic management, and event security. Lake patrol activity also increased significantly, with officers observing generally safe boating practices and responsible vessel operation throughout the month.

Top Accomplishments & Project Updates

- **Lake Operations and Public Safety**
  Corporal Dills was hired into the Lake Enforcement Officer position, which operates under the Police Department. In this role, he is responsible for monitoring lake activities, enforcing applicable regulations, and helping ensure the safety of residents and visitors using Lake Lure. Increased lake patrols during June helped support safe boating operations as activity levels continued to rise with the summer season.
- **Training and Personnel Development**
  Officer Burrell continued K-9 training with Koda at the Henderson County Training Center, building skills that will enhance the Department's capabilities and future operational readiness. The Department's new Cadet Program also continues to show early success. The first cadet is currently enrolled in Basic Law Enforcement Training (BLET) and is expected to graduate next month. Staff are optimistic that the program will serve as an effective recruitment and development tool for future officers.
- **Community Partnerships and Event Support**
  Officers provided law enforcement services during Rumbling Bald's Music Festival, which was completed successfully without significant incidents. The Department also continues to benefit from the assistance of Reserve Officers from neighboring agencies who help supplement staffing during periods of heavy traffic, special events, and increased seasonal visitation.
- **Interagency Coordination and Operational Readiness**
  Chief Humphries and Sergeant Collins continued strengthening relationships with local, state, and federal partners through regular coordination meetings and professional networking opportunities. Department personnel also spent June preparing for the Independence Day holiday and the nation's 250th

birthday celebration, with plans for enhanced staffing, lake patrols, foot patrols, traffic control, and public safety operations during multiple fireworks events to help ensure a safe holiday weekend for all residents and visitors.

Finance Department Report

The Finance Department continued to maintain the Town's financial operations while focusing on year-end reporting, audit preparation, and implementation of process improvements. Staff worked closely with Administration to support financial oversight, reporting requirements, and organizational efficiencies as the Town concluded FY 2025-26 and prepared for upcoming audit activities.

Top Accomplishments & Project Updates

- **Financial Status**
  The Town maintained a stable financial position during June, with an unreconciled bank balance of approximately $8 million across all funds excluding special revenue funds. The Dam Fund balance remains approximately $7.5 million and continues to generate interest earnings averaging about $24,000 per month.
- **Budget and Financial Reporting**
  Draft year-end revenue and expenditure reports for FY 2025-26 have been completed and are provided as separate attachments. Staff continue to work through year-end adjustments, audit-related entries, and budget amendment transfers approved during the fiscal year. Financial reporting will remain a work in progress as additional audit procedures are completed.
- **Audit Activities**
  The Town's external auditors presented the final FY 2024 audit report during June. Staff are reviewing recommendations and findings and will implement appropriate measures to strengthen accounting procedures, internal controls, and financial management practices going forward. Preparation for the FY 2025 audit also continues, with an emphasis on audit tracking, scheduling, and maintaining regular and timely completion of annual audits.
- **Operational Improvements**
  Administration and Finance staff continued implementing organizational changes and process improvements designed to increase consistency, efficiency, and accountability in financial submissions, reviews, processing, and overall departmental operations. These efforts are intended to support long-term financial management and improve workflows across multiple departments.

Communications Department Report

The Communications Department continued expanding public outreach, promoting community events, coordinating media relations, and supporting key Town projects throughout June. Efforts focused on keeping residents and visitors informed about Lake Lure's ongoing recovery, lake reopening activities, public meetings, community events, and Town initiatives while also managing grant administration and communications support for major infrastructure projects.

Top Accomplishments & Project Updates

- **Communications and Public Engagement**
  The Town's digital communications platforms continued to experience strong growth during June. Social media followers increased to more than 43,000, representing a 13% increase over June 2025, while website traffic grew by approximately 20% compared to the previous year. Staff published 39 Town News articles, distributed updates to more than 3,000 email subscribers, shared 41 social media posts, and responded to online inquiries and community comments to ensure timely communication and public engagement. Additionally, the Town's Everbridge emergency notification system now includes 1,940 active registrants.
- **Marketing and Media Relations**
  Staff continued coordinating media outreach efforts to highlight Lake Lure's recovery progress, lake reopening, community events, and major Town initiatives. Communications staff worked with a variety of local and regional media outlets, including Spectrum News 1, WLOS, Carolina Public Press, Rutherford Daily Courier, and other publications to help maintain positive visibility for the Town and ensure accurate information was provided to the public. Staff also coordinated interviews with the Juneor and key personnel throughout the month.
- **Community Events and Partnerships**
  The department coordinated the Town's Flag Day Program and Flag Retirement Ceremony and supported numerous community events and promotional activities throughout June. Staff also worked closely with tourism partners and community organizations to promote events, visitor opportunities, and Lake Lure's continuing recovery and reopening efforts. Planning and coordination activities also continued for upcoming Independence Day celebrations, fireworks events, and other summer programming.
- **Grant Administration and Project Support**
  Communications staff continued administration of FEMA grant programs associated with the Lake Lure Replacement Dam project. Activities included coordinating reimbursement requests, contract administration, project tracking, and preparations for future grant milestones. Staff are preparing to submit additional reimbursement requests associated with the FEMA-funded 30% design phase and are awaiting completion of that phase before advancing the detailed design project funded through the FEMA High Hazard Potential Dam Grant Program.

- **Website and Technology Initiatives**
  Staff continued coordinating with CivicPlus regarding future website upgrades and accessibility requirements resulting from federal accessibility standards. Preliminary planning has begun for a future website migration project to ensure continued compliance and improve public access to Town information and services. Staff also responded to 28 online inquiries during the month and coordinated facility reservation requests and other public communications.

Manager / Administration / Project Management Report

June was a dynamic and productive month, marked by a high volume of staff, council, and board meetings, as well as ongoing efforts to navigate the evolving landscape of post-storm recovery and day-to-day operations.

Top Highlights & Project Updates

- **FEMA Coordination and Grant Funding**
  - **FEMA Public Assistance**
    The Town continues ongoing coordination with FEMA leadership and grant consultants to advance public assistance recovery funding and project reimbursement efforts.
  - **Hazard Mitigation Grant Program (HMGP):**
    Various HMGP applications have been submitted, and staff are actively working to move priority projects forward through these programs. Award determinations remain pending.
  - **Community Development Block Grant – Disaster Recovery (CDBG-DR):** The Town is working with Carolina Land & Lakes on submitting various applications through the CDBG-DR.
  - **EDA Sewer Replacement Grant:**
    The Town submitted the Economic Development Administration sewer replacement grant application. The Town continues to receive support through the Governor's Recovery Office for Western North Carolina and NC Growth for the EDA application, including assistance with ROI and impact analyses to support federal funding applications.
  - **Disaster Relief Mitigation Fund (DRMF):**
    The Town has received confirmation of a grant award from the DRMF to support a dam failure impact study. Unfortunately, the Town was not selected for the town hall mitigation study or the public safety facility mitigation study applications submitted through this program.
  - **State Revolving Fund (SRF) Loan – Sewer Replacement:**
    The Town has been issued a Letter of Intent for a State Revolving Fund loan totaling $31 million, which includes $6 million in principal forgiveness for the sewer replacement project. The Town is currently assessing its capacity and ability to accept and implement the loan.

- **OSBM Helene Local Government Capital Grant Program**
  The Town received $562,500 in funding toward the sewer replacement project. Additional applications submitted through the program that were not awarded include lake structure removal and shoreline stabilization projects.
- **Hurricane Helene State Revolving Fund (SRF) Principal Forgiveness Loans:**
  The Town has received three Hurricane Helene SRF principal forgiveness loans, including $5 million for the wastewater treatment plant replacement project, more than $6 million for the Yacht Island waterline project, and $464,000 for a bulk chemical storage building. Additionally, the State Water Infrastructure Authority (SWIA) voted to provide additional Helene SRF funding for the Town's wastewater infrastructure improvements, allocating $3,500,000 for the sewer replacement project, consisting of $2.625 million in principal forgiveness and an $875,000 interest-free loan with a 20-year repayment term, and $3,654,873 for the new wastewater treatment plant (WWTP).
- **House Appropriations Committee Community Project Funding Requests:**
  The Town has submitted funding requests through the House Appropriations Committee Community Project Funding program for multiple priority projects, including a public safety facility, Town Hall, extrication equipment, two police vehicles, fire apparatus, remaining Fire Station 2 upfits, the sewer replacement project, the wastewater treatment plant replacement project, and additional shoreline stabilization. Award determinations remain pending.
- **Appalachian Regional Commission Area Development Program:**
  The Town submitted pre-applications for both the sewer replacement project and a Long-Term Recovery and Resilience Plan. The sewer replacement project was approved to move forward into the full application phase, marking continued progress toward securing funding for critical sewer infrastructure improvements. The Long-Term Recovery and Resilience Plan pre-application was determined to be ineligible and will not advance further in the grant process. The Town Manager attended a mandatory grant training session which will further allow the Town to move forward with the sewer replacement project application.
- **Staffing for Adequate Fire and Emergency Response (SAFER) Grant**
  The Town applied for assistance with funding 4 additional firefighters through the SAFER grant. Award determination remains pending.

- **Project Obligations and Reimbursements**
  FEMA Public Assistance reimbursement amounts:

- $862,186.69 –Vegetative, C&D, and White Goods debris from Lake Lure and waterways
- $754,185.81 –Town-wide Emergency Protective Measures
- $65,390.00 –Vegetative debris from ROW and public property
- $503,580.00 –Design of permanent Boys Camp Road Bridge
- $118,323.67 –Temporary hydroelectric plant emergency repairs
- $8,250.00 –Temporary Town Hall Facility
- $13,255.75 –Dumpster rentals
- $28,531.78 –Temporary Relocation Costs – Town Hall Facility
- $9,681.02 –Municipal Water Supply Damage – 100% Complete Work
- $745,485.13 –Emergency Access Restoration at Dam
- $8,913.73 –Municipal Water Supply System Damage – Boys Camp Road Bridge Waterline
- $977,417 –WWTP A&E
- $118,943 – Temporary Emergency Wastewater Treatment Plant Repair
- $5,250 – Lakeshore River Sand Washout
- $101,487.47 – Sediment Pond Culvert
- $72,852.05 – Temporary Municipal Water Supply Project.
- $300,000 – A&E – Hydroelectric Generating Plant Damages
- $64,677.34 – Temporary Town Hall Facility – 90%
- $584,385.62 – Town Wide Roads and Culverts Damages 1 – Completed Work
- $31,939.35 – Town Structures Damages

The following items are obligated, but pending reimbursement (projects over $1,062,900 are reimbursed based on actual costs incurred on a quarterly basis):

- $529,479.12 – Dam Maintenance Road Damages
- $330,073.14 – Flowering Bridge Waterline
- $914,323.77 - Sewer Lift Station and related distribution system
- $448,404.06 - Town Wide Roads and Culverts Damages 2
- $1,996,515.95 – Marina Docks Damages (Marina Replacement Project)
- $1,482,977.10 – Lake Safety Facilities
- $77,550.72 – Debris Removal (force account labor costs from staff lake cleanup)

- **Fuel Pump, LLT Docks, Marina Building, and Marina/Boardwalk**
The Marina restoration project is nearing completion, with several key components expected to be finished by the contractual deadline of July 17, 2026. Town staff continue to coordinate closely with contractors, Rutherford County, and Duke Energy to keep the project on schedule and obtain the necessary Certificates of Occupancy (COs) required before facilities can be opened to the public. Marina Stationary Docks and Tour Boat Slips are nearly

complete. Decking installation is expected to be finished the second week in July, and minor fence adjustments are scheduled for July 13th. County inspections for both facilities are planned for July 14th, and if approved, a phased CO could be issued, allowing these portions of the marina to open while other project elements are finalized. The Town is pursuing a phased Certificate of Occupancy to allow completed facilities to become operational as soon as possible. The marina's final CO remains dependent on completion and inspection of electrical work. Duke Energy installed its utility pole on July 8th, the platform inspection has been successfully completed, and electrical materials have been ordered for installation during the week of July 13th. Following inspection approval, Duke Energy will connect service from the transformer to the marina meter. Slip renters will be notified as soon as a CO is issued and the marina is ready for use. The fueling system has been permitted, and the fuel tank is scheduled for delivery on July 14th. Following installation, contractors will complete utility connections and required inspections before a CO can be issued for fueling operations. Construction of the hot docks (located across from the playground in Morse Park) has been completed, with final fencing expected to be installed on July 13th. Final materials for the courtesy docks (to be located in the Pool Creek Park area) are expected to arrive on July 14th, after which assembly will begin. To support the return of lake tour operations, the Town plans to install a temporary marina building while design efforts continue for a permanent replacement facility which was recently permitted by the County.

- **Boys Camp Bridge**
  A preconstruction meeting was held on-site in June, and the Notice to Proceed (NTP) was issued later that month. NHM Contractors have procured the necessary materials and are scheduled to begin initial site work in early July. Full construction activities are expected to commence later in the month, contingent upon AT&T completing the relocation of its utility lines, which has experienced multiple delays. Once construction begins, the contract provides for a 120-day construction period to reach project completion.
- **Morse Park**
  Grading activities at Morse Park are anticipated to begin on July 20th, with work expected to be completed approximately four weeks after work begins, weather permitting. Once this work is complete and the restored turf has had sufficient time to establish, the Town plans to resume gazebo rentals. Looking ahead, completion of the park restoration and adoption of the Town's Comprehensive Plan will allow the Town to begin evaluating potential long-term improvements and development opportunities within the Morse Park area. Any future planning efforts will be guided by the community's vision as outlined in the Comprehensive Plan and will be subject to available funding and regulatory requirements. The Town is also continuing to work with FEMA on funding for the park restoration project. Progress toward funding

obligation has been positive, and the timing of future improvements will remain dependent upon the availability of those funds.

- **Boom Installations**
  Support anchors for the debris boom at the dam have been installed, and a temporary debris boom is currently in place while the Town awaits delivery of the permanent replacement system. The engineering and design of a new anchoring system for the debris boom located in the river channel near Morse Park remains in progress. Updated engineering is necessary due to significant changes in river conditions and the surrounding landscape resulting from the storm.
- **Sewer Replacement Project**
  The Town continues to advance permitting efforts for the next phase of the project in coordination with the North Carolina Department of Environmental Quality (NCDEQ) and the U.S. Army Corps of Engineers as design and planning activities progress. Staff are also continuing outreach and coordination with property owners from whom easements will be required to support construction. In addition, the Town has submitted an updated Special Order by Consent (SOC) application to NCDEQ, as the current agreement is scheduled to expire in July. Design work is also underway for sewer replacement improvements within the Town Center area. The Town's goal is to have these projects sufficiently designed and permitted so they can be constructed during the planned lake drawdown period, minimizing future disruptions and allowing critical infrastructure improvements to be completed efficiently. Project implementation remains dependent on available funding. However, recent discussions with FEMA have been encouraging regarding the potential for at least partial Public Assistance funding, given the documented impacts Tropical Storm Helene had on the wastewater collection system. The Town will continue working with FEMA and other funding partners to secure the resources necessary to move the project forward.
- **Comprehensive Plan**
  The Foothills Regional Commission is finalizing the Town’s proposed Comprehensive Plan. The draft plan is scheduled to be presented to the Planning and Zoning Board at its July meeting for review and recommendation. Following that recommendation, the plan will be presented to Town Council during the July work session and regular meeting for its initial review of the final draft. A public hearing is planned for August 5, 2026, to provide residents and stakeholders an opportunity to review the document and offer comments. Following consideration of public input and any final revisions, the Comprehensive Plan is anticipated to be presented to Town Council for adoption at its August regular meeting. The Comprehensive Plan will serve as a long-term guide for the Town’s future growth, development, infrastructure investments, and land-use decisions, helping ensure that community goals and priorities are reflected in future planning efforts.

- **Dredging**
  The Town has submitted the application for an individual dredging permit through the Army Corps of Engineers, which would allow for expanded dredging operations moving forward. It is anticipated that the permit will be approved in advance of the 2027 dredging cycle.
- **Stream and Lake Level Gauges**
  Installation of lake level gauges was completed and the Town has implemented an IP-based access to real-time data, which can be found on the Town website. Stream gauge installation is currently underway, though a confirmed timeline has not yet been established.
- **Charlotte Drive Waterline**
  The Town received Helene SRF funding for the installation of a waterline in the Charlotte Drive area, where many residents experienced loss of well water following Tropical Storm Helene due to necessary lake drawdown conditions. This project will connect affected properties to the Town's water system, providing a more resilient long-term solution and eliminating reliance on private wells during future disaster events. The Town is currently working with LaBella Associates and NCDEQ to advance design of the project, which remains in progress. In addition, the Town has confirmed that an extension of the waterline into the Lakeridge area June be included if funding is available; therefore, the project will be bid with the original scope and an additive alternate for the extension to evaluate whether the full scope can be completed within available funding. Coordination remains ongoing to refine design details and move the project forward. Design services remain in progress.
- **Wastewater Treatment Plant Replacement**
  The Town's wastewater treatment plant (WWTP) schematic design is complete, and LaBella Associates is proceeding into the next phase of project development.
- **Replacement Dam**
  Schnabel has completed the draft 30% design of the replacement dam, which will be presented at the July Work Session and Action Meeting. Detailed design will commence soon.
- **Public Works Building**
  Preparatory site work has been completed. Materials for the building have been ordered. The Town anticipates receiving Rutherford County building permits in the coming weeks, allowing vertical construction of the facility to begin shortly thereafter.
- **Town Hall**
  The Town continues to work with FEMA to secure funding for the restoration of Town Hall. FEMA is expected to issue a determination memorandum outlining its disagreement with portions of the Town's submitted damage assessments and cost estimates. If this occurs, the Town anticipates entering the FEMA appeals process, which can be lengthy and may delay project funding.

In the meantime, Town staff are actively exploring alternative funding opportunities and taking steps to keep the project moving forward where possible. The Town is currently soliciting quotes for preliminary site preparation activities, so that the project can advance as quickly as possible once funding is secured.

- **Town Center Transportation Plan**
  The Town is continuing to work with Odom Engineering on the development of a shovel-ready design for the Town Center Transportation Plan. The project is intended to establish a clear and logical transportation network within the Town Center area, improve traffic flow, enhance pedestrian and multimodal connectivity, and ensure the area is positioned to accommodate future growth and redevelopment opportunities. The plan will also consider potential future projects in the area, including the Lago Vista site, should development opportunities arise in the future. In addition, Vic Knight has been working in partnership with Odom Engineering and Town staff to develop concept drawings and planning ideas that build upon the vision established in the Town's 2014 Town Center Master Plan. This effort is being undertaken to support future grant applications, including Community Development Block Grant (CDBG) funding opportunities focused on downtown revitalization and infrastructure improvements. By advancing the project to a shovel-ready stage, the Town will be better positioned to compete for funding as opportunities become available.

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	1,100.00	13,200.00	13,200.00	13,200.00	0.00	100 %
109 FICA	84.15	1,009.80	1,100.00	1,100.00	90.20	92 %
214 Supplies-Dept	0.00	1,756.13	3,200.00	3,200.00	1,443.87	55 %
215 Supplies-Materials	0.00	3,220.69	20,000.00	20,000.00	16,779.31	16 %
310 Travel and Transportation	0.00	176.40	0.00	0.00	-176.40	%
Account Total:	1,184.15	19,363.02	37,500.00	37,500.00	18,136.98	52 %
Account Group Total:	1,184.15	19,363.02	37,500.00	37,500.00	18,136.98	52 %
413000 ADMINISTRATION						
413000 ADMINISTRATION						
100 SALARIES	30,839.92	406,720.52	423,135.00	423,135.00	16,414.48	96 %
102 Salaries-Part Time	0.00	220.00	810.00	810.00	590.00	27 %
103 Professional Services	30,900.00	101,747.28	92,439.00	92,439.00	-9,308.28	110 %
109 FICA	2,322.98	30,632.78	31,243.00	31,243.00	610.22	98 %
110 Retirement	6,686.11	85,581.58	82,146.00	82,146.00	-3,435.58	104 %
111 Group Insurance	4,130.17	50,261.87	52,467.00	52,467.00	2,205.13	96 %
120 401 (K) Contribution	762.52	9,971.41	8,419.00	8,419.00	-1,552.41	118 %
180 Legal Services	11,302.40	76,754.05	69,441.00	69,441.00	-7,313.05	111 %
190 Engineering Services	8,650.00	24,434.00	35,000.00	35,000.00	10,566.00	70 %
212 Supplies-Fuel	216.07	372.56	0.00	0.00	-372.56	%
214 Supplies-Dept	4,777.20	49,118.17	14,380.00	14,380.00	-34,738.17	342 %
215 Supplies-Materials	5.99	2,743.41	4,041.00	4,041.00	1,297.59	68 %
310 Travel and Transportation	600.03	4,336.96	3,766.00	3,766.00	-570.96	115 %
320 Postage	268.00	1,647.94	2,761.00	2,761.00	1,113.06	60 %
321 Telephone	0.00	0.00	546.00	546.00	546.00	%
322 Printing	0.00	213.51	4,092.00	4,092.00	3,878.49	5 %
324 Dues and Subscriptions	0.00	6,261.09	4,658.00	4,658.00	-1,603.09	134 %
330 Utilities	6,116.62	38,847.35	43,763.00	43,763.00	4,915.65	89 %
350 Repairs and Maint-Buildings	0.00	3,489.20	0.00	0.00	-3,489.20	%
353 Repairs and Maint-Equipment	0.00	1,358.75	0.00	0.00	-1,358.75	%
370 Advertising	0.00	2,777.07	1,635.00	1,635.00	-1,142.07	170 %
614 Lobbyist	12,000.00	49,000.00	45,000.00	45,000.00	-4,000.00	109 %
691 Contractual Services	16,416.37	139,619.48	108,867.00	108,867.00	-30,752.48	128 %
Account Total:	135,994.38	1,086,108.98	1,028,609.00	1,028,609.00	-57,499.98	106 %
Account Group Total:	135,994.38	1,086,108.98	1,028,609.00	1,028,609.00	-57,499.98	106 %
420000 CENTRAL SERVICES-Technology &						
420000 CENTRAL SERVICES-Technology & Telecommunications						
109 FICA	25.14	315.04	0.00	0.00	-315.04	%
111 Group Insurance	65.31	741.67	0.00	0.00	-741.67	%
321 Telephone	2,068.43	29,612.24	28,350.00	28,350.00	-1,262.24	104 %
325 Internet Services	0.00	0.00	5,460.00	5,460.00	5,460.00	%
380 IT Support Services	14,287.14	129,732.02	95,940.00	95,940.00	-33,792.02	135 %
527 TECH-Website Update	0.00	0.00	5,250.00	5,250.00	5,250.00	%
Account Total:	16,446.02	160,400.97	135,000.00	135,000.00	-25,400.97	119 %
Account Group Total:	16,446.02	160,400.97	135,000.00	135,000.00	-25,400.97	119 %

10 GENERAL FUND

Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000 POLICE						
431000 POLICE						
100 SALARIES	45,047.90	658,547.55	766,749.00	766,749.00	108,201.45	86 %
101 OVERTIME	764.24	1,484.24	5,775.00	5,775.00	4,290.76	26 %
102 Salaries-Part Time	3,980.00	17,620.00	29,400.00	29,400.00	11,780.00	60 %
104 Separation Allowance-Law	1,641.74	26,661.38	21,525.00	21,525.00	-5,136.38	124 %
109 FICA	3,811.24	51,940.90	51,975.00	51,975.00	34.10	100 %
110 Retirement	11,109.25	148,592.16	119,700.00	119,700.00	-28,892.16	124 %
111 Group Insurance	7,326.30	100,296.75	108,885.00	108,885.00	8,588.25	92 %
112 Special Benefit Fund-Police	2,290.62	31,330.03	28,544.00	28,544.00	-2,786.03	110 %
212 Supplies-Fuel	2,657.67	22,558.99	28,875.00	28,875.00	6,316.01	78 %
214 Supplies-Dept	1,876.16	35,198.06	11,550.00	11,550.00	-23,648.06	305 %
217 Supplies-Uniforms	476.00	9,273.51	10,500.00	10,500.00	1,226.49	88 %
220 Alchohol & Drug Ed.	0.00	0.00	1,050.00	1,050.00	1,050.00	%
310 Travel and Transportation	0.00	279.54	3,150.00	3,150.00	2,870.46	9 %
324 Dues and Subscriptions	404.00	702.00	6,615.00	6,615.00	5,913.00	11 %
330 Utilities	0.00	9,190.14	0.00	0.00	-9,190.14	%
333 Utilities-Boat House and Range	0.00	0.00	525.00	525.00	525.00	%
351 Repairs and Maint-Grounds	0.00	1,200.00	0.00	0.00	-1,200.00	%
353 Repairs and Maint-Equipment	0.00	5,013.14	4,200.00	4,200.00	-813.14	119 %
354 Repairs and Maint-Vehicles	5,006.57	18,021.59	26,250.00	26,250.00	8,228.41	69 %
490 Miscellaneous	0.00	1,151.00	1,050.00	1,050.00	-101.00	110 %
524 Computers	0.00	11,395.46	10,500.00	10,500.00	-895.46	109 %
691 Contractual Services	0.00	4,303.00	21,053.00	21,053.00	16,750.00	20 %
Account Total:	86,391.69	1,154,759.44	1,257,871.00	1,257,871.00	103,111.56	92 %
Account Group Total:	86,391.69	1,154,759.44	1,257,871.00	1,257,871.00	103,111.56	92 %
434000 FIRE						
434000 FIRE						
100 SALARIES	56,411.49	624,373.68	740,274.00	740,274.00	115,900.32	84 %
101 OVERTIME	1,438.98	10,667.86	26,250.00	26,250.00	15,582.14	41 %
102 Salaries-Part Time	5,606.59	78,138.31	39,165.00	39,165.00	-38,973.31	200 %
109 FICA	4,725.58	52,854.94	40,740.00	40,740.00	-12,114.94	130 %
110 Retirement	11,727.85	146,697.63	86,835.00	86,835.00	-59,862.63	169 %
111 Group Insurance	7,248.62	93,670.64	88,095.00	88,095.00	-5,575.64	106 %
120 401 (K) Contribution	2,076.28	27,086.13	24,575.00	24,575.00	-2,511.13	110 %
212 Supplies-Fuel	3,331.91	28,262.18	21,000.00	21,000.00	-7,262.18	135 %
214 Supplies-Dept	91.41	9,683.69	4,120.00	4,120.00	-5,563.69	235 %
215 Supplies-Materials	875.96	44,378.64	10,500.00	10,500.00	-33,878.64	423 %
217 Supplies-Uniforms	0.00	483.09	6,300.00	6,300.00	5,816.91	8 %
218 Supplies-Equipment	7,681.21	21,503.33	23,325.00	23,325.00	1,821.67	92 %
310 Travel and Transportation	0.00	1,640.40	6,300.00	6,300.00	4,659.60	26 %
324 Dues and Subscriptions	0.00	8,277.13	9,975.00	9,975.00	1,697.87	83 %
330 Utilities	-76.30	7,990.61	12,600.00	12,600.00	4,609.39	63 %
351 Repairs and Maint-Grounds	260.00	913.55	6,300.00	6,300.00	5,386.45	15 %
353 Repairs and Maint-Equipment	5,131.39	14,568.61	16,800.00	16,800.00	2,231.39	87 %
354 Repairs and Maint-Vehicles	1,428.62	62,600.48	22,050.00	22,050.00	-40,550.48	284 %
490 Miscellaneous	0.00	38,269.00	4,200.00	4,200.00	-34,069.00	911 %
514 Protective Clothing	0.00	18,638.63	16,800.00	16,800.00	-1,838.63	111 %
553 RADIO REPLACEMENT	0.00	5,864.67	10,500.00	10,500.00	4,635.33	56 %
694 Chimney Rock Volunteer Fire	0.00	35,000.00	35,000.00	35,000.00	0.00	100 %

10 GENERAL FUND

Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
695 Bills Creek Volunteer Fire	0.00	21,400.00	42,800.00	42,800.00	21,400.00	50 %
Account Total:	107,959.59	1,352,963.20	1,294,504.00	1,294,504.00	-58,459.20	105 %
Account Group Total:	107,959.59	1,352,963.20	1,294,504.00	1,294,504.00	-58,459.20	105 %
451000 PUBLIC WORKS-STREETS						
451000 PUBLIC WORKS-STREETS						
100 SALARIES	24,716.83	504,939.43	629,939.00	629,939.00	124,999.57	80 %
101 OVERTIME	0.00	0.00	16,800.00	16,800.00	16,800.00	%
109 FICA	1,437.61	20,914.97	27,300.00	27,300.00	6,385.03	77 %
110 Retirement	4,083.26	56,716.86	63,000.00	63,000.00	6,283.14	90 %
111 Group Insurance	3,948.67	48,918.14	68,250.00	68,250.00	19,331.86	72 %
120 401 (K) Contribution	541.90	7,910.59	23,100.00	23,100.00	15,189.41	34 %
211 Supplies-Automotive	5,312.99	38,557.34	26,250.00	26,250.00	-12,307.34	147 %
212 Supplies-Fuel	0.00	4,214.67	0.00	0.00	-4,214.67	%
214 Supplies-Dept	3,641.82	10,071.45	1,260.00	1,260.00	-8,811.45	799 %
215 Supplies-Materials	1,708.30	32,689.20	36,750.00	36,750.00	4,060.80	89 %
217 Supplies-Uniforms	0.00	5,742.84	8,400.00	8,400.00	2,657.16	68 %
310 Travel and Transportation	299.07	1,105.24	2,100.00	2,100.00	994.76	53 %
330 Utilities	364.20	2,629.77	0.00	0.00	-2,629.77	%
331 Utilities-Street Lights	0.00	1,640.40	15,750.00	15,750.00	14,109.60	10 %
334 Utilities-Buildings	0.00	7,032.63	15,750.00	15,750.00	8,717.37	45 %
350 Repairs and Maint-Buildings	1,568.15	5,393.46	31,500.00	31,500.00	26,106.54	17 %
351 Repairs and Maint-Grounds	251.57	129,032.35	12,600.00	12,600.00	-116,432.35	*** %
353 Repairs and Maint-Equipment	386.62	71,056.68	31,500.00	31,500.00	-39,556.68	226 %
354 Repairs and Maint-Vehicles	422.74	32,165.89	21,000.00	21,000.00	-11,165.89	153 %
691 Contractual Services	225.00	32,078.96	21,000.00	21,000.00	-11,078.96	153 %
Account Total:	48,908.73	1,012,810.87	1,052,249.00	1,052,249.00	39,438.13	96 %
Account Group Total:	48,908.73	1,012,810.87	1,052,249.00	1,052,249.00	39,438.13	96 %
472000 SANITATION						
472000 SANITATION						
691 Contractual Services	36,200.00	218,712.00	185,000.00	185,000.00	-33,712.00	118 %
692 Contractual Services-Recycling	3,032.00	16,696.00	15,000.00	15,000.00	-1,696.00	111 %
696 Tipping Fees	0.00	2,102.31	40,000.00	40,000.00	37,897.69	5 %
Account Total:	39,232.00	237,510.31	240,000.00	240,000.00	2,489.69	99 %
Account Group Total:	39,232.00	237,510.31	240,000.00	240,000.00	2,489.69	99 %
473000 DAM/Watershed Protection						
473000 DAM/Watershed Protection						
351 Repairs and Maint-Grounds	0.00	0.00	6,000.00	6,000.00	6,000.00	%
Account Total:	0.00	0.00	6,000.00	6,000.00	6,000.00	%
Account Group Total:	0.00	0.00	6,000.00	6,000.00	6,000.00	%
492000 ECONOMIC DEVELOPMENT						
492000 ECONOMIC DEVELOPMENT						
100 SALARIES	5,359.47	72,308.58	80,163.00	80,163.00	7,854.42	90 %
109 FICA	409.31	5,522.62	5,300.00	5,300.00	-222.62	104 %
110 Retirement	1,161.93	15,272.62	12,810.00	12,810.00	-2,462.62	119 %
111 Group Insurance	818.34	10,021.26	10,800.00	10,800.00	778.74	93 %
120 401 (K) Contribution	267.98	3,560.97	3,500.00	3,500.00	-60.97	102 %
214 Supplies-Dept	0.00	371.35	0.00	0.00	-371.35	%

10 GENERAL FUND

Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
515 In-stream Sedimentation Study	0.00	430.59	0.00	0.00	-430.59	%
585 Community Branding	1,840.14	13,564.88	13,490.00	13,490.00	-74.88	101 %
Account Total:	9,857.17	121,052.87	126,063.00	126,063.00	5,010.13	96 %
Account Group Total:	9,857.17	121,052.87	126,063.00	126,063.00	5,010.13	96 %
493000 COMMUNITY DEVELOPMENT						
493000 COMMUNITY DEVELOPMENT						
100 SALARIES	15,101.01	200,160.08	218,851.00	218,851.00	18,690.92	91 %
109 FICA	1,130.84	14,978.97	24,150.00	24,150.00	9,171.03	62 %
110 Retirement	3,273.90	42,114.03	56,700.00	56,700.00	14,585.97	74 %
111 Group Insurance	2,506.70	30,545.54	44,415.00	44,415.00	13,869.46	69 %
120 401 (K) Contribution	422.02	5,486.26	15,750.00	15,750.00	10,263.74	35 %
180 Legal Services	0.00	0.00	21,250.00	21,250.00	21,250.00	%
212 Supplies-Fuel	121.82	1,068.60	1,050.00	1,050.00	-18.60	102 %
214 Supplies-Dept	0.00	702.74	6,301.00	6,301.00	5,598.26	11 %
310 Travel and Transportation	0.00	2,034.23	5,250.00	5,250.00	3,215.77	39 %
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	1,650.00	31,581.71	21,000.00	21,000.00	-10,581.71	150 %
691 Contractual Services	0.00	0.00	19,950.00	19,950.00	19,950.00	%
Account Total:	24,206.29	328,672.16	438,867.00	438,867.00	110,194.84	75 %
Account Group Total:	24,206.29	328,672.16	438,867.00	438,867.00	110,194.84	75 %
613000 PARKS, RECREATION & LAKE						
613000 PARKS, RECREATION & LAKE						
100 SALARIES	10,325.27	112,701.45	119,292.00	119,292.00	6,590.55	94 %
109 FICA	813.51	16,760.60	25,200.00	25,200.00	8,439.40	67 %
110 Retirement	2,218.52	45,807.43	37,470.00	37,470.00	-8,337.43	122 %
111 Group Insurance	2,373.37	38,860.06	30,000.00	30,000.00	-8,860.06	130 %
120 401 (K) Contribution	511.65	10,376.55	9,126.00	9,126.00	-1,250.55	114 %
212 Supplies-Fuel	0.00	1,001.48	5,000.00	5,000.00	3,998.52	20 %
213 Supplies-Boat Fuel & Supplies	0.00	0.00	5,000.00	5,000.00	5,000.00	%
214 Supplies-Dept	0.00	2,681.33	5,250.00	5,250.00	2,568.67	51 %
215 Supplies-Materials	3,000.00	11,073.56	5,000.00	5,000.00	-6,073.56	221 %
217 Supplies-Uniforms	0.00	136.95	1,575.00	1,575.00	1,438.05	9 %
219 Boat and Fishing Permits	0.00	7,186.71	3,340.00	3,340.00	-3,846.71	215 %
310 Travel and Transportation	0.00	2,707.13	3,150.00	3,150.00	442.87	86 %
330 Utilities	0.00	2,241.92	7,035.00	7,035.00	4,793.08	32 %
335 Flowering Bridge Lighting	0.00	0.00	3,676.00	3,676.00	3,676.00	%
351 Repairs and Maint-Grounds	0.00	1,077.53	0.00	0.00	-1,077.53	%
353 Repairs and Maint-Equipment	0.00	9,667.12	5,000.00	5,000.00	-4,667.12	193 %
691 Contractual Services	224.00	19,613.52	5,000.00	5,000.00	-14,613.52	392 %
Account Total:	19,466.32	281,893.34	270,114.00	270,114.00	-11,779.34	104 %
Account Group Total:	19,466.32	281,893.34	270,114.00	270,114.00	-11,779.34	104 %
615000 BEACH & MARINA						

10 GENERAL FUND

Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
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	0.00	1,250.00	1,250.00	1,250.00	%
353 Repairs and Maint-Equipment	0.00	0.00	1,250.00	1,250.00	1,250.00	%
Account Total:	0.00	0.00	5,000.00	5,000.00	5,000.00	%
Account Group Total:	0.00	0.00	5,000.00	5,000.00	5,000.00	%
713000 WATER						
713000 WATER						
353 Repairs and Maint-Equipment	0.00	880.13	0.00	0.00	-880.13	%
Account Total:	0.00	880.13	0.00	0.00	-880.13	%
Account Group Total:	0.00	880.13	0.00	0.00	-880.13	%
720000 ELECTRIC OPERATIONS						
720000 ELECTRIC OPERATIONS						
751 Bank Fees	0.00	36.00	0.00	0.00	-36.00	%
Account Total:	0.00	36.00	0.00	0.00	-36.00	%
Account Group Total:	0.00	36.00	0.00	0.00	-36.00	%
800000 CAPITAL OUTLAY/SPECIAL PROJECTS						
800000 CAPITAL OUTLAY/SPECIAL PROJECTS						
504 VEHICLES	4,520.44	59,627.25	0.00	0.00	-59,627.25	%
506 HVAC System/Police	0.00	42,014.68	0.00	0.00	-42,014.68	%
516 PUBLIC SERVICES BLDG	650.00	81,537.94	0.00	0.00	-81,537.94	%
524 Computers	0.00	7,700.00	0.00	0.00	-7,700.00	%
592 PW-Street Paving	391.76	16,401.33	175,000.00	175,000.00	158,598.67	9 %
691 Contractual Services	41,947.50	41,947.50	0.00	0.00	-41,947.50	%
697 Dredging & Debris Removal	226,189.13	359,622.13	0.00	0.00	-359,622.13	%
Account Total:	273,698.83	608,850.83	175,000.00	175,000.00	-433,850.83	348 %
Account Group Total:	273,698.83	608,850.83	175,000.00	175,000.00	-433,850.83	348 %
900000 OTHER						
900000 OTHER						
196 Emergency Action Plan	0.00	77,387.58	0.00	0.00	-77,387.58	%
Account Total:	0.00	77,387.58	0.00	0.00	-77,387.58	%
Account Group Total:	0.00	77,387.58	0.00	0.00	-77,387.58	%
910000 DEBT SERVICE						
910000 DEBT SERVICE						
504 VEHICLES	0.00	31,980.60	0.00	0.00	-31,980.60	%
541 POLICE-Vehicles	0.00	3,246.35	0.00	0.00	-3,246.35	%
550 Other Equipment	0.00	0.00	4,000.00	4,000.00	4,000.00	%
561 Brdwalk-Marina Bay	0.00	55,215.76	221,400.00	221,400.00	166,184.24	25 %
573 Barge/Excavator	0.00	119,845.81	0.00	0.00	-119,845.81	%
720 Bond Interest	0.00	16,806.84	0.00	0.00	-16,806.84	%
Account Total:	0.00	227,095.36	225,400.00	225,400.00	-1,695.36	101 %
Account Group Total:	0.00	227,095.36	225,400.00	225,400.00	-1,695.36	101 %

10 GENERAL FUND

Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
920000 Non-Governmental						
920000 Non-Governmental						
130 Unemployment	0.00	0.00	6,850.00	6,850.00	6,850.00	%
450 Insurance	0.00	273,458.95	210,000.00	210,000.00	-63,458.95	130 %
751 Bank Fees	26.67	9,522.13	3,150.00	3,150.00	-6,372.13	302 %
Account Total:	26.67	282,981.08	220,000.00	220,000.00	-62,981.08	129 %
Account Group Total:	26.67	282,981.08	220,000.00	220,000.00	-62,981.08	129 %
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:	763,371.84	6,952,766.14	8,112,177.00	8,112,177.00	1,159,410.86	86 %

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	664,351.39	7,967,485.78	0.00	0.00	-7,967,485.78	%
Account Total:	664,351.39	7,967,485.78	0.00	0.00	-7,967,485.78	%
Account Group Total:	664,351.39	7,967,485.78	0.00	0.00	-7,967,485.78	%
Fund Total:	664,351.39	7,967,485.78	0.00	0.00	-7,967,485.78	%

22 DAM Capital Projects Fund

Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
473000 DAM/Watershed Protection						
473000 DAM/Watershed Protection						
190 Engineering Services	14,975.56	1,246,711.33	0.00	0.00	-1,246,711.33	%
691 Contractual Services	12,965.34	291,908.74	0.00	0.00	-291,908.74	%
Account Total:	27,940.90	1,538,620.07	0.00	0.00	-1,538,620.07	%
Account Group Total:	27,940.90	1,538,620.07	0.00	0.00	-1,538,620.07	%
713000 WATER						
713000 WATER						
964 Transfer to General - ADM	0.00	4,147,441.67	0.00	0.00	-4,147,441.67	%
Account Total:	0.00	4,147,441.67	0.00	0.00	-4,147,441.67	%
Account Group Total:	0.00	4,147,441.67	0.00	0.00	-4,147,441.67	%
Fund Total:	27,940.90	5,686,061.74	0.00	0.00	-5,686,061.74	%

53 WATER AND SEWER FUND

Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
431000 POLICE						
431000 POLICE						
333 Utilities-Boat House and Range	0.00	46.10	0.00	0.00	-46.10	%
Account Total:	0.00	46.10	0.00	0.00	-46.10	%
Account Group Total:	0.00	46.10	0.00	0.00	-46.10	%
713000 WATER						
713000 WATER						
100 SALARIES	9,660.48	98,967.40	150,000.00	150,000.00	51,032.60	66 %
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	157.42	1,468.76	7,500.00	7,500.00	6,031.24	20 %
212 Supplies-Fuel	1,222.34	4,167.50	0.00	0.00	-4,167.50	%
214 Supplies-Dept	0.00	21,294.80	15,000.00	15,000.00	-6,294.80	142 %
310 Travel and Transportation	0.00	1,297.24	4,000.00	4,000.00	2,702.76	32 %
324 Dues and Subscriptions	0.00	5,774.54	2,000.00	2,000.00	-3,774.54	289 %
330 Utilities	0.00	16,720.86	15,000.00	15,000.00	-1,720.86	111 %
350 Repairs and Maint-Buildings	0.00	242.02	20,000.00	20,000.00	19,757.98	1 %
353 Repairs and Maint-Equipment	402.72	44,389.03	25,000.00	25,000.00	-19,389.03	178 %
358 Repairs and Maint-Lines	2,000.00	12,357.36	9,000.00	9,000.00	-3,357.36	137 %
430 Equipment Rental	0.00	8,889.32	500.00	500.00	-8,389.32	*** %
691 Contractual Services	316.50	77,321.69	24,000.00	24,000.00	-53,321.69	322 %
Account Total:	13,759.46	292,890.52	327,200.00	327,200.00	34,309.48	90 %
Account Group Total:	13,759.46	292,890.52	327,200.00	327,200.00	34,309.48	90 %
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	1,341.70	0.00	0.00	-1,341.70	%
214 Supplies-Dept	3,880.90	16,147.80	800.00	800.00	-15,347.80	*** %
215 Supplies-Materials	14,663.21	141,526.09	99,825.00	99,825.00	-41,701.09	142 %
310 Travel and Transportation	50.00	257.00	6,000.00	6,000.00	5,743.00	4 %
320 Postage	0.00	1,500.00	4,000.00	4,000.00	2,500.00	38 %
330 Utilities	1,671.00	7,603.42	10,000.00	10,000.00	2,396.58	76 %
350 Repairs and Maint-Buildings	3,037.50	8,458.50	15,000.00	15,000.00	6,541.50	56 %
353 Repairs and Maint-Equipment	0.00	37,286.38	40,000.00	40,000.00	2,713.62	93 %
355 Repairs and Maint-Collection	0.00	101,142.73	12,000.00	12,000.00	-89,142.73	843 %
358 Repairs and Maint-Lines	0.00	0.00	7,500.00	7,500.00	7,500.00	%
690 Contractual Services-Sludge	15,400.00	118,665.00	100,000.00	100,000.00	-18,665.00	119 %
691 Contractual Services	4,246.66	39,935.46	50,000.00	50,000.00	10,064.54	80 %
699 Contractual Services-WWTP	8,650.97	25,464.97	25,000.00	25,000.00	-464.97	102 %
Account Total:	51,600.24	499,329.05	373,125.00	373,125.00	-126,204.05	134 %
Account Group Total:	51,600.24	499,329.05	373,125.00	373,125.00	-126,204.05	134 %
800000 CAPITAL OUTLAY/SPECIAL PROJECTS						

53 WATER AND SEWER FUND

Account Object	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Commit
800000 CAPITAL OUTLAY/SPECIAL PROJECTS						
547 CAMERAS/CAMERAS	0.00	3,342.00	0.00	0.00	-3,342.00	%
557 FIREFLY COVE SYSTEM	0.00	78,230.14	0.00	0.00	-78,230.14	%
632 EDA	0.00	0.00	10,000.00	10,000.00	10,000.00	%
Account Total:	0.00	81,572.14	10,000.00	10,000.00	-71,572.14	816 %
Account Group Total:	0.00	81,572.14	10,000.00	10,000.00	-71,572.14	816 %
820000 BONUSES (PERFORMANCE & LONGEVITY						
820000 BONUSES (PERFORMANCE & LONGEVITY						
100 SALARIES	0.00	0.00	7,500.00	7,500.00	7,500.00	%
Account Total:	0.00	0.00	7,500.00	7,500.00	7,500.00	%
Account Group Total:	0.00	0.00	7,500.00	7,500.00	7,500.00	%
910000 DEBT SERVICE						
910000 DEBT SERVICE						
611 SRL Fund Project	0.00	55,954.24	55,955.00	55,955.00	0.76	100 %
612 Joint Wrapping Project	0.00	63,989.70	63,990.00	63,990.00	0.30	100 %
720 Bond Interest	0.00	1,289.74	0.00	0.00	-1,289.74	%
Account Total:	0.00	121,233.68	119,945.00	119,945.00	-1,288.68	101 %
Account Group Total:	0.00	121,233.68	119,945.00	119,945.00	-1,288.68	101 %
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:	65,359.70	995,071.49	1,237,770.00	1,237,770.00	242,698.51	80 %

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	0.00	21,515.62	1.00	1.00	-21,514.62	*** %
109 FICA	1,087.11	17,989.86	0.00	0.00	-17,989.86	%
110 Retirement	3,349.72	52,423.72	0.00	0.00	-52,423.72	%
111 Group Insurance	1,723.44	28,319.44	0.00	0.00	-28,319.44	%
120 401 (K) Contribution	0.00	2,366.64	0.00	0.00	-2,366.64	%
Account Total:	6,160.27	122,615.28	1.00	1.00	-122,614.28	*** %
Account Group Total:	6,160.27	122,615.28	1.00	1.00	-122,614.28	*** %
Fund Total:	6,160.27	122,615.28	1.00	1.00	-122,614.28	*** %

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	91,976.91	0.00	0.00	-91,976.91	%
691 Contractual Services	8,357.29	1,642,484.89	0.00	0.00	-1,642,484.89	%
Account Total:	8,357.29	1,734,461.80	0.00	0.00	-1,734,461.80	%
Account Group Total:	8,357.29	1,734,461.80	0.00	0.00	-1,734,461.80	%
Fund Total:	8,357.29	1,734,461.80	0.00	0.00	-1,734,461.80	%
Grand Total:	1,535,541.39	0.00				
		23,458,462.23	9,349,948.00	9,349,948.00	-14,108,514.23	251 %

10 GENERAL FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
310000 TAXES						
310100	P & I - Taxes	0.00	5,777.92	0.00	-5,777.92	** %
	Account Group Total:	0.00	5,777.92	0.00	-5,777.92	** %
311000 Ad Valorem Taxes-2000						
311100	Ad Valorem Taxes-2010	0.00	21.30	0.00	-21.30	** %
311190	AD VALOREM TAXES-2019	0.00	7,736.80	0.00	-7,736.80	** %
311213	Ad Valorem Taxes-2023	0.00	2,905,116.68	4,570,000.00	1,664,883.32	64 %
311214	Ad Valorem Taxes DV5-dam capital	0.00	1,587,183.95	0.00	-1,587,183.95	** %
	Account Group Total:	0.00	4,500,058.73	4,570,000.00	69,941.27	98 %
312000 Ad Valorem-Veh-2000						
312024	ad valorem veh taxes dv5 2023	0.00	43,863.81	0.00	-43,863.81	** %
	Account Group Total:	0.00	43,863.81	0.00	-43,863.81	** %
332000 STATE SHARED REVENUES						
332200	Beer & Wine Tax	0.00	5,747.57	4,950.00	-797.57	116 %
332300	Court Costs, Fees and Chrgs	18.50	559.50	550.00	-9.50	102 %
332400	Utilties Franchise Tax	111,861.25	359,511.49	201,195.00	-158,316.49	179 %
332600	Powell Bill - Tax on Gas	0.00	92,268.18	76,600.00	-15,668.18	120 %
332605	Grant Revenue Reimbursements	177,798.28	411,420.75	0.00	-411,420.75	** %
332930	State Shared Sales Tax	191,467.25	1,915,740.01	1,899,950.00	-15,790.01	101 %
332933	Solid Waste Disposal Tax	0.00	1,128.64	780.00	-348.64	145 %
332942	Video Programming Tax	0.00	0.00	15,975.00	15,975.00	0 %
	Account Group Total:	481,145.28	2,786,376.14	2,200,000.00	-586,376.14	127 %
347000 LAND USE FEES						
347100	Zoning Permits	3,570.00	75,540.00	52,745.00	-22,795.00	143 %
347200	Land Disturbance Permit	0.00	7,845.00	6,600.00	-1,245.00	119 %
347300	Sign Permit	0.00	0.00	500.00	500.00	0 %
347400	Rezoning Fee/Annexation	0.00	510.00	0.00	-510.00	** %
347550	Vacation Rental Fees	600.00	8,100.00	500.00	-7,600.00	*** %
347600	Lake Structure Permit/LSA	-2,050.00	52,550.00	5,255.00	-47,295.00	*** %
347800	Fire Inspection	0.00	70.00	50.00	-20.00	140 %
347900	Fines/Penalties - Land Use	0.00	0.00	850.00	850.00	0 %
	Account Group Total:	2,120.00	144,615.00	66,500.00	-78,115.00	217 %
361000 LAKE						
361201	Lake Lure Tours	0.00	10.00	60,000.00	59,990.00	0 %
361202	Lake Fines	522.00	3,380.00	300.00	-3,080.00	*** %
361203	Lake Comm License Fees	29,300.00	185,700.00	15,000.00	-170,700.00	*** %
361204	Boat Permits	41,650.00	231,775.00	675,000.00	443,225.00	34 %
361205	RBR CONCESSIONS	1,431.51	12,831.51	25,000.00	12,168.49	51 %
361207	Cluster Mooring Fees	0.00	0.00	24,000.00	24,000.00	0 %
	Account Group Total:	72,903.51	433,696.51	799,300.00	365,603.49	54 %
363000 BEACH						
363801	Beach-Admission Fee-Adult	0.00	0.00	65,000.00	65,000.00	0 %
363804	Beach-Concessions	2,337.23	2,337.23	10,000.00	7,662.77	23 %
	Account Group Total:	2,337.23	2,337.23	75,000.00	72,662.77	3 %

10 GENERAL FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
364000 MARINA						
364902	Marina-Open Slip Rental	34,200.00	118,560.00	287,817.00	169,257.00	41 %
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:	34,200.00	118,560.00	356,317.00	237,757.00	33 %
371000						
371400	Charges for Sewer	0.00	-206.00	0.00	206.00	** %
	Account Group Total:	0.00	-206.00	0.00	206.00	** %
372000						
372300	Charges for Utilities-Electric	0.00	12,013.45	0.00	-12,013.45	** %
	Account Group Total:	0.00	12,013.45	0.00	-12,013.45	** %
383000 MISCELLANEOUS REVENUES						
383000	MISCELLANEOUS REVENUES	0.00	4,720.77	0.00	-4,720.77	** %
383100	Interest Earned on Investments	457.56	60,279.91	4,000.00	-56,279.91	*** %
383321	Fire-Rural Fire Protection	1,460.92	16,093.53	0.00	-16,093.53	** %
383500	Sale of Assets	0.00	910.00	41,000.00	40,090.00	2 %
383600	Golf Cart Permit	20.00	100.00	0.00	-100.00	** %
383900	Misc Revenue	8,399.31	208,097.88	0.00	-208,097.88	** %
383910	Copies	0.00	22.50	0.00	-22.50	** %
383930	Recycling Collections	0.00	13,658.50	0.00	-13,658.50	** %
	Account Group Total:	10,337.79	303,883.09	45,000.00	-258,883.09	675 %
398000 TRANSFERS						
398606	Transfer from Capital Project	0.00	4,147,441.67	0.00	-4,147,441.67	** %
	Account Group Total:	0.00	4,147,441.67	0.00	-4,147,441.67	** %
	Fund Total:	603,043.81	12,498,417.55	8,112,117.00	-4,386,300.55	154 %

20 FEMA-STORM Helene Recovery

Account	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
390000 OTHER REVENUES					
390000 OTHER REVENUES	1,938,948.01	9,833,465.79	0.00	-9,833,465.79	** %
Account Group Total:	1,938,948.01	9,833,465.79	0.00	-9,833,465.79	** %
Fund Total:	1,938,948.01	9,833,465.79	0.00	-9,833,465.79	** %

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	102,518.17	0.00	-102,518.17	** %
Account Group Total:	0.00	102,518.17	0.00	-102,518.17	** %
Fund Total:	0.00	102,518.17	0.00	-102,518.17	** %

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	25,537.97	320,345.65	250,000.00	-70,345.65	128 %
371400	Charges for Sewer	96,231.00	1,140,290.91	942,410.00	-197,880.91	121 %
371500	Taps and Connect-Water	0.00	2,275.74	5,000.00	2,724.26	46 %
371600	Taps and Connect-Sewer	0.00	3,465.00	5,000.00	1,535.00	69 %
371700	Transfer Fee-Water/Sewer	0.00	765.00	1,000.00	235.00	77 %
371800	W/S - Penalty and Interest	1,775.00	21,925.00	6,000.00	-15,925.00	365 %
371900	W/S - Misc	200.00	606.68	0.00	-606.68	** %
	Account Group Total:	123,743.97	1,489,673.98	1,224,410.00	-265,263.98	122 %
383000 MISCELLANEOUS REVENUES						
383100	Interest Earned on Investments	0.00	0.00	1,000.00	1,000.00	0 %
383460	Water Tank Rental	1,060.90	11,669.90	12,360.00	690.10	94 %
	Account Group Total:	1,060.90	11,669.90	13,360.00	1,690.10	87 %
	Fund Total:	124,804.87	1,501,343.88	1,237,770.00	-263,573.88	121 %

56 ELECTRIC FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
372000						
372300	Charges for Utilities-Electric	0.00	0.00	1.00	1.00	0 %
	Account Group Total:	0.00	0.00	1.00	1.00	0 %
	Fund Total:	0.00	0.00	1.00	1.00	0 %

75 CHIMNEY ROCK WATER FUND

Account		Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
371000						
371800	W/S - Penalty and Interest	0.00	25.00	0.00	-25.00	** %
	Account Group Total:	0.00	25.00	0.00	-25.00	** %
	Fund Total:	0.00	25.00	0.00	-25.00	** %
	Grand Total:	2,666,796.69	23,935,770.39	9,349,888.00	-14,585,882.39	256 %

V
COUNCIL LIAISON REPORTS AND COMMENTS

VI
CONSENT AGENDA

A. Approval of June 2026 Meeting Minutes

TOWN OF LAKE LURE
REGULAR TOWN COUNCIL STORM RECOVERY STATUS

Monday, April 6, 2026 at 10:00 a.m.
Town Hall at the Landings

Agenda

Roll Call:
Commissioner Jim Proctor
Commissioner Dave DiOrio
Commissioner Patrick Bryant

Olivia Stewman, Town Manager

Laura Krejci, Communications Director
Mike Williams, Community Development Director
Dustin Waycaster, Fire Chief
Dean Lindsey, Project Manager
Sean Humphries, Police Chief
Randy Rollins, Public Works
Evan Smith, FEMA
Doug Ramiser, ICF

Absent:
Rumbling Bald
Commissioner Scott Doster
Mayor, Carol C, Pritchett

I. Call to Order

Commissioner Dave DiOrio called meeting to order at 10:01 am.

II. Agenda Adoption

Commissioner Patrick Bryant made a motion to approve the agenda as presented. Commissioner Jim Proctor seconded the motion, and all were in favor.

III. Storm Recovery Updates

Town Manager Olivia Stewman provided updates to council.

Water Sampling and Quality Control are being enhanced with upstream and downstream testing at Chimney Rock to better pinpoint contamination sources post-rain events. The fecal contamination after storm runoff is understood as transient but requires careful communication to prevent reputation damage. External groups like Mountain True Broad Riverkeepers conduct independent monitoring, with results shared publicly though not officially coordinated. The Chimney Rock package plant is a critical concern due to its problematic operation and foul odors, which worsen in hot weather. DEQ is actively encouraging Chimney Rock to disconnect from the plant and connect to the town's wastewater system. The Chimney Rock Bypass Project remains on track with conceptual design drawings expected within two weeks. Permitting is in progress, and the project will proceed to bidding soon. Current wastewater flows from Chimney Rock average about 3,000 gallons per day, with increases during holidays, stressing the system. The bypass and new pump stations are essential to handle these flows, especially given existing broken pipes and legacy infrastructure issues.

FEMA Funding Strategies continue to support recovery efforts without the need for SRF loans. Fixed cost projects, such as Proctor Road, have come in under budget, leaving approximately $85,000 available for reallocation. Discussions are ongoing about using these funds for public facility stabilization, equipment purchases, or other community needs. Larger grouped projects totaling over $3.1 million are also advancing, including lake safety upgrades and park improvements.

Town Hall Restoration is progressing with FEMA negotiations on eligible costs. The current estimate for eligible Public Assistance funds is about $1.5 million after excluding ineligible items like landscaping. The restoration plan prioritizes essential repairs, drywall removal, flooring, HVAC cleaning, and ductwork—to enable quick re-occupancy. A phased approach is recommended to start with immediate needs and defer major renovations until long-term facility plans are finalized.

The proposal for a non-motorized boat launch at the backside of Morris Park is moving from conceptual discussion toward formal planning to improve navigation safety and recreational options. The plan aims to reduce non-motorized traffic at the marina home and provide parking with a paid parking model to generate revenue and simplify enforcement. Potential expansion includes utilizing old campsite areas and adding additional non-motorized launch points to enhance service reach.

Recent comprehensive plan proposals conflicted with previous community feedback, prompting requests for direct engagement between design teams and Parks and Recreation committees to better align plans with local needs.

Concerns were raised about the unauthorized use of a trebuchet in the lake area, which involves launching rocks and poses public safety risks. The team plans to investigate legal and safety implications, consult with legal counsel and marine commission leadership, and communicate findings to involved parties.

Public Works/Project Manager:

Dean Lindsey, Project Manager Director advised Duke Energy to coordinate utility feed installations for the marina boat ramp and gazebo, with easement paperwork in progress. The team has council approval to expedite easement acceptance to avoid construction delays. Construction crews are awaiting easement completion to schedule work, with ongoing communication to maintain momentum.

Randy Rollins, Public Works Director, advised that the Boys Camp Road culvert replacement is prioritized due to worsening conditions that threaten road closure. The estimated cost is around $50,000, likely covered by FEMA. Other road repairs, including Proctor Road and Wolf Creek, are nearing completion, with asphalt work pending. Coordination with contractors and utility companies is ongoing to avoid conflicts with other infrastructure projects and minimize public disruption.

Parks & Rec:

No updates currently.

Rumbling Bald:

No updates reported.

Community Development:

Mike Williams advised Riverside Event Center Demolition is scheduled to begin this week, with preparations led by the community development. The demolition timing is imminent though the exact day is not fixed. No other updates currently.

Police Department:

No storm related updates currently.

Fire Department:

Fire Chief Dustin Waycaster reported Existing River gauges are being upgraded with new radar and ultrasonic sensors, with installation pending bridge replacements. Plans include integrating lake level data into the town website and providing public access via NOAA to improve flood hazard mitigation and community awareness.

Planning includes two main public fireworks shows on July 4 and a private show on July 3, with ongoing coordination for permits and public safety management. The private show's application is pending, and the team is monitoring developments to ensure compliance.

Communications:

Laura Krejci, Communications Director, highlighted frequent compliments and positive feedback.
May was a busy month with numerous community events that proceeded without incident, thanks to effective coordination among public services, police, and fire departments. Highlighted extensive media coverage and expressed gratitude to all involved in event management.
Upcoming events include the Lake Lure Music Festival on June 13 and the Flag Day program on June 15, with encouragement for council members and public safety and other personnel to attend.

Communication efforts aim to clarify road access and storm impacts to support local businesses and tourism. Emphasis is placed on informing the public that Highway 64 is open and safe, counteracting misinformation about closures on highways 9 and 74. Collaborative messaging with Henderson County and Chimney Rock is planned to ensure consistent and accurate information across jurisdictions.

ICF:

Doug Ramiser reiterated the FEMA fixed cost agreement in progress and the culvert and road repairs are included in FEMA projects.

FEMA:

Evan Smith, with FEMA provided information and resources for possible grants and programs that may be available to the town.

Finance:

No updates to report currently.

Other:

A volunteer initiative led by Mark Helms proposes using booms and nets to skim floating debris such as Styrofoam, plastic bottles, and small wood pieces from the lake surface. The team supports this effort, coordinating with public works to loan equipment and ensure safety protocols are followed. Debris accumulation, especially in areas like Tryon Bay Circle, has been a concern for local businesses and recreational users.

IV. Adjournment:

With no other business to discuss, Commissioner Jim Proctor made a motion to adjourn Storm Recovery Status meeting. Commissioner Scott Doster seconded the motion, and all were in favor.

Attest:

__________________________________ __________________________________

Kimberly Martin, Town Clerk Commissioner Dave DiOrio

MINUTES OF THE TOWN OF LAKE LURE
REGULAR TOWN COUNCIL MEETING
Tuesday, June 9, 2026 @ 5:00 pm
Town Hall at The Landings

Agenda

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

Town Manager, Olivia Stewman
Marty Benson, Attorney
Kimberly Martin, Town Clerk

Absent

I. Call to Order

Mayor Pritchett called the meeting to order at 5:01 pm.

II. Agenda Adoption

Commissioner Patrick Bryant made a motion to adoption the agenda with the addition of Item I Resolution No. 26-06-09B Authorizing the Town Manager to Apply for and, if Awarded, Accept, Receive, and Administer a Federal Emergency Management Agency (FEMA) Community Disaster Loan (CDL) in an Amount up to 1,962,872.00. Commissioner Jim Proctor seconded the motion, and all were in favor.

III. Mayor's Communication

Mayor Carol C. Pritchett welcomed attendees and expressed appreciation for the community's continued support of the Town of Lake Lure.

Patricia Temple who on May 8, 2026, swam the circumference of the lake including the major coves raised more than $10,000. A check was presented to Dustin Waycaster for the first responders to be used as needed.

Mayor Carol C. Pritchett presented Patricia Temple a proclamation recognizing her courage and dedication to bring such positive attention and inspired support for the ongoing restoration of Lake Lure.

IV. Town Managers Communication

A. Monthly Report/ Storm Recovery

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

May was a highly active month for the Town, with significant progress on storm recovery, infrastructure projects, grant applications, and operational initiatives.

The Town continues working with FEMA, state agencies, and grant consultants to secure funding and reimbursement for Hurricane Helene recovery projects. Multiple grant applications have been submitted through programs including FEMA Public Assistance, HMGP, CDBG-DR, EDA, ARC, and House Appropriations Community Project Funding.

The Town received several funding awards, including:

- $562,500 toward the sewer replacement project.
- A Disaster Relief Mitigation Fund grant for a dam failure impact study.
- Multiple Hurricane Helene State Revolving Fund loans, including funding for the wastewater treatment plant, Yacht Island waterline, and chemical storage facility.

A $31 million State Revolving Fund loan was offered for sewer replacement, including $6 million in principal forgiveness.

More than **$5 million** in FEMA project obligations have been approved across debris removal, emergency measures, bridge design, water and wastewater repairs, road damage, and engineering projects. Additional obligations totaling approximately **$3.6 million** remain pending reimbursement.

Fuel pump, Lake Lure Tours docks, marina building, and boardwalk reconstruction continue. Material delivery delays pushed completion beyond Memorial Day. Tour boat docks are expected to be operational by mid-June. Full marina and boardwalk reconstruction remains on track for mid-July completion.

Contracts have been carried out with NHM Constructors for the Boys Camp Bridge Replacement. Construction is expected to begin in late June with a 120-day completion timeline.

Permitting, easement acquisition, and design efforts continue for the Sewer replacement. FEMA discussions regarding funding have been encouraging. Funding availability remains a key factor in project advancement.

Schematic design is complete and entering the next phase of development. Schnabel is expected to complete the 30% design phase in June before moving into detailed design.

Sediment haul-off is nearly complete. The Town is pursuing permits for expanded dredging and preparing for the 2027 dredging cycle. Dam debris boom anchors have been installed. Engineering is underway for a redesigned boom system near Morse Park.

Following the conclusion of the SMART Program, Town staff resumed debris collection. Pickup schedules have been established, with residents required to submit requests through the Town's service request system.

Helene recovery funding was secured to connect residents who lost well water access to the municipal water system. The Town is evaluating a possible extension into the Lakeridge area if funding permits.

Lake level gauges are operational and provide real-time data through the Town website. Stream gauge installation is in progress.

Draft revisions have been completed for the comprehensive plan. Public review and board discussions are scheduled through the summer. Council adoption is anticipated in August.

Construction preparation has begun with grading and survey work underway for the Public Works Building. FEMA will not fund a replacement building for Town Hall. The Town will focus on rehabilitating the existing facility. Cost estimates between FEMA and the Town remain under review before full restoration begins.

The Town continues making substantial progress on recovery from Hurricane Helene while simultaneously advancing major infrastructure projects. The primary focus remains securing outside funding, restoring critical utilities and facilities, rebuilding lake-related infrastructure, and improving long-term resilience through mitigation and planning initiatives.

Staff assisted with setup of the new water park equipment at the Beach Marina and completed cleanup of the beach area in preparation for the summer opening season. Staff also launched the lake debris cleanup program, with cleanup operations now occurring on the first and third Wednesdays of each month to support ongoing lake maintenance and safety efforts.
Downtown park areas were cleaned and maintained, and staff prepared flower beds, planted seasonal flowers, spread mulch, and installed hanging baskets throughout the downtown area to enhance community appearance. Staff also provided setup and takedown support for multiple community events, including the Lake Opening Ceremony at Morse Park, the craft fair, and the Memorial Day event at the Lake Lure Inn. In addition, staff unloaded a truckload of art supplies and donations at Lake Lure Classical Academy and cleaned the AT&T lot in preparation for the ribbon cutting ceremony.
Staff completed repairs to the roadway at Proctor Road and Wolf Creek and finished asphalt patching operations on Washburn Road, Asa Gray Drive, and Fred A. Olds Road. Roadside and intersection mowing and weed eating activities continued throughout Town to maintain visibility and appearance. Staff also assisted with setup of the belt press at the Wastewater Treatment Plant to support utility operations.

Utility Maintenance Technicians Cody McFalls and Donnie Martin completed the Hand Built Trail class to support continued improvements and maintenance of Town trail systems.

Director Williams reports that the department continues providing permitting support and guidance as residents move forward with repairs and rebuilding projects. Staff also continued assisting property owners affected by Tropical Storm Helene. The following permits were issued in May:

- 17 Zoning Permits
- 12 Lake Structure Permits
- 8 Vacation Rental Operator Permit
- 13 Certificates of Completion

The Fire / Emergency Management Department responded to 36 fires, medical, and rescue calls in May. Firefighters completed 428 hours of training, reflecting a continued commitment to professional development, preparedness, and operational readiness.

Throughout the month, officers maintained a strong presence across Town while supporting numerous community events celebrating the reopening of Lake Lure and the start of the busy season. With hundreds of visitors returning to enjoy the lake, downtown, and local attractions, officers remained actively engaged in traffic control, event support, public safety operations, and routine patrol activities. The increased activity throughout Town reflects the continued return to normalcy and the community's excitement as Lake Lure welcomes residents and visitors back for the summer season.

Overall, the Finance Department has maintained strong oversight of revenues and expenditure, completed audit preparations, and continues to actively pursue funding opportunities to support the Town's ongoing operations and financial stability.

Throughout May, Communications Director Laura Krejci successfully managed public engagement, social media, grant coordination, and event planning, ensuring transparency, active community involvement, and effective dissemination of critical Town information.

V. Council Liaison Reports and Comments

Commission Scott Doster reported that the ABC Board met in May and things continue to do go well. Will be upgrading equipment which will be included in the 26-27 Budget. Currently progressing with inventory and store audits.

The Zoning and Planning Board did not meet.

Commissioner Dave DiOrio advised that the Board of Adjustments did not meet this month. The Lake Advisory Board met and continue to monitor lake operations. Large police presences with citations being issued due to non-permitted boats. Plans are in the works for a non-motorized boat ramp in the river channel.

Commissioner Jim Proctor advised the Parks and Recreation board met and volunteer hours continue to be recorded and the trail work being done is impressive. New trail should be opening soon. Flowering bridge has plans to recreate Rainbow Bridge and received a donation from united way in the amount of $66,000. Also, we have met with Foothills to review the comprehensive plan.

Commissioner Patrick Bryant advised the short-term rental board met on May 28th. Discussions continued and a recommendation has been made to council for a fee increase from $300 to $500. Recommendations have also been made to zoning and planning to review occupancy and parking requirements. The board continues to review short-term rentals with guidance from the town attorney and town staff.

VI. Public Hearing

a. Ordinance No. 26-06-09 Adopting the Fiscal year 2026-2027 Budget

i. Staff Report
Town Manager, Olivia Stewman provided the general fund budget set at $8,829,487, water/sewer fund at $1,237,770, electric fund at $1.
Overall tax rate increased by $0.02 to 37.7 cents per $100 assessed value
Shifted 2 cents from municipal services to fire district tax to cover fire department operating costs. Budget supports replacing aging fire engine, addressing firefighter pay deficits, and staffing needs.

ii. Public Hearing
There were no public comments for the public hearing.
Commissioner Jim Proctor made a motion to leave the closed session.
Commissioner Dave DiOrio seconded the motion and all were in favor.

iii. Commission Deliberation
Board discussed the proposed budget and no issues were mentioned.

iv. Consideration for Adoption of Ordinance No. 26-06-09 Adopting the Fiscal year 2026-2027 Budget
Commissioner Jim Proctor made a motion to approve Ordinance No. 26-06-09 Adopting the Fiscal Year 2026-2027 Budget. Commissioner Dave DiOrio seconded the motion and all were in favor.

b. Ordinance No., 26-06-09A Amending Chapter 36 ("Zoning") to Limit the Size of Accessory Buildings

i. Staff Report
Community Development director, Mike Williams, presented to council the changes being recommended to the accessory buildings. Zoning and Planning noticed some discrepancies in the wording from when it was first presented. These have since been reviewed and corrected. (available upon request). Addresses concerns over oversized storage buildings, becoming unintended living spaces. Applies to residential zoning districts to maintain neighborhood character. Zoning and planning board supported the proposal after reviewing community concerns.

ii. Public Hearing

There were no public comments for the public hearing.
Commissioner Scott Doster made a motion to leave closed session.
Commissioner Patrick Bryant seconded the motion and all were in favor.

iii. Commissioner Deliberation
Council reviewed the redline changes provided and no additional comments were made.

iv. Consideration for Adoption of Ordinance No. 26-06-09A Amending Chapter 36 ("Zoning') to Limit the Size of Accessory Buildings

v. Commissioner Scott Doster made a motion to approve the Adoption of Ordinance No. 26-06-09A Amending Chapter 36 ("Zoning') to Limit the Size of Accessory Buildings. Commissioner Patrick Bryant seconded the motion and all were in favor.

VII. Consent Agenda

A. Approval of May Minutes

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

VIII. Unfinished Business

There was no unfinished business.

IX. New Business

A. Consider Approval of 2027 Drawdown Schedule

Town Manager, Olivia Stewman advised drawdown allows sewer repairs, ramp construction, dredging, and seawall work. Contractors must complete work by March 15 for lake refilling flexibility. Town will only draw down as long as necessary, with progress monitored closely.

Commissioner Jim Proctor made a motion to approve the 2027 Drawdown Schedule.
Commissioner Dave DiOrio seconded the motion and all were in favor.

B. Consider Adoption of FY26-27 Utility Fee Schedule, Land Use Fee Schedule, and General Fee Schedule

Town Manager, Olivia Stewman provided new fee schedules. Fee increases mostly with the utilities. Water connection fees increased to cover rising material and installation costs New policy for water connections over 2 inches to be billed actual cost to property owners Short-term rental permit fee raised from $300 to $500 based on advisory board recommendation.

Commissioner Scott Doster made a motion to approve FY26-27 Utility Fee Schedule, Land Use Fee Schedule, and General Fee Schedule. Commissioner Dave DiOrio seconded the motion and all were in favor.

C. Consider Adoption of FY26-27 Salary Grade

Town Manager, Olivia Stewman provided a brief statement advising with the recent salary study the town conducted there were some gaps in pay scales. The new pay scale reflects these changes. The approved budget includes these changes along with a 2.8%Cola (cost of living adjustment).

Commissioner Patrick Bryant made a motion to approve the FY26-27 Salary Grade. Commissioner Scott Doster seconded the motion and all were in favor.

D. Review Draft Memorandum of Understanding with Camp Lurecrest and Consider Authorization for the Town Attorney to Finalize the MOU, with Assistance from Town staff, and for the Town Manager to Execute the Final Agreement

Town Manager, Olivia Stewman advised the MOU outlines mutual commitment with Camp Lure Crest for easement access supporting lake drawdown work. Labella contracted for design.

Commissioner Dave DiOrio made a motion to approve the Draft Memorandum of Understanding with Camp Lurecrest and Consider Authorization for the Town Attorney to Finalize the MOU, with Assistance from Town staff, and for the Town Manager to Execute the Final Agreement. Commissioner Scott Doster seconded the motion and all were in favor.

E. Consider Approval of Labella Task 27 for Mallard Cove Deep Water Access Ramp

Labella contracted for design at a cost of $76,300, plus optional $15,000 for permitting and construction support. Design timeline aims to complete permits and bids before next lake drawdown season.

Commissioner Jim Proctor made a motion to approve Labella Task 27 for Mallard Cove Deep Water Access Ramp. Commissioner Dave DiOrio seconded the motion and all were in favor.

F. Consider Adoption of Resolution No. 26-06-09 Supporting Legacy Tree Fund Grant Application

Town Manger, Olivia Stewman advised town staff pursued grants for community improvements and updated audit contracts to reflect extended review timelines. $5,000 Legacy Tree Fund grant application to enhance Morris Park tree planting. Matching contribution up to $5,000 to be met via volunteer labor and staff participation

Commissioner Jim Proctor made a motion to approve Resolution No. 26-06-09 Supporting Legacy Tree Fund Grant Application. Commissioner Patrick Bryant seconded the motion and all were in favor.

G. Consider Approval of Amendment to the FY 2024 Audit Contract and Authorization to Execute the FY 2025 Audit Contract

Finance Director, Steve Ford provided a brief overview of the Audit Contract. FY24 audit contract amended to cover additional time and coordination delays. FY25 audit contract authorized to proceed under new terms with improved legal support

Commissioner Jim Proctor made a motion to approve Amendment to the FY2024 Audit and Authorization to Execute the FY 2025 Audit Contract. Commissioner Patrick Bryant seconded the motion and all were in favor.

H. Resolution No. 26-06-09A Directing the Town Clerk to Investigate a Petition Received Under G.S. 160A-31

Town Manager Olivia Stewman advised that the town has received a petition for a voluntary annexation for parcel 1656091. The process has been verify with the attorney and the first step is to pass a resolution allowing the town clerk to investigate the petition to be sure it meets all requirements. Once complete then the town can move onto the next steps of the process.

Commissioner Scott Doster made a motion to approve Resolution No. 26-06-09A Directing the Town Clerk to Investigate a Petition Received Under G.S. 160A-31. Commissioner Dave DiOrio seconded the motion and all were in favor.

I. Resolution No. 26-09-09B Authorizing the Town Manager to Apply for and , If awarded, accept, receive, and administer a federal Emergency Management Agency (FEMA) Community Disaster Loan (CDL) in an Amount up to $1,962,872.00

Town Staff have been working with FEMA on their community disaster loan which provides bridge funds to local governments for recovering or for covering operational costs after a disaster. Which revenues are impacted, which the town certainly were. The discussions with them began shortly after Helene. And FEMA has now concluded that we are eligible for an amount of $1,962,872. As mentioned during the budget discussion, our property tax collection rate really did not decline like we thought it might. So, this does not account for any loss there but mostly for recreational loss. That's the majority of what we're looking at here. This would help with cash flow and continued recovery.

Commissioner Jim Proctor made a motion to approve Resolution No. 26-09-09B Authorizing the Town Manager to Apply for and, if awarded, accept, receive, and administer a federal Emergency Management Agency (FEMA) Community Disaster Loan (CDL) in an Amount up to $1,962,872.00. Commissioner Scott Doster seconded the motion and all were in favor.

X. Public Comment

Tim Fisk: 132 Tanner Dr.
Here to speak on behalf of the new sewer project. I am a landowner and the town has requested an easement from. I am surprised by the agreement. (Read agreement that he received out loud) I want the Town to be aware of this and will have to further think.

Town Manager, Olivia Stewman, would reach out and speak with him regarding the easement. The town is always willing to negotiate and work with residents.

Billy Clarke: Attorney
Billy Clark, lawyer with Robert Stevens in Asheville and I represent Luring Properties llc. Carmen Scott and James Scott are here. They own the property in Mallard Cove which is right next door to the Camp Lurecrest property where you have made a decision to evaluate the possibility of constructing an easement and access road and boat ramp in Mallard Cove. First of all, I'm disappointed because we've been dealing with the town since January of this year. I had a public records request I submitted. Then we did have an opportunity to meet with the town manager and the town public works director, and we heard the Labella guy on the phone and we got February 27th proposal sent another public records request to the town attorney Marty Benson on April 30th to which I got an email response today. And that letter clearly asked for any public records related to this project. I didn't find out until yesterday through my own efforts that this matter is going to be in the town agenda tonight. So, we have an outstanding public record request and we're going to insist that any town records on this project, including emails and text messages are to be provided to us. And if not, we'll have to pursue legal remedies. That's item one.
And the Scotts have driven up here from Charleston today to be here three and a half hours to attend this meeting. The second thing is we think there are significant environmental issues and I outlined those in a letter which I sent to Mr. Benson yesterday and I sent the copies. If anyone doesn't have it, I'm glad to provide that letter to you. Concerns in those letters are significant. We don't think that proper setback is even wide enough to build a turnaround spot down next to the lake. The ramp will interfere probably with the Scott's dock and it will probably increase boat traffic coming in and out of there will probably interfere with their access to the lake. I'm going to let the Scotts speak for themselves make their own presentations here. Those are our concerns, we outlined them and we're going to monitor this project.

Carmen Scott: 269 Charlotte Dr.
Good afternoon council. My name is Carmen Scott. I am the homeowner, one of the homeowners at 269 Charlotte Drive. It is a second home for us but we do spend a significant amount of time there and as Billy said, we Live immediately adjacent to parcel. It is unfortunate that we must be here tonight because we have been trying to deal with the town and express the issues that we believe prevent this project from moving forward since January, since we first learned about it. And I'm also a little stunned that the council voted to proceed at least initially with investigating the project when this is a very boldly contested matter. As has been noted by various correspondence sent to council, sent to the town manager and to the town council. We have outlined in those letters not just our concerns but the legal issues that we see there being for the town and legal remedies that are available to us as homeowners should

the town proceed. The town has proceeded and we believe that due diligence is a lack of. In these. In this project. For multiple reasons we believe this parcel does not work. The first is that this is a very residential area. Anyone familiar with Mallard Cove knows that. It does not allow for industrial usage. What is proposed is very industrial usage. You're proposing moving barges and heavy equipment and excavators down a gravel road that is going to go into what is only a residential area. But as Billy said is very, very narrow and close to our property. To allow for this to turn into an industrial area would be illegal. As you probably know, North Carolina only allows for spot zoning in very specific under very strict criteria, none of which the town meets. Even if this area could be resumed, we don't believe that the town can meet any of the setback requirements as outlined in previous questions correspondence to the town. There are significant setbacks that must be met. Even if it's determined to be a public project, there are significant setbacks that have to be met. The environmental damage that Billy touched on. We have engaged an environmental consultant who has provided his assessment of this area. And we believe that there are significant environmental issues, including the potential of endangered species on the. The lake, as mentioned before, is under hot scrutiny right now about the water product quality issues. It's all over the press and I understand that there are efforts to mitigate that. But it is an issue on a personal level. There is a significant effect of our enjoyment of our property. This will not only devalue our property significantly, but we do not believe that this ramp as proposed by Labella. I would challenge each of you to visit the site and look at it. Our boat house sits immediately parallel to this site. It is impossible to do this. And finally, thank you for the additional time. We believe that there's another site on the lake that is perfectly appropriate for this. It is already zoned commercial. It meets the zoning requirements. No set of issues exist on that property. It doesn't require road construction. There's already a road constructed there. No infrastructure would be needed other than the positioning of a ramp. So, we implore the council to reconsider his project. To reconsider spending taxpayer money before knowing these issues and going forward with this.

James Scott: 269 Charlotte Dr.
James Scott, I appreciate the situation you guys are in. It's a difficult job and it is a tremendous job that you guys have been through for the last 18 months. And I know it's very difficult getting stuck having to arbitrate these kinds of issues. But I did want to echo what Carmen and what Billy said here. I've actually brought some photos too. I think that'll help illustrate it. What's been identified by Headwaters environmentally higher. It is a wetland issue. It has stream issues, has soil issues. It also has likelihood of endangered turtles. We take it upon ourselves to do the due diligence. We hope that the town will do the same. As Carmen noted. It also doesn't meet any of the zoning requirements. It's residentially zoned. You would have to rezone. Has a whole host and check challenges there. Now I've been coming up Lake Lure since I was a student at Walter College. In fact, one of my fraternity brothers who I first introduced me to Lake Lure lives right across the lake for me. We get together every summer with our kids and whatnot. We bought this house a number of years ago as our second home. So we retired in 10 years. We love how it is a pristine, beautiful area. The fish here are incredible. I see the fishermen out there every morning. What is proposed for Mallard Cove is effectively a port. If you look at the proposal it is for barges, excavators, heavy equipment and debris. Ask yourself 6 o' clock in the morning. Do you want to hear those barges coming in there? Do you want to hear those excavators backing up and

getting on there at the end of the day, do you want to sitting out there enjoying a sunset which are beautiful and out there you see the barges coming back in and unloading debris. What happens if there's a flip over of an excavator there? This is a pristine environment here that the town is now looking to literally change. It's a very steep gorge. You would have to kind of carve all the way down in there. You're going to upset the soil. We all know about the slides that have gone on over here for the last 18 months. Even just more recently the that we're creating a hazard here. We're encumbering taxpayers with hundreds of thousands of dollars to construct this then potentially have to litigate it if it goes that far. When there are other properties available. What we have asked, continue to ask and been asking since January is for the town to do its due diligence and look at these other properties. We recognize that it's close to the staging area there at the old golf course. We ask the town to reconsider this decision to protect on of our awesome coves.

Andrew Souther: 131 Sunset Lane
I want to thank you all for all the work and continued support. It reflects people's dreams and visions. The other thing I had a question on was on the floating dock. That was by Lured Market. That little chapel. There was about a four-slip floating dock. Did that survive the storm? Is that going to make it back?

Yes, they will be put back.

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

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

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

XII. Adjournment

Commissioner Scott Doster made a motion to adjourn the meeting, Commissioner Jim Proctor seconded the motion and all were in favor. The meeting ended at 7:11 pm.

ATTEST:

______________________________	______________________________
Kimberly Martin, Town Clerk	**Carol C. Pritchett, Mayor**

TOWN OF LAKE LURE

REGULAR TOWN SPECIAL WORK SESSION AND ACTION MEETING

Wednesday, May 27, 2025 at 8:30 a.m.

Town Hall at the Landings

Agenda

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

Derek Allen, Attorney
Olivia Stewman, Town Manager

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

Absent:

I. Call to Order

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

II. Agenda Adoption:

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

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

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

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

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

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

IV. Consider Approval of Budget Amendment #383

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

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

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

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

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

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

VI. FY24 Audit Presentation

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

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

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

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

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

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

VIII. Hager Strategic Solutions Updates

Mike Hager provided an update regarding potential state budget funding opportunities related to the chemical building and public safety facility. The discussion included an overview of available legislative funding sources that may be applicable to local infrastructure and public safety projects.
Members reviewed current information on state-level funding opportunities and discussed the importance of positioning eligible projects to take advantage of legislative appropriations when available. Staff noted that continued monitoring of funding announcements and program requirements will be necessary as the state budget process develops.
They also discussed broader legislative matters, including a property tax moratorium and related amendment discussions. Members reviewed the potential implications of such policy changes and the need to remain informed on legislative developments that could impact municipal revenue structures and long-term financial planning.

IX. Town Manager/Project Updates

Staff provided a comprehensive update on marina infrastructure projects and operational planning. The stationary dock is nearing completion, with only minor fencing adjustments remaining before finalization.

Floating dock installation remains on schedule, with decking currently being installed as planned. Power infrastructure work is also progressing, including completion of a power platform. Duke Energy is coordinating the installation of an additional utility pole to support full electrical service at the site.

Staff reported that the fuel pump system is moving forward under a phased permitting approach in coordination with Rutherford County to ensure compliance with applicable regulatory requirements.

The modular building project has received verbal approval, and staff is actively working to finalize permitting and associated documentation for construction and placement. Discussion was held regarding relocation of a fuel truck due to concerns about visual and environmental perception. The proposed plan is to relocate the vehicle to a designated parking lot area to improve site organization and public presentation.

At Pool Creek Dock, staff outlined operational controls including six designated parking spaces and a 2.5-hour parking time limit. The access point has been relocated away from the chapel area, and monitoring and enforcement measures were discussed to ensure compliance with site rules and public access management. The Board also clarified restrictions on private commercial activity, confirming that such activities are prohibited on public docks unless explicitly authorized through contractual agreements. Staff reported that design drawings for Morris Park Road and dock construction are expected within the next week and a half. Dirt-moving operations are scheduled to begin on July 6th. Additional components, including a non-motorized boat ramp and parking area, remain pending final approvals before construction can proceed.

Foothills Regional is expected to deliver an updated plan within the week. The proposed timeline for review and adoption includes presentation to the Zoning and Planning Board in July, followed by review during a Council work session.

Staff outlined that a public hearing and special called session are anticipated in early August to allow for formal consideration of the plan. The Board discussed the sequencing of meetings and the importance of ensuring adequate opportunity for public input throughout the review process.

Members emphasized the need for clear communication regarding the timing of each step in the process to promote transparency and public understanding as the plan moves through the required approval stages.

An update on a temporary culvert repair near the church, noting that a short-term asphalt repair is being implemented to address immediate safety and accessibility concerns. Discussion included the potential use of an iron plate as a temporary solution to stabilize the area until a more permanent repair can be completed. The Board reviewed the proposed approach as an interim measure to maintain safe travel conditions while long-term repair options are evaluated.

X. Public Comment

No public comments were made.

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

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

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

XII. Adjournment:

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

Attest:

______________________________	____________________________
Kimberly Martin, Town Clerk	Carol C. Pritchett, Mayor

VII
UNFINISHED BUSINESS

VIII.
New Business

A. Lake Lure Classical Academy Update

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

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

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

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

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

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

A.
Lake Lure Classical Academy Update

B.

Consider Amendment to FY26-27 Land Use Fee Schedule

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 14, 2026

SUBJECT: Consider Amendment to FY26-27 Land Use Fee Schedule

AGENDA INFORMATION:

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

BRIEF SUMMARY:

This agenda item requests Town Council approval of an amendment to the FY 2026-27 Land Use Fee Schedule to add the $200 Encroachment Agreement Fee. The fee was originally approved by the Town Council in October and incorporated into the FY 2025-26 Land Use Fee Schedule; however, it was inadvertently omitted when the FY 2026-27 fee schedule was adopted. This amendment would restore the previously approved fee and ensure the current fee schedule accurately reflects the Town's established charges for processing encroachment agreements.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve Amendment to FY26-27 Land Use Fee Schedule

ATTACHMENTS:

Proposed Amendment to FY26-27 Land Use Fee Schedule

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

LAND USE			Effective: FY 2026-2027
Subdivision Applications			
Master Plan Application	$330		
Minor - Final Plat	$250		
Major Preliminary Plat	$820 + $50 per lot		
Major Final Plat	$500		
Plat Review	$90		
Professional Fees for DRC Reviews	**<1 acres of land disturbance**	**1-5 acres of land disturbance**	**5 or more acres of land disturbance**
Erosion Control Plan	$250	$390	$550
Stormwater System	$250	$390	$550
Water System	$90	$330	$400
Sewer System	$90	$330	$530
Road Plan	$50	$320	$430
Sketch Plan (if requested)	$370	$370	$370
Each additional acre			$90
Zoning Applications			
Certificate of Zoning Compliance	see below		
Class I	$210		
Class II	$250		
Class III	$290		
Class IV	$330		
Vacation Rental Permit	$500		
Conditional Use Permit	$410		
Special Use Permit	$410		
Conditional District Application	$1,040		
Community Shopping Center	$820		
Zoning Variance	$480		
Zoning Text Amendment	$510		
Zoning Map Amendment	$510		
Zoning Appeal	$300		
Permanent Sign	$120 + $1 per sq. ft. over 24		
Temporary Sign	$120 + $1 per day (waived for nonprofit comm. Events)		
Mobile Food Vendor Permit	$100		
Annual Chicken Registration	$100		
Civil Penalties for Zoning Violations (For each day the violation is not corrected, the violator will be guilty of an additional and separate offense and subject to additional civil penalties.)			
Notice of Violation	$0		
1st Citation	$65		
2nd Citation	$130		
3rd Citation	$260		
4th Citation	$510		
Code Enforcement Appeal (Non-Zoning)			
Appeals Other than Zoning	$300		
GIS Maps (Custom Mapping)			
24"	$25		
36"	$30		
42"	$40		
Enroachments			
Enroachment Agreement	$200		

ENVIRONMENTAL MANAGEMENT

Land Disturbance Applications	**<1 acres of land disturbance**	**1-4.9 acres of land disturbance**	**5 or more acres of disturbance**
<100 sq. ft.	no permit		
100 sq. ft. - 499 sq. ft.	$15		
500 sq. ft. - 10,000 sq. ft.	$160		
> 10,000 sq. ft.	$160/10,00 sq. ft.		
One Acre (43,560Sq. Ft.)		$640	
Each 10,000 over 1 acre		$160	
Five Acres			$4,000
Each Additional Acre			$800
Licenses			
Tree Service Provider	$20.00		
Tree Service Handbook	$12.50		

* Permit fees for lake structure, zoning, and land disturbance projects commenced prior to obtaining necessary permit(s) will be doubled.

* Fees paid for filing a successful appeal of administrative officials charged with enforcement of the Zoning, Subdivision, Lake Structures or Soil Erosion and Sedimentation Control regulations shall be refunded to the applicant.

* No fee is charged for state-required plat reviews conducted for compliance with North Carolina plat standards.

C.

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

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 14, 2026

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

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Resolution No. 26-07-14 authorizes the Town of Lake Lure to accept an additional $3,654,873 in SRF Helene funding from the North Carolina Department of Environmental Quality for the New Wastewater Treatment Plant Design and Construction Project. This revised funding offer increases the Town's total SRF Helene award to $8,654,873, which includes $7,741,155 in principal forgiveness (grant funding) and $913,718 in a 20-year, 0% interest loan. The resolution affirms the Town's commitment to completing the project in accordance with all applicable state and federal requirements and authorizes the Town Manager to execute the documents necessary to accept, administer, and implement the funding. By adopting the resolution, the Town Council formally accepts the revised funding offer and positions the project to move forward with the additional financial assistance needed to support construction of the new wastewater treatment facility.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

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

ATTACHMENTS:

Resolution No. 26-07-14 Accepting Revised SRF Helene Funding Offer for New WWTP Design and Construction; Letter of Intent

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption

JOSH STEIN
Governor
D. REID WILSON
Secretary
SHADI ESKAF
Director

NORTH CAROLINA
Environmental Quality

May 22, 2026

Olivia Stewman, Town Manager
Town of Lake Lure
PO Box 255
Lake Lure, NC 28746

Subject: REVISED Letter of Intent to Fund
Town of Lake Lure
New WWTP Design and Construction
SRF Helene Rolling Application Cycle
SWIA Award Date: April 15, 2026
Project No.: SRF-W-HEL-0013
Agreement ID: 2000087924

Dear Manager Stewman:

The North Carolina Department of Environmental Quality (DEQ) Division of Water Infrastructure (DWI) has reviewed your funding application for the project listed above, and we're pleased to share that the State Water Infrastructure Authority (SWIA) has determined your project is eligible for an additional funding in the amount of $3,654,873 through the State Revolving Fund Supplemental Appropriations for Hurricanes Helene and Milton and the Hawaiʻi Wildfires (referred to as the "SRF Helene" funds).

These funds are intended to support projects that strengthen infrastructure resilience either by reducing flood risk and vulnerability or by improving preparedness for rapid hydrologic changes and other natural disasters. The funding information is as follows:

Funding Information

Funding Source:	Clean Water State Revolving Fund (CWSRF) Helene Funds
Total Funding Amount*:	$8,654,873 total funding including: $7,741,155 in Principal Forgiveness and $913,718 in Loans with the loan term specified below.
Loan Term:	0% interest rate over 20 years
Total Project Cost:	$34,032,402
Fee:	2% of the funding amount to be invoiced after bids are received; (eligible for financing with Principal Forgiveness)

DWI Project Manager:
Logan Kluttz
logan.kluttz@deq.nc.gov
919-618-6064

Viable Utility Contact (if distressed):
Shane Beeson
shane.beeson@deq.nc.gov
919-707-3614

Please note that this intent to fund is contingent on DWI receiving funds from the US EPA, approval of the loan portion through the Local Government Commission (if applicable), and on meeting all the following milestones:

Milestone*	Date
Engineering Report/Environmental Information Document Submittal**	10/1/2026
Engineering Report Approval***	3/1/2027
Bid and Design Package Submittal	9/1/2027
Bid and Design Package Approval	1/3/2028
Advertise Project, Receive Bids, Submit Bid Information, and Receive Authority to Award	5/2/2028
Execute Construction Contract(s)	8/2/2028

*Failure to meet any milestone may result in the forfeiture of funding
** SRF Projects require an Environmental Information Document as part of the Engineering Report
**A formal funding offer will be issued following approval of the Engineering Report.

Submittals and Disbursement
All project documents must be submitted via Laserfiche:
https://edocs.deq.nc.gov/Forms/DW-Document-Upload-Form.

Funds are reimbursed for eligible, documented costs after they are incurred and approved by DWI. Advance disbursement requests require contractor payment within three business days. Costs incurred since the onset of the hurricane may be eligible if all SRF Helene requirements were met at the time incurred.

Prior to the first disbursement, required documents will include, but are not limited to:
1. Executed funding offer and Conditions & Assurances
2. Governing body resolution accepting the award (sample attached)
3. Federal Tax ID / UEID form (attached)
4. Sales tax certification (attached)
5. Executed contracts and service agreements
6. Engineering Services Procurement Certification (attached)
7. Site Certification (if applicable)

DWI will notify you when these documents are required. Loan components must receive LGC approval prior to disbursement.

Disbursement of Funds

If the Recipient requests disbursement before paying contractors, payment to contractors must be made within three business days of receiving the funds.

Project costs incurred since the onset of the hurricane may be eligible for disbursement if they are within the approved project scope and all SRF Helene requirements were met at the time the costs were incurred.

After required documents have been reviewed and approved, the Recipient will request disbursements through the DWI's EBS system at: https://www.ebs.nc.gov/logon/index.html. A reference copy of the Disbursement Request Form, access to the EBS portal, and frequently asked questions are available on the DWI website at: https://www.deq.nc.gov/construction-disbursement-funds.

Document Naming Conventions and Identification Requirements

To support timely review and processing, all required documents must be clearly named and properly identified when submitted through Laserfiche or any other designated portal.

Please use clear, consistent file names in the following format:
Project Number_Document Type_Date
(Example: SRP-W-ARP-0000_Resolution_2025-01-18.pdf)
Using this naming convention helps ensure documents are correctly categorized and processed without delay.

Examples:

- SRP-W-ARP-0000_Resolution_2025-02-10.pdf
- SRP-D-ARP-0000_ExecutedEngineeringContract_2025-01-15.pdf
- SRP-W-134-0000_UEIForm_2025-02-01.pdf
- SRP-W-ARP-0000_InsuranceCertificate_2025-03-05.pdf
- SRP-D-134-0000_SiteCertification_2025-01-30.pdf

Additional Requirements

Projects must comply with:

- N.C.G.S. 143-64.31 (Engineering Procurement)
- Davis-Bacon wage requirements
- American Iron and Steel provisions
- LGC debt approval and legislative notification requirements, if applicable
- Annual audit compliance

Topic	Requirement
Engineering Services Procurement	All projects must comply with N.C.G.S. 143-64.31 (Article 3D) governing procurement of architectural, engineering, and surveying services. Qualification-based selection cannot be waived under N.C.G.S. 143-64.32. Any services procured outside of federal and state requirements will be ineligible for disbursement.
Davis-Bacon & American Iron and Steel (AIS)	All SRF-funded projects must comply with Davis-Bacon prevailing wage requirements and American Iron and Steel provisions. Standard specifications are available on the DWI I Have Funding webpage.
Local Government Commission (LGC) Approval	Projects that include a repayable DWI loan must receive approval from the Local Government Commission (LGC). Final debt approval occurs after construction bids are received and must be coordinated directly with the LGC. Required materials should be emailed to srf@nctreasurer.com.
Legislative Notification (G.S. 120-157.2)	Local governments issuing debt greater than $1,000,000 must submit a notification letter to the Joint Legislative Committee on Local Government (Committee Chairs, Committee Assistant, and Fiscal Research Division) at least 45 days prior to presentation before the LGC. A copy of this letter must also be provided to DWI.
Annual Audit Requirement	Local government recipients must be current on all annual audits to receive loan or grant disbursements. The most recent audited financial statements must be submitted to the LGC by July 1 following the close of the fiscal year.
Extended Term Loans	Projects eligible for a targeted interest rate that demonstrate a weighted average design life greater than 20 years may qualify for an extended loan term, up to the calculated design life (not to exceed 30 years). Requests must be coordinated with the DWI Project Manager and supported by the design life calculation found on the I Have Funding webpage.
Coordination with Other Funding Sources	SRF funds may not duplicate costs already funded by another state or federal source. Recipients must notify the DWI Project Manager if they have secured or are seeking other funding (including FEMA Public Assistance) for any portion of the project scope.
Declination of Funding	If the recipient chooses to decline this potential funding, a signed declination letter on official letterhead from the Authorized Representative must be submitted within 30 days of receipt of the Letter of Intent to Fund.
Future Funding Eligibility	Additional funding may only be considered for documented unfunded project costs. The amount identified in this Letter of Intent will not be considered in future applications. To pursue different funding terms for the same project through another DWI program, the recipient must reapply and formally decline this funding prior to the application deadline.
Requirements for LGUs designated as distressed	Additional information is required to be submitted in the Engineering Report for all distressed systems, regardless of funding source, to demonstrate how the project moves the local government unit towards viability. Guidance on these requirements can be found on the Division's website on the "I Have Funding" page under the Engineering Report section. For questions about these additional requirements, please contact Shane Beeson as indicated above. Local government units designated as "distressed" under §159G-45(b) must complete associated requirements of the statute by: 1. Conducting an asset assessment and rate study. 2. Participating in a training and educational program. 3. Developing a short-term and long-term action plan considering all of the following: a. Infrastructure repair, maintenance, and management; b. Continuing education of the governing board and system operating staff; and c. Long-term financial management plan.

If you choose to decline this potential funding, please submit a signed declination letter on official letterhead within 30 days of receipt. If you have any questions, please contact the assigned Project Manager, Logan Kluttz.

Congratulations on the selection of your application for a funding award.

Sincerely,

DocuSigned by:
Shadi Eskaf
6300A872077B4C5...

Shadi Eskaf, Director
Division of Water Infrastructure, NCDEQ

Enclosures: Federal Tax ID/Unique Entity ID (UEID) Form
Engineering Services Procurement Certification Form
Sales Tax Certification form
Sample Resolution
Site Certification Form

EC: Olivia Stewman, Town of Lake Lure, ostewman@townoflakelure.com
Heather Miller, LaBella Associates, hmiller@labellapc.com
Logan Kluttz (via email)
Shane Beeson (via email)
DWI Agreement ID 2000087924 **(COM – LOIF)**

RESOLUTION NO. 26-07-14

A RESOLUTION ACCEPTING REVISED SRF HELENE FUNDING OFFER FOR NEW WWTP DESIGN AND CONSTRUCTION

WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 authorizes loans and grants to eligible units of government for the construction of wastewater treatment works, wastewater collection systems, water supply systems, and water conservation projects; and

WHEREAS, the North Carolina Department of Environmental Quality (DEQ) Division of Water Infrastructure (DWI) previously offered a Helene Clean Water State Revolving Fund (SRF Helene) award in the amount of $5,000,000 for the New Wastewater Treatment Plant Design and Construction Project ("Project"); and

WHEREAS, on May 22, 2026, DWI issued a Revised Letter of Intent to Fund indicating that the State Water Infrastructure Authority has determined the Project is eligible for additional funding in the amount of $3,654,873; and

WHEREAS, this additional award increases the total SRF Helene funding to $8,654,873, consisting of $7,741,155 in Principal Forgiveness and $913,718 in 0% interest loans over 20 years, as specified in the Revised Letter of Intent to Fund; and

WHEREAS, the Town of Lake Lure intends to construct the Project in accordance with engineering plans and specifications that have been or will be approved by the appropriate State regulatory agencies.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE:

1. The Town of Lake Lure hereby accepts the additional SRF Helene funding award of $3,654,873 as outlined in the Revised Letter of Intent to Fund dated May 22, 2026.

2. The Town of Lake Lure affirms its commitment to comply with all applicable items specified in the standard Conditions and Assurances of the Department's funding offer, including requirements related to engineering procurement, Davis-Bacon prevailing wages, American Iron and Steel provisions, and Local Government Commission approval for the loan component.

3. Olivia Stewman, Town Manager, and her successors in title, are hereby authorized and directed to furnish such information as the State may request in connection with the Project; to make the required Assurances; and to execute all documents necessary to accept, administer, and implement the funding award.

4. The Town of Lake Lure certifies that it has complied, or will comply, with all applicable Federal, State, and local laws, rules, regulations, and ordinances related to the Project and to the administration of Federal and State grants and loans.

Adopted this the ____ day of ________________, 2026 at Lake Lure, North Carolina.

ATTEST:

______________________________ ______________________________

Kimberly Martin, Town Clerk Mayor Carol C. Pritchett

D.

Resolution No. 26-07-14A Accepting Revised SRF Helen Funding Offer for BFM Design and Construction Project

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 14, 2026

SUBJECT: Resolution No. 26-07-14A Accepting Revised SRF Helene Funding Offer for BFM Design and Construction Project

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Resolution No. 26-07-14A authorizes the Town of Lake Lure to accept an additional $3,500,000 in SRF Helene funding from the North Carolina Department of Environmental Quality for the Backshore Force Main (BFM) Design and Construction Project, which will replace the existing subaqueous sanitary sewer system. This funding award includes $2,625,000 in principal forgiveness (grant funding) and $875,000 in a 20-year, 0% interest loan. The resolution affirms the Town's commitment to completing the project in accordance with all applicable state and federal requirements and authorizes the Town Manager to execute the documents necessary to accept, administer, and implement the funding.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

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

ATTACHMENTS:

Resolution No. 26-07-14A Accepting Revised SRF Helene Funding Offer for BFM Design and Construction Project; Letter of Intent

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

JOSH STEIN
Governor
D. REID WILSON
Secretary
SHADI ESKAF
Director

NORTH CAROLINA
Environmental Quality

May 22, 2026

Olivia Stewman, Town Manager
Town of Lake Lure
PO Box 255
Lake Lure, NC 28746

Subject: Letter of Intent to Fund
Town of Lake Lure
BFM Design and Construction Project
SRF Helene Rolling Application Cycle
SWIA Award Date: April 15, 2026
Project No.: SRF-W-HEL-0052, CS370489-05, SRP-W-ARP-0077
Agreement ID: 2000039264

Dear Manager Stewman:

The North Carolina Department of Environmental Quality (DEQ) Division of Water Infrastructure (DWI) has reviewed your funding application for the project listed above, and we are pleased to share that the State Water Infrastructure Authority (SWIA) has determined your project is eligible for funding through the State Revolving Fund Supplemental Appropriations for Hurricanes Helene and Milton and the Hawai‘i Wildfires (referred to as the “SRF Helene” funds). This funding offer adds an additional $3,500,000 to Agreement ID 2000039264, which has also received funding through the Division’s other programs, as shown in the table below.

These funds are intended to support projects that strengthen infrastructure resilience either by reducing flood risk and vulnerability or by improving preparedness for rapid hydrologic changes and other natural disasters. The funding information is as follows:

Funding Information

Previously Awarded Funding:	Clean Water State Revolving Fund (CS370489-005): $19,580,261 loan American Rescue Plan –Earmark (SRP-W-ARP-0077): $8,000,000 grant
Additional Funding:	Clean Water State Revolving Fund (CWSRF) Helene Funds (SRF-W-HEL-0052): $3,500,000 as 75% Principal Forgiveness and 25% Loan. Total award includes $2,625,000 in PF and $875,000 in Loans with the loan terms below.

Total Funding Amount*:	$31,080,261
Loan Term:	0% interest rate over 20 years
Total Project Cost:	$69,502,330
Fee:	2% of the funding amount to be invoiced after bids are received; (eligible for financing with Principal Forgiveness)

DWI Project Manager:
Logan Kluttz
logan.kluttz@deq.nc.gov
919-618-6064

Viable Utility Contact (if distressed):
Shane Beeson
shane.beeson@deq.nc.gov
919-707-3614

Please note that this intent to fund is contingent on DWI receiving funds from the US EPA, approval of the loan portion through the Local Government Commission (if applicable), and on meeting all the following milestones:

Milestone*	**Date**
Engineering Report/Environmental Information Document Submittal**	10/1/2026
Engineering Report Approval***	3/1/2027
Bid and Design Package Submittal	9/1/2027
Bid and Design Package Approval	1/3/2028
Advertise Project, Receive Bids, Submit Bid Information, and Receive Authority to Award	5/2/2028
Execute Construction Contract(s)	8/2/2028

*Failure to meet any milestone may result in the forfeiture of funding
** SRF Projects require an Environmental Information Document as part of the Engineering Report
**A formal funding offer will be issued following approval of the Engineering Report.

Submittals and Disbursement

All project documents must be submitted via Laserfiche:
https://edocs.deq.nc.gov/Forms/DW-Document-Upload-Form.

Funds are reimbursed for eligible, documented costs after they are incurred and approved by DWI. Advance disbursement requests require contractor payment within three business days. Costs incurred since the onset of the hurricane may be eligible if all SRF Helene requirements were met at the time incurred.

Prior to the first disbursement, required documents will include, but are not limited to:

1. Executed funding offer and Conditions & Assurances
2. Governing body resolution accepting the award (sample attached)
3. Federal Tax ID / UEID form (attached)
4. Sales tax certification (attached)
5. Executed contracts and service agreements
6. Engineering Services Procurement Certification (attached)
7. Site Certification (if applicable)

DWI will notify you when these documents are required. Loan components must receive LGC approval prior to disbursement.

Disbursement of Funds

If the Recipient requests disbursement before paying contractors, payment to contractors must be made within three business days of receiving the funds.

Project costs incurred since the onset of the hurricane may be eligible for disbursement if they are within the approved project scope and all SRF Helene requirements were met at the time the costs were incurred.

After required documents have been reviewed and approved, the Recipient will request disbursements through the DWI's EBS system at: https://www.ebs.nc.gov/logon/index.html. A reference copy of the Disbursement Request Form, access to the EBS portal, and frequently asked questions are available on the DWI website at: https://www.deq.nc.gov/construction-disbursement-funds.

Document Naming Conventions and Identification Requirements

To support timely review and processing, all required documents must be clearly named and properly identified when submitted through Laserfiche or any other designated portal.

Please use clear, consistent file names in the following format:
Project Number_Document Type_Date
(Example: SRP-W-ARP-0000_Resolution_2025-01-18.pdf)
Using this naming convention helps ensure documents are correctly categorized and processed without delay.

Examples:

- SRP-W-ARP-0000_Resolution_2025-02-10.pdf
- SRP-D-ARP-0000_ExecutedEngineeringContract_2025-01-15.pdf
- SRP-W-134-0000_UEIForm_2025-02-01.pdf
- SRP-W-ARP-0000_InsuranceCertificate_2025-03-05.pdf
- SRP-D-134-0000_SiteCertification_2025-01-30.pdf

<u>Additional Requirements</u>

Projects must comply with:

- N.C.G.S. 143-64.31 (Engineering Procurement)
- Davis-Bacon wage requirements
- American Iron and Steel provisions
- LGC debt approval and legislative notification requirements, if applicable
- Annual audit compliance

Topic	Requirement
Engineering Services Procurement	All projects must comply with N.C.G.S. 143-64.31 (Article 3D) governing procurement of architectural, engineering, and surveying services. Qualification-based selection cannot be waived under N.C.G.S. 143-64.32. Any services procured outside of federal and state requirements will be ineligible for disbursement.
Davis-Bacon & American Iron and Steel (AIS)	All SRF-funded projects must comply with Davis-Bacon prevailing wage requirements and American Iron and Steel provisions. Standard specifications are available on the DWI I Have Funding webpage.
Local Government Commission (LGC) Approval	Projects that include a repayable DWI loan must receive approval from the Local Government Commission (LGC). Final debt approval occurs after construction bids are received and must be coordinated directly with the LGC. Required materials should be emailed to srf@nctreasurer.com.
Legislative Notification (G.S. 120-157.2)	Local governments issuing debt greater than $1,000,000 must submit a notification letter to the Joint Legislative Committee on Local Government (Committee Chairs, Committee Assistant, and Fiscal Research Division) at least 45 days prior to presentation before the LGC. A copy of this letter must also be provided to DWI.
Annual Audit Requirement	Local government recipients must be current on all annual audits to receive loan or grant disbursements. The most recent audited financial statements must be submitted to the LGC by July 1 following the close of the fiscal year.
Extended Term Loans	Projects eligible for a targeted interest rate that demonstrate a weighted average design life greater than 20 years may qualify for an extended loan term, up to the calculated design life (not to exceed 30 years). Requests must be coordinated with the DWI Project Manager and supported by the design life calculation found on the I Have Funding webpage.
Coordination with Other Funding Sources	SRF funds may not duplicate costs already funded by another state or federal source. Recipients must notify the DWI Project Manager if they have secured or are seeking other funding (including FEMA Public Assistance) for any portion of the project scope.
Declination of Funding	If the recipient chooses to decline this potential funding, a signed declination letter on official letterhead from the Authorized Representative must be submitted within 30 days of receipt of the Letter of Intent to Fund.
Future Funding Eligibility	Additional funding may only be considered for documented unfunded project costs. The amount identified in this Letter of Intent will not be considered in future applications. To pursue different funding terms for the same project through another DWI program, the recipient must reapply and formally decline this funding prior to the application deadline.
Requirements for LGUs designated as distressed	Additional information is required to be submitted in the Engineering Report for all distressed systems, regardless of funding source, to demonstrate how the project moves the local government unit towards viability. Guidance on these requirements can be found on the Division's website on the "I Have Funding" page under the Engineering Report section. For questions about these additional requirements, please contact Shane Beeson as indicated above.

	Local government units designated as "distressed" under §159G-45(b) must complete associated requirements of the statute by: 1. Conducting an asset assessment and rate study. 2. Participating in a training and educational program. 3. Developing a short-term and long-term action plan considering all of the following: a. Infrastructure repair, maintenance, and management; b. Continuing education of the governing board and system operating staff; and c. Long-term financial management plan.

If you choose to decline this potential funding, please submit a signed declination letter on official letterhead within 30 days of receipt. If you have any questions, please contact the assigned Project Manager, Logan Kluttz.

Congratulations on the selection of your application for a funding award.

Sincerely,

DocuSigned by:
6300A872077B4C5...
Shadi Eskaf, Director
Division of Water Infrastructure, NCDEQ

Enclosures: Federal Tax ID/Unique Entity ID (UEID) Form
Engineering Services Procurement Certification Form
Sales Tax Certification form
Sample Resolution
Site Certification Form

EC: Olivia Stewman, Town of Lake Lure, ostewman@townoflakelure.com
Heather Miller, LaBella Associates, hmiller@labellapc.com
Logan Kluttz (via email)
Shane Beeson (via email)
DWI Agreement ID 2000039264 **(COM – LOIF)**

RESOLUTION NO. 26-07-14A

A RESOLUTION ACCEPTING SRF HELENE FUNDING OFFER FOR BFM DESIGN AND CONSTRUCTION

WHEREAS, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 authorizes loans and grants to eligible units of government for the construction of wastewater treatment works, wastewater collection systems, water supply systems, and water conservation projects; and

WHEREAS, the Town of Lake Lure previously received funding for the Lake Lure BFM Design and Construction Project under Agreement ID 2000039264; and

WHEREAS, by Letter of Intent to Fund dated May 22, 2026, the North Carolina Department of Environmental Quality, Division of Water Infrastructure, notified the Town of Lake Lure that the State Water Infrastructure Authority approved an additional funding award through the State Revolving Fund Supplemental Appropriations for Hurricanes Helene and Milton and the Hawaiʻi Wildfires ("SRF Helene Funds") for the Lake Lure BFM Design and Construction Project; and

WHEREAS, the additional SRF Helene funding award is in the amount of $3,500,000, consisting of $2,625,000 in Principal Forgiveness and $875,000 in a Clean Water State Revolving Fund loan bearing zero percent (0%) interest with a twenty-year repayment term; and

WHEREAS, the Town Council finds that acceptance of the additional SRF Helene funding will assist the Town in completing the Lake Lure BFM Design and Construction Project and improving the resiliency of critical infrastructure.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE:

1. The Town of Lake Lure hereby accepts the SRF Helene funding award of $3,500,000 as outlined in the Revised Letter of Intent to Fund dated May 22, 2026.

2. The Town of Lake Lure affirms its commitment to comply with all applicable items specified in the standard Conditions and Assurances of the Department's funding offer, including requirements related to engineering procurement, Davis-Bacon prevailing wages, American Iron and Steel provisions, and Local Government Commission approval for the loan component.

3. Olivia Stewman, Town Manager, and her successors in title, are hereby authorized and directed to furnish such information as the State may request in connection with the Project; to make the required Assurances; and to execute all documents necessary to accept, administer, and implement the funding award.

4. The Town of Lake Lure certifies that it has complied, or will comply, with all applicable Federal, State, and local laws, rules, regulations, and ordinances related to the Project and to the administration of Federal and State grants and loans.

Adopted this the ____ day of ________________, 2026 at Lake Lure, North Carolina.

ATTEST:

______________________________ ______________________________

Kimberly Martin, Town Clerk Mayor Carol C. Pritchett

E.

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

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 14, 2026

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

AGENDA INFORMATION:

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

BRIEF SUMMARY:
Resolution No. 26-07-14B sets a public hearing date for a proposed voluntary annexation petition submitted to the Town of Lake Lure. The Town Clerk has reviewed the petition and certified that it meets the statutory requirements for annexation. If approved, the resolution schedules a public hearing for August 11, 2026, at 5:00 p.m. at the Lake Lure Municipal Center to receive public comment on the proposed annexation before the Town Council considers any action on the request. Notice of the hearing will be published in The Daily Courier and posted through the Town's customary notification channels, including the Town website and Town Hall (temporarily located at 920 Buffalo Creek Road).

RECOMMENDED MOTION AND REQUESTED ACTIONS:
To adopt Resolution No. 26-07-14B Fixing Date of Public Hearing on Proposed Annexation Pursuant to G.S. 160A-31 to be Held August 11, 2026.

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

STAFF'S COMMENTS AND RECOMMENDATIONS:
Staff recommends adoption.

PETITION REQUESTING ANNEXATION

Date: 5/29/26

To the Town Council of the Town of Lake Lure:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town of Lake Lure.

2. The area to be annexed is contiguous to the Town of Lake Lure and the boundaries of such territory are as follows (see attached boundary survey by North Carolina professional land surveyor or a metes and bounds description)

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 or G. S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

Name	Address	Do you declare vested rights?
Rutherford IL Propco, LLC	890 Buffalo Creek Rd	YES

By: [signature] Manager

Signature

Rutherford County
270 N Toms Street, Rutherfordton NC 28139
Office: 828-287-6035

Permit

Permit NO.: BLDC-001478-2022
Permit Type: **Building (Commercial)**
Work Classification: **New Construction**
Permit Status: **Fees Due**

Issue Date: | **Expiration:**

Location Address	Parcel Number
890 Buffalo Creek Road, LAKE LURE, NC 28746	**1656091**

Contacts

Charlie Trefzger — **Owner (Property owner for the location)**
(252)521-2848 cet@algsenior.com

Jeff Miles — **Applicant**
14827 Mandarin Road, Jacksonville, FL 32223
(954)658-7126 jmiles2128@gmail.com

Joel Bratkovich — **General Contractor**
14827 Mandarin Rd., Jacksonvile, FL 32223
(904)708-3176 jbratkovich@inteconst.com

To Be Determined — **Gas Contractor**

Mega Plumbing of the Carolinas, Inc. — **Plumbing Contractor**
PO Box 397, Alamance, NC 27201
(336)229-0404 projects@megaplumbing.net

Rutherford Heating — **Mechanical/Refrigeration Contractor**
300 Spindale Plaza DR, Spindale, NC 28160
(828)287-2240 sandi.rheatair@gmail.com

Batson Electrical Contractors Inc. — **Electrical Contractor**
546 Rutherford RD, Greenville, SC 29609
(864)630-0312 chipbatson@batsonelectrical.com

Eric Fensterer — **Mechanical/Refrigeration Contractor**
300 Spindale Plaza DR, Spindale, NC 28160
(828)287-2240 rheatair@yahoo.com

Cheryl Justice — **Mechanical/Refrigeration Contractor**
300 Spindale Plaza Drive, Spindale, NC 28160
(828)287-2240 cheryl.rheatair@gmail.com

Rutherford County Permits — **Permit Contact**
270 N Toms St, Rutherfordton, NC 28139
permits@rutherfordcountync.gov

Landings of Lake Lure Independent Living — **Delete - Occupant**

Description: New Independent Living facility.

Valuation: **$15,000,000.00**
Total Sq Feet: **81,738.00**

Inspection Requests:
Office: 828-287-6035

Fees	Amount
Commercial Building with Trades	$67,500.00
Commercial Plan Review Fee	$500.00
Total:	**$68,000.00**

Payments	Amt Paid
Total Fees	**$68,000.00**
Check # 49022	$68,000.00
Amount Due:	**$0.00**

Inspections:

Inspection Type	
Above Ceiling - Electrical	0
Above Ceiling - Fire	0
Above Ceiling - Mechanical/Gas	0
Above Ceiling - Plumbing	0
Duct Insulation	0
Duct Seal	0
Electrical Rough In	0
Electrical Underground	0
Fire Alarm Document Review	17
Fire Alarm Rough In	70
Fire Damper Test	0
Fire Riser Test	23

Rutherford County
270 N Toms Street, Rutherfordton NC 28139
Office: 828-287-6035

Permit

Permit NO.: BLDC-001478-2022
Permit Type: **Building (Commercial)**
Work Classification: **New Construction**
Permit Status: **Fees Due**

Issue Date: | **Expiration:**

Fire Service Line	24
Fire Smoke Detector Test	25
Fire Sprinkler Rough In	27
Fire Sprinkler Test	28
Fire Wall	30
Footing	0
Footing Deck	0
Foundation	40
Foundation Damp Proofing & Drain "Crawl Space"	35
Foundation Waterproofing & Drain "Basement"	36
Framing	0
Gas Line Inside	0
Gas Line Outside	0
Hood Duct Insulation	97
Hood Duct Light Test	75
Hood Suppression Test	55
Insulation	0
Mechanical Rough In	0
Plumbing Rough In	0
Plumbing Sewer Line	0
Plumbing Under Slab	0
Plumbing Water Service Line	0
Retaining Wall	0
Shower Pan Test	0
Slab (Concrete)	0
Temporary Pole	8
Wall Pour (rebar inspection)	50
Test in Construction	
Elevation Certificate	0
Fire Alarm Document Review	17
Fire Hood Suppression Acceptance Test	20
Fire Riser Acceptance Test	22
Fire Sprinkler Acceptance Test	26
Operational Permit (Septic Letter of Approval)	0
Termite Treatment Form	0
Zoning Release	40
Final Building	1
Final Electrical	2
Final Fire	16
Final Mechanical	0

Rutherford County
270 N Toms Street, Rutherfordton NC 28139
Office: 828-287-6035

Permit

Permit NO.: BLDC-001478-2022
Permit Type: **Building (Commercial)**
Work Classification: **New Construction**
Permit Status: **Fees Due**

Issue Date: **Expiration:**

Final Plumbing	0
Certificate of Occupancy	1

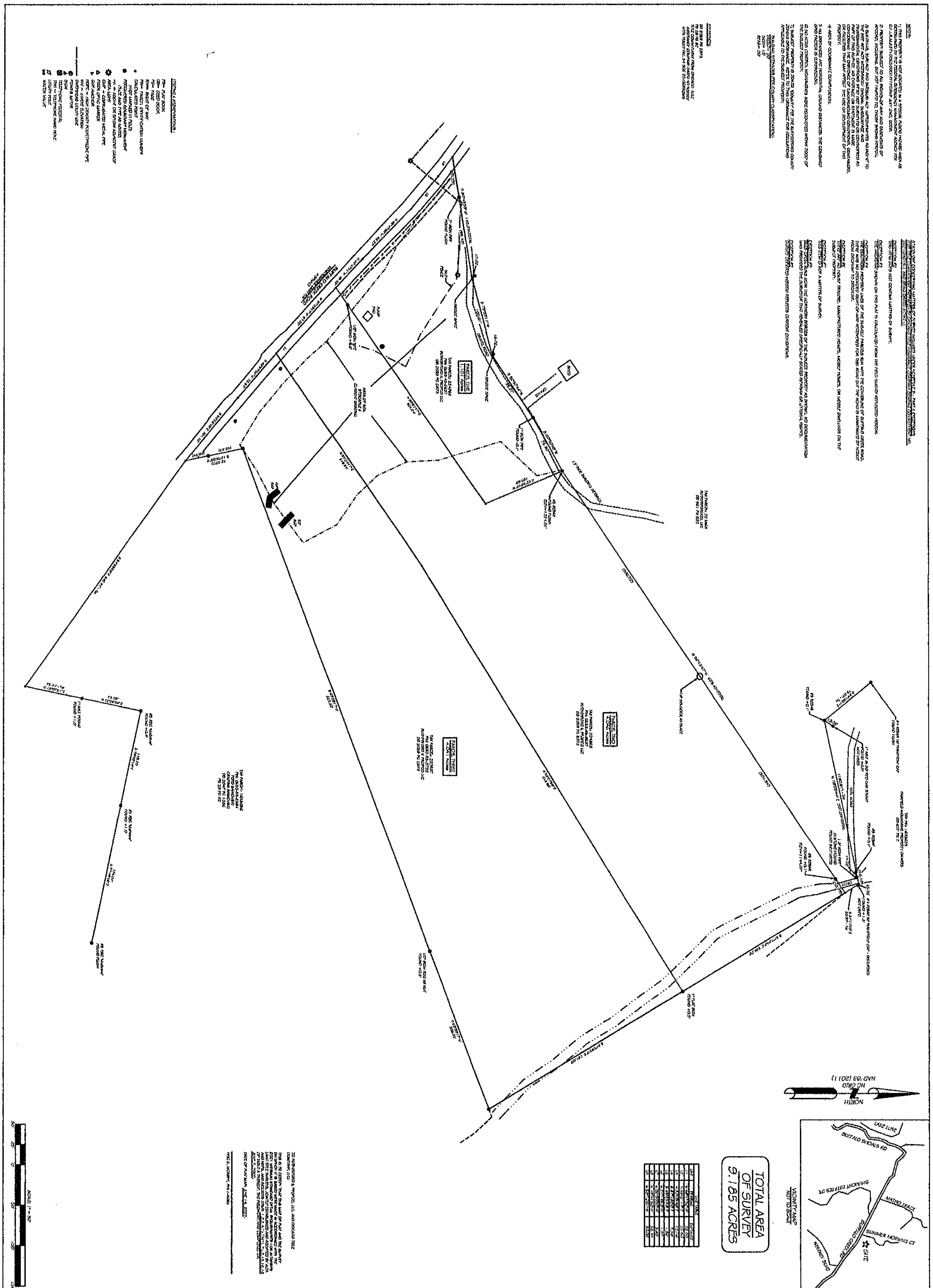
Insert a permit notice prefix in the report text bank, entry: Permit_Notice_Prefix

Issued By: Lee Pace

Date

Building Official

Date



McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYING

Eric G. McAbee, PLS — Fax (828) 628-1294
J. Barry West, PLS — Telephone (828) 628-1295
Wallace S. McAbee, PLS (Emeritus)
3 McAbee Trail Fairview North Carolina, 28730
www.mcabeesurvey.com Firm License Number: C-094

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4095 ERIC S. McABEE

NO.	DATE	DESCRIPTION	BY

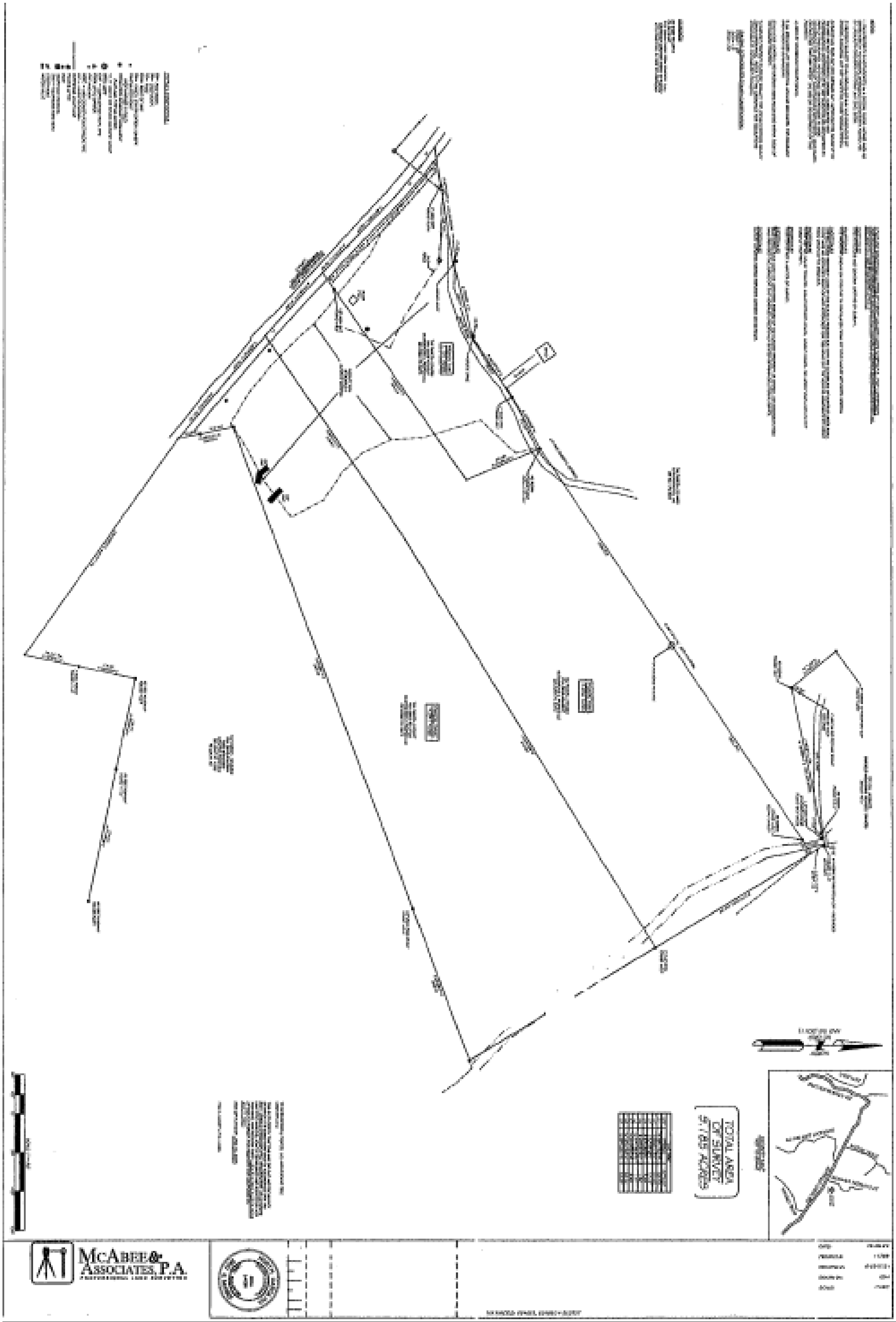
ALTA/NSPS LAND TITLE SURVEY FOR:

RUTHERFORD IL PROPCO, LLC

TAX PARCELS: 224660, 224660 + 222937

CHIMNEY ROCK TOWNSHIP
RUTHERFORD COUNTY, N.C.

DATE:	06-06-22
PROJECT #:	11788
DRAWING #:	C-22-5721
DRAWN BY:	ESM
SCALE:	1"=50'


TOTAL AREA OF SURVEY 51.85 ACRES
McABEE & ASSOCIATES, P.A.
PROFESSIONAL LAND SURVEYORS

CERTIFICATE OF SUFFICIENCY

To the Town Council of the Town of Lake Lure, North Carolina:

I, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

a. The petition contains an adequate property description of the area proposed for annexation.

b. The area described in the petition is contiguous to the Town primary corporate limits, as defined by G.S. 160A-31.

c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

d. The petition is substantially prepared in accordance with the language set forth in G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Lake Lure this 9th day of, July, 2016.

(SEAL)

Kimberly Martin, Town Clerk

RESOLUTION NO. 26-07-14B

A RESOLUTION FIXING DATE OF PUBLIC HEARING ON PROPOSED ANNEXATION PURSUANT TO G.S. 160A-31 TO BE HELD AUGUST 11, 2026

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town of Lake Lure has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE:

1. A public hearing on the question of annexation of the area described herein will be held at 920 Buffalo Creek Road, Lake Lure, NC 28746 at 5:00PM or shortly thereafter on August 11, 2026.

2. The property proposed for annexation is depicted on the boundary survey attached hereto and incorporated herein by reference.

3. Notice of the public hearing shall be published in *The Daily Courier*, a newspaper having general circulation in Rutherford County, at least ten (10) days prior to the date of the public hearing, as required by law. In addition, notice shall be posted on the Town's website and at the Town's temporary Town Hall located at 920 Buffalo Creek Road.

Adopted this the ____ day of ________________, 2026 at Lake Lure, North Carolina.

ATTEST:

______________________________ ______________________________

Kimberly Martin, Town Clerk Mayor Carol C. Pritchett

F.

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

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 14, 2026

SUBJECT: Resolution No. 26-07-14C Fixing Date of Public Hearing on Proposed Comprehensive Plan to be Held August 5, 2026

AGENDA INFORMATION:

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

BRIEF SUMMARY:

Resolution No. 26-07-14C schedules a special meeting and public hearing for August 5, 2026, at 5:00 p.m. to receive public comments on the Town of Lake Lure's proposed Comprehensive Plan. The plan is currently nearing completion, and a final draft will be made available for public review before the hearing. The public hearing is a required step in the adoption process and provides residents, property owners, businesses, and other stakeholders an opportunity to review and comment on the proposed plan prior to Town Council consideration. Once adopted, the Comprehensive Plan will serve as a long-range policy guide for future growth, land use, infrastructure investment, economic development, and community priorities within Lake Lure.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To adopt Resolution No. 26-07-14C Fixing Date of Public Hearing on Proposed Comprehensive Plan to be Held August 5, 2026.

ATTACHMENTS:

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

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends adoption.

RESOLUTION NO. 26-07-14C

A RESOLUTION FIXING DATE OF PUBLIC HEARING ON PROPOSED COMPREHENSIVE PLAN TO BE HELD AUGUST 5, 2026

WHEREAS, the Town of Lake Lure is preparing a Comprehensive Plan to guide the Town's future growth, development, land use, infrastructure, economic development, and community priorities, and a final draft of the plan is expected to be available for public review prior to the public hearing; and

WHEREAS, N.C.G.S. § 160D-501 provides that comprehensive plans shall be adopted by the governing board with the advice and consultation of the planning board and that adoption of a comprehensive plan is a legislative decision; and

WHEREAS, the planning process is required to include opportunities for citizen engagement in plan preparation and adoption; and

WHEREAS, the Town Council desires to receive public input on the proposed Comprehensive Plan prior to considering its adoption;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKE LURE:

1. A special meeting and public hearing to receive comments on the proposed Town of Lake Lure Comprehensive Plan will be held at 920 Buffalo Creek Road, Lake Lure, NC 28746 at 5:00PM or shortly thereafter on August 5, 2026.

2. The purpose of the public hearing shall be to provide residents, property owners, businesses, stakeholders, and other interested members of the public an opportunity to review and comment on the proposed Comprehensive Plan before it is presented to the Town Council for consideration of adoption.

3. A final draft of the proposed Comprehensive Plan shall be made available for public review prior to the public hearing.

4. Notice of the special meeting and public hearing shall be provided in accordance with applicable North Carolina law and the Town's public notice procedures.

Adopted this the ____ day of ________________, 2026 at Lake Lure, North Carolina.

ATTEST:

________________________________ ________________________________

Kimberly Martin, Town Clerk Mayor Carol C. Pritchett

G.

Consider Approval of LaBella Task 23D for Marina Fuel System (Work Previously Initiated to Address Permitting Requirements

LAKE LURE TOWN COUNCIL
AGENDA ITEM REQUEST FORM
Meeting Date: July 14, 2026

SUBJECT: Consider Approval of LaBella Task 23D for Marina Fuel System (Work Previously Initiated to Address Permitting Requirements)

AGENDA INFORMATION:

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

BRIEF SUMMARY:

This agenda item requests Town Council approval of Task Order 23D with LaBella Associates in the amount of $23,000 for engineering services associated with the Marina Fuel System restoration project at Morse Park. During construction, Rutherford County Building Inspections determined that professionally engineered and sealed plans were required before approvals could be issued for the partially completed work. In response, LaBella worked with Town staff to prepare the necessary civil, mechanical, and electrical design documents to support permitting and code compliance. The work included design of the fuel piping system, fuel dispenser connections, electrical service and distribution, hazardous area requirements, flood-resistant design measures, and coordination with fuel system vendors and contractors. The work was performed on a time-and-materials basis as part of the Town's ongoing Hurricane Helene recovery efforts and is anticipated to be eligible for FEMA reimbursement. Total charges to date are $22,031, and the proposed $23,000 budget provides a small contingency to address any remaining County review comments or questions.

RECOMMENDED MOTION AND REQUESTED ACTIONS:

To approve LaBella Task 23D for Marina Fuel System.

ATTACHMENTS:

LaBella Task 23D for Marina Fuel System

STAFF'S COMMENTS AND RECOMMENDATIONS:

Staff recommends approval.

July 8, 2026

Olivia Stewman, Town Manager
Dean Lindsey, Project Manager
Town of Lake Lure
920 Buffalo Creek Road
Lake Lure, NC 28746

SUBJECT: Lake Lure On-Call Professional Services
Task 23D – Marina Fuel System

Dear Olivia & Dean

LaBella Associates appreciates the Town's confidence in us, and our continued working relationship with you. We have previously provided an engineering services agreement (Contract), and this work would be performed under that agreement. This proposal letter provides a scope of work and fee to provide the Task 23D deliverables as described below.

<u>Overview</u>

The Town contacted LaBella on about June 3, 2026 requesting a quick turnaround on PE-stamped design for a nearly-completed Marina Fuel System restoration project that was being constructed in Morse Park. Rutherford County Building Inspections had flagged the project as not having the proper engineered plans submitted for approval, and were requiring those plans to be completed before approvals of the partially completed work. LaBella's electrical engineer worked closely with Town staff over the course of the next several weeks to complete the required design drawings. The required effort was not fully known at the time of the work's commencement, but it was verbally agreed (for record-keeping purposes) that it would be charged under current (2026) billing rates under a new Task '23D', as a continuation of Helene-recovery-related efforts anticipated to be reimbursed by FEMA.

<u>Scope</u>

The work required development of permitting drawings addressing two areas: Civil/Mechanical design of fuel piping and Electrical design of the fuel pumping system, as well as integration of other Marina-area electrical systems into a single comprehensive electrical design. Specific services included:

- **Civil / Mechanical:** Design services for the Marina fuel dispensing system, including preparation of construction drawings for fuel piping between the storage tank and dispenser, coordination with the fuel system supplier for equipment selection and layout, incorporation of storage tank, turbine pump, and sump components, and preparation of code-compliant construction notes addressing flood zone installation requirements, permitting, and construction coordination.

- **Electrical:** Production of documents to support the installation of the new fuel dispenser at the marina, including connections to the remote fuel tank and pump, as well as the dock-mounted fuel dispenser. These connections are designed in coordination with the fuel pump vendor, and the contractor involved with the ongoing installation. Details are provided to illustrate installation requirements for the hazardous (classified) areas related to fueling applications, and electrical installations on above-water docks.

  Additionally, electrical design evaluated re-using the existing electrical service equipment at the site for the new fueling dock, a temporary marina building, and electrical installation on adjacent docks. The service equipment was also designed to replace the temporary building with a future, permanent structure, in coordination with the design team for said structure. In cases where the existing equipment would not support these additions, a new electrical service was designed and detailed on the electrical plans. Due to the site's location on a floodplain, additional care was taken to provide a flood-proof design via a mix of wet floodproofing via submersible enclosures and dry proofing via elevation of equipment. The elevation of any such equipment was coordinated with the installation of a new elevated platform currently being installed.

Fee & Schedule

This Task 23D has been tracked on a T&M basis, and all related work is expected complete as of the date of this retroactive Task Order. A budget under 23D of $23,000 is requested, and charges to date total $22,031. (The budget excess is recommended to leave room to address any questions or concerns raised by Rutherford County.) Invoices will be payable within 30 days of receipt by the Town.

Brian Houston, P.E. continues to serve as LaBella's Program Manager for this contract, providing direction and oversight for other staff and subconsultants assigned to specific tasks under this contract. Other staff assigned to this Task have appropriate experience for the assigned work.

If this proposal is acceptable to the Town, please sign below to authorize the scope defined in this proposal and return one copy to us. We appreciate the opportunity to continue our relationship with the Town of Lake Lure. If you have any questions or need additional information, please call me directly at (704) 941-2110.

Sincerely,
LaBella Associates, P.C.

Brian Houston, P.E.
Water/Wastewater Market Leader

Town of Lake Lure, North Carolina

By: ______________________________
Authorized Signature

Title ______________________________

Date ______________________________

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

XI
ADJOURNMENT