



Lake Norman Marine Commission Agenda

Thursday, September 17, 2026 – 7 pm

Iredell County: Lake Norman State Park
759 State Park Rd.; Troutman, NC 28166

1. Welcome
2. Approve Agenda
3. Approval of August 20, 2026 Meeting Minutes (*attachment*)
4. Public Comments
5. Partner Reports
 - a. Catawba County Lake Patrol
 - b. Cornelius Police Department
 - c. Iredell County Lake Patrol
 - d. Lincoln County Lake Patrol
 - e. Coast Guard Auxiliary
 - f. NC Wildlife Resource Commission
 - g. Fire partners
 - h. Mecklenburg County Water Quality
 - i. Duke Energy Lake Services
 - j. Catawba Riverkeeper
 - k. NC Wildlife Federation
6. Executive Director Report/Update
7. Annual Conflict of Interest Disclosure
8. By-laws Update Discussion
9. Non-Project Use Application Utility Reconductoring for Lake Norman – Duke Energy
10. Operational Updates – Gary Mozeley
11. Committee Updates
 - a. ATONS
 - b. Charter Boats, Rental Boats, Rafting
 - c. Environmental
 - d. Education
 - e. Legislative / Government Affairs
12. Open Discussion
13. Adjourn



Next meeting: Thursday, October 15, 2026 – 7 pm
Lincoln County: St. Peter By-the-Lake Episcopal Church
8433 Fairfield Forest Rd. Ste 1
Denver, NC 28037



Lake Norman Marine Commission

Regular Meeting Minutes – August 20, 2026

The Lake Norman Marine Commission met in Regular Session on Thursday, August 20, 2026, at 7:00 p.m., in the Community Room Sherrills Ford-Terrell Library Community Room at 9154 Sherrills Ford Road, Terrell, NC 28682.

Members present were Barbara Beatty, Tim Holder, Jason Ralston, Cameron Sloan, Gregory Truesdell (virtual), and Rob Weller. Members not present were Jarid Church, Richard Gaskins, and Billy Wilson. Also present were Lake Norman Marine Commission Executive Director Jim Loftin, Attorney Chris Clark (virtual), and Centralina Regional Council staff support to the board Megan Upchurch.

- 1. Call to Order & Approval of Agenda.** Commission Vice-Chair Beatty called the regular meeting of the Lake Norman Marine Commission to order at 7:02 p.m., noting a quorum was present. A motion was made by Commissioner Holder and seconded by Commissioner Sloan to approve the meeting agenda as presented. The motion passed unanimously. The Commission introduced and welcomed new member Rob Weller as the newest Lincoln County Commission.
- 2. Approval of Minutes.** The Commission reviewed the minutes from the regular monthly board meeting held on July 16, 2026. Commissioner Ralston made a motion to approve July 16, 2026 minutes as distributed. Commission Holder seconded the motion, which passed unanimously.
- 3. Public Comments**
 - Matt with Carolina Cruising Charters expressed concern regarding the sharp rise in unlicensed charter operations on Lake Norman. He urged the Commission to consider the impacts of illegal charters as they review related policies and regulations.
 - Tom Kirkland at Stonemarker Road HOA / Brawley School Road reported issues with a neighbor parking two commercial charter boats at their private HOA marina. He



stated that Duke Energy issued a formal warning letter to the HOA threatening lease revocation if the commercial vessels are not removed. He noted that the boat owner denies operating a business.

4. Partner Reports

- **Catawba County Lake Patrol:** Staff reported monthly activity, including 315 hours on the water, 89 boat inspections, 218 property checks, 20 calls for service, 202 community contacts, 17 navigational hazard removals, 65 enforcement actions, and 18 vessels assisted. The rope swing tree was removed a few weeks prior. However, individuals have begun climbing an adjacent horizontal tree extending over the water. Patrol will continue to monitor the area. Staff will be assisting with the kickoff of the Carolina Health Outdoor 23-mile paddle race.
- **Cornelius Police Department:** Staff reported monthly activity, including responding to 22 lake calls for service (average response time: ~5 minutes), conducted 277 zone checks, and completed 21 lake-related activities. Staff also participated in teaching water safety classes at the Peninsula Yacht Club and annual summer camp.
- **Iredell County Lake Patrol:** Staff reported monthly activity, including 9 community meetings attended, 29 PWC inspections, 48 boat inspections, 35 safety violations, 26 equipment violations, 3 alcohol offenses, 10 disabled vessels, 1 sinking/distress vessel, 4 navigation hazards removed, 1 drowning incident, 3 medical calls, 2 fire assists, 10 law assists, 30 vessel stops, and 3 Remotely Operated Vehicle deployments.
- **Lincoln County Sheriff's Office:** Staff reported monthly activity, including 35 vessel stops, 7 assisted boaters, 3 hazard removals, 4 public contacts, 1 911 hang-up call, 5 Apple Crash Detection alerts, 1 alarm, 1 assist to another agency, 2 public assistance calls, and 3 boating complaints.
- **U.S. Coast Guard Auxiliary:** Staff reported monthly activity, including 18 water patrols (83 hours), 11 public boating safety classes (197 students graduated), and 358 vessel safety checks conducted. Additionally, staff taught safety checks during Cornelius PD's Summer Camp on July 24, graduated 5 students at Denver Fire Dept (July 18), 13 youth at Huntersville PD camp, 5 employees at Lancaster Custom Docks, and conducted night patrol training.



- **NC Wildlife Resources Commission:** Staff reported monthly activity, including investigating several BUI incidents and two PWC crashes (one in Catawba County and one in Iredell County). The state acquired 3 new underwater ROVs with one being based in Cleveland County for local deployment.
 - **Lake Fire Departments:** Staff reported monthly activity, including assisting with the upcoming paddle event over the weekend. In early September, Catawba County Fire will conduct TR Water Certification training on Lake Norman before moving to state facility swift-water training.
 - **Duke Energy Lake Services:** Mr. Caleb Williams updated the Commissioners and noted that the area remains under Low Inflow Protocol Level 2 drought management. He added that water levels have shown temporary improvement due to recent rain, but drought restrictions remain active until all required system metrics clear.
 - **Catawba Riverkeeper:** Captain Ronnie announced the upcoming annual River Sweep cleanup event and requested volunteer site captains and boat captains. He noted that the Floating Classroom program is operational, serving multiple local school districts and featured on local news.
5. **Catawba-Wateree FERC Project Overview / Low Inflow Protocols.** Mr. Brett Hartis, the Duke Energy Catawba-Wateree FERC License Manager provided a detailed overview to the Commissions on both the FERC project and low inflow protocols. He noted the Catawba River system was the first comprehensively planned river basin for hydro power generation in the U.S. and the is serves about 2 million people with drinking water, powers 12 hydro stations, supports nuclear/fossil plant cooling, features 25,000+ shoreline neighbors, and draws about 26 million recreation visitors annually. Duke Energy operates under a Federal Energy Regulatory Commission (FERC) license. Relicensing involved the Comprehensive Relicensing Agreement, signed by 70+ stakeholders (including 27 local governments and tribes) after 300+ meetings to balance multi-use water demands across the basin.
6. **Non-Project Use Application Follow-up: Duke Energy Combustion Turbine Intake.** Duke Energy staff and their consultant HDR made themselves available to answer any follow-up questions from the July meeting regarding this non-project use application.



After minimal discussion, a motion was made for approval by Commissioner Sloan and seconded by Commissioner Ralston.

- 7. Operational updates.** Mr. Gary Mozeley provided brief updates on replacements continuing to happen across the lake. He noted that he and his team continue to receive new requests in addition to the known replacements.
- 8. Review of Revised Bylaws.** Mr. Chris Clark provided a brief overview of the updated drafted bylaws to the Commission with a timeline to work with the Commissioners over the next couple of months to refine and finalize.
- 9. Committee Updates.** No updates were provided during this meeting.
- 10. Open discussion and adjourn.** There being no further business, a motion to adjourn was made by Commissioner Ralston and seconded by Commissioner Holder. The motion passed unanimously, and the meeting adjourned at 7:56 PM.

Executive Director Report

September 2026

Website – Revising LNMC website – We have changed the structure to be more user-friendly and better organized. As of today, we have a good overall structure.

Follow-up: We are still working on adding content to the website. Any input you would like to give is appreciated.

Centraina – We are still in the process of setting up our business through Centraina. We are currently working on setting up payment systems and billing counties and setting up banking accounts. We will be using a two-signature authentication process for payment methods.

Follow-up: I am waiting on Denise from Centraina to set up a bank account at Bank of America. Destiny from Centraina is in the process of billing counties to have funds for banking. I have not signed a contract with Centraina, waiting on them to send it.

ATONS – I have met with Mozeley Construction, both Mark and Gary. We have reviewed invoicing procedures, current inventory, reporting issue procedures, marker options, and challenges to their progress.

Follow-up: Need to have a complete inventory of LNMC property and estimates on self-reporting ATONs.

In addition, we are working on an interactive for our webpage for ATON reporting.

Agenda – I have moved the agenda responsibilities to Megan Upchurch. I will obviously still be a major manager of this process.

Committee Reports – I see a lack of reporting from committees. To resolve this, I will start asking for committee reports from individual committees in advance of regular LNMC meetings.

Storage Unit – I have inventoried all contents of the storage unit.

Miscellaneous - We would like to welcome Robert Weeller as a representative from Lincoln County to the commission. He has been added to the website and all messaging moving forward.

It was noted that not all "partners and stakeholders " received the agenda in advance of the meeting. We will expand our distribution list to include all members of the commission and partners.

LAKE NORMAN MARINE COMMISSION
ANNUAL CONFLICT OF INTEREST DISCLOSURE STATEMENT

Required by N.C.G.S. § 77-89.3(f)

For the calendar year ending December 31, 20____ • Due January 31, 20____

PUBLIC RECORD NOTICE. This completed statement is a public record and will be posted on the Commission's public website by January 31, as G.S. 77-89.3(f) requires. Do not include Social Security numbers, financial account numbers, dollar amounts, home addresses, or other sensitive personal identifiers. Describe the *nature* of an interest; the statute does not call for its value.

Part 1. Commissioner Information

Name: _____

Appointing county: _____

Seat: _____

Term expires: _____

For "Seat," indicate whether you serve as a county-appointed Commissioner or as the At-Large Commissioner.

Part 2. The Statutory Standard

G.S. 77-89.3(e) provides:

“No commissioner shall have any ownership interest in, or financial relationship with, any business or property that is dependent on income generated from Lake Norman, or that otherwise presents a conflict of interest with the purposes or responsibilities of the Commission.”

G.S. 77-89.3(f) requires each Commissioner to complete a written statement by January 31 of each year identifying any conflicts of interest, including any conflict described in subsection (e).

Read together, these provisions call for disclosure of two categories:

- Interests described in subsection (e) - any ownership interest in, or financial relationship with, a business or property dependent on income generated from Lake Norman. Subsection (e) prohibits such interests outright, so disclosing one is a report of an existing or potential disqualification, not a cure.
- Any other conflict of interest - any interest, relationship, or obligation that could reasonably be expected to impair, or appear to impair, your independent judgment in carrying out the purposes or responsibilities of the Commission.

Examples of businesses or property that may be dependent on income generated from Lake Norman include: *marinas, boat dealers, boat rental or charter operations, boat storage, on-water fuel or service operations, waterfront restaurants or event venues, lake-focused tour or guide services, dredging or shoreline construction firms, lake-dependent real estate or rental operations, and vendors under contract with the Commission.*

Scope of this form. This statement covers interests held by you and, to the best of your knowledge, by your spouse or domestic partner, any member of your household, and any immediate family member (parent, child, sibling, or the spouse of any of them), because an interest held through a family member may present the same conflict as one held directly.

Part 3. Disclosure

Check one box in each item and provide details in Part 4 where indicated.

Item 1 - Interests under G.S. 77-89.3(e).

Do you, your spouse or domestic partner, a member of your household, or an immediate family member hold any ownership interest in, or financial relationship with, any business or property that is dependent on income generated from Lake Norman?

- ☐ No such interest exists.
- ☐ Yes - described in Part 4.

Item 2 - Other conflicts of interest.

Do you have any other interest, relationship, or obligation that presents, or could reasonably appear to present, a conflict of interest with the purposes or responsibilities of the Commission - including employment, board or advisory service, consulting, contractual, or regulatory relationships involving Lake Norman, its shoreline area, a participating county, or a party regulated by or contracting with the Commission?

- ☐ No such interest exists.
- ☐ Yes - described in Part 4.

Item 3 - Changes during the year.

Did any interest reportable under Item 1 or Item 2 arise, change materially, or terminate during the calendar year covered by this statement?

- ☐ No.
- ☐ Yes - described in Part 4, with the approximate date of the change.

Part 4. Details of Disclosed Interests

Complete one row for each interest disclosed in Part 3. Attach an additional sheet if needed. Describe the nature of the interest; do not state dollar amounts or account numbers.

Person holding the interest	Business, property, or entity	Nature of the interest or relationship	Why it may relate to Lake Norman or the Commission

Additional explanation (optional):

Part 5. Acknowledgments

By signing below, I acknowledge each of the following:

- I have read G.S. 77-89.3(e) and (f) and the Commission's bylaws provisions governing ethics, disclosure, and recusal.
- The information in this statement is true, complete, and accurate to the best of my knowledge and belief as of the date signed.
- I understand that this statement is a public record and will be posted on the Commission's public website.
- I will promptly notify the Chair in writing, and file an amended statement, if a reportable interest arises or changes materially during the year rather than waiting for the next annual filing.
- I will disclose any conflict and request recusal from deliberation and voting on any matter in which I have a financial or personal interest, as the bylaws require.
- I understand that an interest described in G.S. 77-89.3(e) is prohibited, and that disclosing such an interest does not permit me to retain it while serving as a Commissioner.

Signature of Commissioner

Date

Printed Name

Commission Use Only

Date received: _____ Posted to website on: _____ By: _____

BYLAWS OF THE LAKE NORMAN MARINE COMMISSION

Adopted Pursuant to Article 6B of Chapter 77 of the North Carolina General Statutes

ARTICLE I - NAME, AUTHORITY, AND PURPOSE

Section 1.1. Name. The name of the Commission is the Lake Norman Marine Commission (the “Commission”), created by joint resolution of the participating local governments pursuant to Article 6B of Chapter 77 of the North Carolina General Statutes (“Article 6B”).

Section 1.2. Authority and Purpose. The Commission exists for the purposes and exercises the powers and duties set forth in Article 6B and in the joint resolution creating the Commission, including the powers enumerated in G.S. 77-89.6, 77-89.8, and 77-89.9. These bylaws govern the Commission's internal organization and procedures. No provision of these bylaws shall be construed to conflict with Article 6B or with any joint resolution; in the event of a conflict, Article 6B and the joint resolution control.

Section 1.3. Definitions. Terms used in these bylaws have the meanings set forth in G.S. 77-89.1, including “Commissioner,” “joint resolution,” “Lake Norman,” “participating local government,” and “shoreline area.”

Section 1.4. Office. The office of the Commission shall be at such place as the Commission selects.

Section 1.5. Fiscal Year. The Commission's fiscal year begins July 1 and ends June 30.

ARTICLE II - MEMBERSHIP

Section 2.1. Composition, Terms, and Vacancies. The composition of the Commission, the terms of office of Commissioners, qualifications, residency requirements, restrictions on ownership interests and financial relationships, and the filling of vacancies are governed by G.S. 77-89.3.

Section 2.2. Role of the At-Large Commissioner. As provided in G.S. 77-89.5(b), the At-Large Commissioner votes only in the event of a tie. The At-Large Commissioner serves a neutral, governance-focused role and may be assigned to a county for administrative purposes (such as budgeting or record-keeping), which confers no additional voting power.

Section 2.3. Attendance. Each Commissioner is expected to attend meetings of the Commission regularly. A Commissioner who is absent from three consecutive regular meetings without prior notice to the Chair may be reported to the Commissioner’s appointing county for review. Each Commissioner is responsible for complying with any meeting-attendance policy of their appointing county in addition to any attendance policy adopted by the Commission.

ARTICLE III - OFFICERS

Section 3.1. Officers. The officers of the Commission are a Chair and a Vice-Chair, together with any other officers the Commission chooses to elect. Officers serve one-year terms, and no Commissioner may serve as Chair for more than two consecutive terms, as provided in G.S. 77-89.5(a).

Section 3.2. Election. Officers shall be elected annually from among the Commissioners at the Commission's October meeting, shall take office immediately following their election, and shall hold office until their successors are elected and qualified.

Section 3.3. Chair. The Chair presides at all meetings of the Commission and executes contracts, deeds, and other instruments authorized by the Commission.

Section 3.4. Vice-Chair. The Vice-Chair performs the duties of the Chair during the Chair's absence or incapacity. Upon the resignation or death of the Chair, the Vice-Chair performs the duties of the Chair until the Commission elects a new Chair.

Section 3.5. Vacancies in Office. If an office becomes vacant, the Commission shall elect a successor from its membership at the next regular meeting to serve the unexpired term. The Commission may remove any officer by a vote of two-thirds of the voting Commissioners at any regular or special meeting.

Section 3.6. Executive Director. The Commission may employ or contract for an Executive Director and may delegate to that position administrative duties, including records administration, correspondence, and day-to-day operations. Duties assigned by these bylaws to the Executive Director rest with the officers designated by the Commission whenever the position is unfilled.

ARTICLE IV - MEETINGS

Section 4.1. Regular Meetings. The Commission shall adopt its schedule of regular meetings for the upcoming fiscal year no later than its June meeting and shall post the schedule on the Commission's website.

Section 4.2. Special Meetings. Special meetings may be called by the Chair or by a majority of the Commissioners, with notice given in accordance with the Open Meetings Law. Only the business stated in the notice may be transacted at a special meeting.

Section 4.3. Quorum and Voting. Five voting Commissioners constitute a quorum. Except where Article 6B, a joint resolution, or these bylaws require otherwise, action of the Commission is by majority vote of the voting Commissioners present. Proxy voting is not permitted.

Section 4.4. Remote Participation. A Commissioner, staff member, attorney, stakeholder, or invited guest who is unable to attend in person may participate in a meeting by telephone or other electronic means, provided the participation is consistent with the Open Meetings Law (Article 33C of Chapter 143 of the General Statutes), the individual can hear and be heard by all persons present, and the individual's participation is audible to the public in attendance. A Commissioner participating remotely is counted toward the quorum and may vote, except as otherwise limited by law.

Section 4.5. Minutes. The official minutes of the Commission shall be maintained by the Executive Director or by an individual or entity designated by the Commission.

Section 4.6. Public Access. The Commission is subject to the Public Records Act and the Open Meetings Law as provided in G.S. 77-89.5(c). Meeting schedules, agendas, minutes, notices, and regulations shall be posted on the Commission's website.

ARTICLE V - FINANCE

Section 5.1. Budget. The Commission shall prepare and submit its annual budget to the participating local governments as provided in G.S. 77-89.6(g).

Section 5.2. Fees. The Commission may assess fees only as authorized and limited by G.S. 77-89.9. All fees shall be publicly posted and shall be reviewed by the Commission annually.

Section 5.3. Accounts and Disbursements. Fee revenues shall be used solely for Commission operations, safety, education, and stakeholder engagement. Every disbursement of Commission funds requires two signatures: the Chair (or, in the Chair's absence or incapacity, the Vice-Chair), together with a second signatory designated by the Commission.

Section 5.4. Audit and Financial Reporting. The Commission shall produce the annual financial report and certification of the Chair required by G.S. 77-89.9(c), shall undergo an annual public audit, and shall comply with any audit requirements specified by joint resolution. The Commission's financial records shall be made available for inspection upon request by any individual, in the interest of promoting public trust and transparency.

Section 5.5. Compensation and Reimbursement. Commissioners serve without compensation, as provided in G.S. 77-89.4. The Commission may provide for reimbursement of expenses, provided such reimbursements don't conflict with the terms of any joint resolution.

Section 5.6. Charitable Contributions. The Commission shall not act as a charitable organization under Section 501(c)(3) of the Internal Revenue Code. The Commission may partner with a qualified nonprofit organization to receive charitable or grant funding through the North Carolina Community Foundation or other qualified entities. Such funds may enhance Commission initiatives but shall not offset fee-based administrative costs unless expressly permitted by the donor.

ARTICLE VI - COMMITTEES

Section 6.1. Establishment. The Commission may establish standing or ad hoc committees, as authorized by G.S. 77-89.5(a), to address specific functions or areas of oversight.

Section 6.2. Appointment. Committee members shall be appointed by the Chair. Whenever feasible, each committee shall include at least one representative from three of the Four counties.

Section 6.3. Reporting. Committees shall be given an opportunity to provide updates and recommendations at regularly scheduled Commission meetings.

ARTICLE VII - COMMUNITY ENGAGEMENT

Section 7.1. Practices. The Commission shall adopt best practices in public engagement, including accessible meeting locations, clear agendas, and providing stakeholders an opportunity to provide a report at each regular meeting, and shall make materials and outcomes publicly available through the Commission's official channels. In addition to the Commission's regular meetings, the Commission may convene stakeholders annually, or as needed, to promote transparency, gather diverse feedback, and support informed, inclusive decision-making.

Section 7.2. Stakeholder Input Meetings. Stakeholder input meetings shall be open to the public and should include a balanced cross-section of participants, including local government officials and staff; homeowners' associations and neighborhood groups; environmental and conservation organizations; recreational users such as boaters, anglers, and paddlers; emergency responders and public safety agencies; and commercial operators and businesses dependent on the lake. All feedback and recommendations from stakeholder input meetings shall be documented and submitted in writing to the full Commission for consideration in policymaking.

ARTICLE VIII - REGULATIONS AND BOATING SAFETY

Section 8.1. Regulatory Authority. The Commission's authority to adopt regulations, and the applicable notice, filing, publication, and enforcement requirements, are governed by G.S. 77-89.7 and G.S. 77-89.8. Rules previously adopted and in effect for Lake Norman remain in effect unless amended or repealed by the Commission.

Section 8.2. Expert-Backed Standards. The Commission prioritizes the adoption of boating regulations that are well-founded and supported by recognized expert organizations, including the U.S. Coast Guard, the North Carolina Wildlife Resources Commission, the National Safe Boating Council, and the National Association of State Boating Law Administrators (NASBLA), with the objective of consistent regulations across Lake Norman that maximize safety, maintain equitable recreational access, and uphold expert-recommended standards. The Commission may collaborate with appropriate agencies on recommendations to maintain those standards.

Section 8.3. Deviations. Deviations from standard regulations are permitted only when necessary to address specific local environmental conditions, safety concerns, or jurisdictional requirements, and must be justified by a clear, documented rationale.

Section 8.4. Public Participation. All proposed regulations and all proposed modifications to established regulations shall be documented and made available for public review, and the Commission shall provide an opportunity for public comment before final adoption.

ARTICLE IX - ETHICS AND CONFLICTS OF INTEREST

Section 9.1. Ethics Standards. All Commissioners, officers, employees, and contractors of the Commission shall adhere to applicable ethics laws and to any county-level or Commission-adopted ethics policies, guided by the standards of the North Carolina State Government Ethics Act (Chapter 138A of the General Statutes).

Section 9.2. Annual Disclosure. Each Commissioner shall file the annual written conflict-of-interest disclosure required by G.S. 77-89.3(f) by January 31 of each year, and the Commission shall post the disclosures on its public website as that statute requires.

Section 9.3. Recusal. A Commissioner with a financial or personal interest in a matter under consideration shall disclose the interest and shall recuse themselves from deliberation and voting on the matter. The disclosure and recusal shall be recorded in the minutes.

ARTICLE X - RECORDS

Section 10.1. Public Records. All records produced or maintained by the Commission are public records as provided in G.S. 77-89.5(c), and non-confidential records shall be made available upon request within a reasonable time.

Section 10.2. Retention. All official records, including minutes, correspondence, contracts, financial statements, and regulatory actions, shall be maintained using a reasonable and appropriate records-retention schedule.

ARTICLE XI - PUBLIC COMPLAINTS AND PETITIONS

Section 11.1. Submissions. Any member of the public or regulated party may submit a written complaint, comment, or petition for a change to Commission policy or rules, addressed to the Chair or the Executive Director.

Section 11.2. Response. A formal written response shall be provided to any written complaint or petition within 45 calendar days, or as otherwise appropriate given the complexity of the matter or any pending action.

ARTICLE XII - INSURANCE

Section 12.1. Insurance. The Commission may procure liability insurance through public risk pools or private carriers to protect the Commission and the individuals in its service.

ARTICLE XIII - EMERGENCY GOVERNANCE

Section 13.1. Emergency Meetings. In the event of a declared local, state, or federal emergency affecting Lake Norman, the Chair may convene emergency meetings on 24-hour notice, consistent with the Open Meetings Law, or may delegate limited authority to the Executive Director or to a standing committee.

Section 13.2. Temporary Procedures. During such an emergency, the Commission may temporarily modify its procedures for meeting notice, quorum, or voting to ensure timely action, consistent with applicable state emergency provisions.

Section 13.3. Continuity Planning. The Commission shall maintain contacts with appropriate agencies for the purpose of guiding the Commission's response to environmental, safety, infrastructure, or public health crises affecting the lake.

ARTICLE XIV - WITHDRAWAL AND DISSOLUTION

Section 14.1. Governing Law. Withdrawal of a participating local government from the Commission, mediation upon notice of intent to withdraw, dissolution of the Commission, and the distribution of Commission property upon dissolution are governed by G.S. 77-89.2.

ARTICLE XV - AMENDMENTS

Section 15.1. Procedure. These bylaws may be amended by a majority vote of the voting Commissioners at any regular or special meeting, provided that written notice of the specific proposed amendment has been given to all Commissioners at least fourteen days before the meeting.

ARTICLE XVI - ADOPTION

Section 16.1. Effective Date. These bylaws take effect upon adoption by the Commission and supersede all prior bylaws of the Commission.

Adopted on: _____

Chair Signature: _____



INTERNAL

Brad Loveland
Senior Environmental Specialist
525 South Tryon Street
DEC-36
Charlotte, NC 28202
c: 704.609.5637

August 27, 2026

Lake Norman Marine Commission
1819 West Catawba Ave
PO Box 2454 Cornelius NC 28031
jloftin@lnmc.org
lnmc@lnmc.org

Subject: Utility Reconductoring for Lake Norman

Dear Mr. Loftin,

On behalf of Duke Energy Corporation (Duke Energy), your review of the Utility upgrade for Cornelius Rd Project (application attached) is respectfully requested. This project is located near Lake Norman in Iredell County. The existing infrastructure is aging and needs updating, and poles need to be replaced.

The project scope involves reconductoring from Poles 31 and 32 and replacement and reconductoring between Poles 14 and 15.

A preliminary environmental assessment has been conducted for this project, and the following has been determined:

- No wetland impacts shall occur since the poles that are close (P31 and P32) shall remain and the poles that will be replaced (P14 and P15) are outside wetlands areas. Crews will also be able to access areas from existing roads or use matting to minimize disturbances.
- Floodplain permitting will not be obtained since poles that will be replaced (P14 and P15) are outside the regulated BFE.
- No tree removal is proposed and only tree trimming of existing vegetation in existing right of ways may occur, therefore, no erosion and sediment control permit will be pursued.
- No buffer permitting will be pursued since crews will be working in an existing and maintained right of way.
- A desktop review for federally protected species as well as a site review found Bog Turtle, Monarch Butterfly and Schweinitz's Sunflower are shown as protected habitat in the vicinity of the project, however all work shall be conducted within the existing right of way and crews can utilize existing roads for equipment when replacing poles, if needed. A USFWS species list can be provided if found necessary.
- The current scope of this project is only electric utility work and Duke Energy does not plan to alter any existing water infrastructure.
- No known archeological study areas have been observed in the work area for this project.
- There is a listed historic site (NC MPS Cornelius House), less than 1 mile from P13 and P14. Crews will be working in the existing right of way; therefore, no disturbances will occur to this site.



INTERNAL

Brad Loveland
Senior Environmental Specialist
525 South Tryon Street
DEC-36
Charlotte, NC 28202
c: 704.609.5637

The Lake Service Department at Duke Energy is responsible for managing the Federal Energy Regulatory Commission (FERC) license for Duke Energy. As part of the Lake Services Conveyance Permit Application process, federal, state, regional and local agencies and organizations are required to be notified to have their review and consultation for projects within the FERC boundary.

Please provide written (either email or letter) comments within **30 days** of receipt to either brad.loveland@duke-energy.com or the following address:

Duke Energy Plaza
Attention: Brad Loveland
525 South Tryon St
DEP-36A
Charlotte, NC 28202

Agency comments will be forwarded to Lake Services as part of the application process. Lake Services will consider agency comments in evaluating and approving the project.

Thank you in advance for your timely review. Should you have questions or need additional information please contact me at either 704-609-5637 or brad.loveland@duke-energy.com.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Loveland", written in a cursive style.

Brad Loveland

Enclosed:

- Application for Line Crossing within Lake Boundary
- Overall view of areas that will be crossing into FERC project boundary with Environmental Layers.
- Existing Conditions
- Engineering Plans

CC:

- Chase Hardin, Duke Energy: Chase.Hardin@duke-energy.com

Duke Energy Lake Services Guidance for Completing a Line Crossing Application

Step 1: Initial Lake Services Review

In order to begin the application process you must provide Lake Services the following:

- A written description that describes what activity is being proposed. For example, if the proposed activity is construction of an electric line, the description should describe the method of construction, if the line will be underground or overhead, who the owner of the line will be, size of the line, etc. Proposals for overhead electric lines should include the applicable NESC height requirements and calculations.
- Drawing or survey depicting the proposed line, the SMP shoreline classifications, and the amount of land to be conveyed. If only a drawing is provided for preliminary discussion, you must provide a survey showing the proposed location of the line before you can move to Step 2.

Documents should be provided as either Microsoft Word documents or Adobe PDF documents. Lake Services will not review hard copy documents.

Lake Services will review this information and provide comments. There may be several rounds of comments before the applicant can move forward to Step 2. Duke Energy Lake Services requires a minimum of 30 days to review each revision.

Step 2: Agency consultation

Following Duke Energy's approval to move to Step 2, the applicant should develop an agency consultation package for Duke Energy review. The agency consultation package must include a cover letter, the information contained in Sections I-IV of the "Application for Line Crossing within the Project Boundary," and the survey developed in Step 1. Duke Energy will release the applicant to initiate agency review and consultation on the proposed activity. (Refer to the **Agency / Organization List** available from Duke Energy to determine which federal, state, regional, and local agencies and organizations require consultation or review.)

Each agency / organization must be provided at least 30 days for review. Agencies / organizations that do not respond to the initial notification should be sent a second notification for 15 days. Evidence must be provided (e.g., response letter, Certified Mail receipt, email read receipt) in the complete application to show each agency / organization was given the opportunity to review the proposal. Consultation letters must be dated within the two years preceding Duke Energy's receipt of the draft application. All permits must be valid at time of application and have a term longer than the projected schedule for completing the project.

Step 3: Draft Application Review

During Step 3, Lake Services will review the entire draft application and provide comments on changes needed. The complete draft application must be provided to Lake Services as either Microsoft Word documents or Adobe PDF documents. Please note the following:

- Lake Services will not review hard copy documents or documents that are missing required application components.

- Applicants must submit their application fee (payable to Duke Energy) with the draft application.
- Lake Services requires a minimum of 30 days to provide comments.
- The draft application should reflect changes resulting from the agency consultation that occurred during Step 2.
- Applicants should expect multiple rounds of review of the draft application.
- Applicants are encouraged to submit only the information requested in the application. Additional supplemental information will slow Duke Energy's review process.
- Applicants have six months from the date of Lake Services' comments on the draft application to submit a final application. After six months has elapsed without receiving the final application, applicants must restart the application process; the application fee will not be refunded.

Step 4: Final Application

After the applicant has made all the revisions requested by Lake Services, the applicant can submit their final application to Duke Energy. If FERC notification or approval is necessary, Duke Energy will file the request on behalf of the applicant. The applicant must include with their final application a check made out to Duke Energy for the security deposit and a separate check made out to the appropriate state Habitat Enhancement Fund if a payment is required.

Final Application Format: Duke Energy requires applicants to submit their completed final application as an electronic version of the entire application in .pdf format with each application part bookmarked. PDF files must be less than 50 mb in size; in the event there are multiple files, they should be named using this format: file number lake name project description (e.g., "01 Keowee Duke Energy Hwy 188 Transmission Line.pdf") beginning with the first file.

Once the final application is acceptable, Duke Energy will draft a Line Crossing Agreement and provide to the applicant for signing (if applicable). Once the signed agreement and any additional documents are returned, Duke Energy will issue an approval letter to begin construction and provide the applicant with both exhibit forms.

Step 5: Exhibits

Within (45) days after the completion of installation of the line crossing(s), the applicant must provide to Duke Energy a Professional Land Surveyor's Certification and a Professional Engineer's Certification (using the forms provided by Duke Energy in step 4) for each crossing.

Application for Line Crossing within Lake Boundary

Duke Energy Lake Services
525 S. Tryon Street
Mail Code DEP – 35B
Charlotte, NC 28202
1-800-443-5193

Please complete all blanks. If information is not applicable, so indicate by placing N/A in blank.

I. Applicant Information

A.	Company Name	DUKE ENERGY LLC
B.	Mailing Address	6325 WILKINSON BLVD CHARLOTTE, NORTH CAROLINA, 28214
C.	Telephone	704 301-6458
D.	Name of Contact Person	CHASE HARDIN
E.	Email Address	CHASE.HARDIN@DUKE-ENERGY.COM

II. Location of Proposed Project

A. Lake	LAKE NORMAN
B. County(ies) / State	IREDELL COUNTY / NORTH CAROLINA
C. Crossing Coordinates	
Point A:	35.626413, -80.873637
Point B:	35.626382, -80.873773

Attach a map showing crossing location.

III. Proposed Use of Project Area

A. Type of proposed use (electric transmission, distribution, fiber, etc.)
ELECTRIC DISTRIBUTION

- B. Summary of proposed activity. If the activity involves a line crossing previously authorized by Lake Services, note that here.

RECONDUCTOR SINGLE CIRCUIT THREE PHASE 336 AAC PRIMARY & NEUTRAL
TO THREE PHASE 556 AAC PRIMARY & NEUTRAL.

- C. Is any construction (excavation, trenching, right-of-way clearing, shoreline stabilization, etc.) proposed within the hydroelectric project regulated project boundary? If yes, please describe.

NO

- D. Are any structures (poles, towers, pedestals, pads, guy wires etc.) proposed to be established within the hydroelectric project regulated project boundary? If yes, please describe.

NO

IV. Description of Line Crossing

A. Line Voltage	Ø - Ø	23.9 KV	
	Ø - Gnd	13.8 KV	
B. Conductor size:	phase	556 AAC	
	neutral	556 AAC	
C. Width between conductors	44 IN		
D. Minimum clearance at maximum sag from full pond elevation of 760 ft above mean sea level to:			
neutral conductor	41.1 FT		
phase conductor	47.3 FT		
E. Projected construction start date and completion date	09/01/2026 - 01/29/2027		
F. Minimum clearances as required by the			
2023 edition of the NESC	17.0 FT		
US Army Corps of Engineers guidelines	17.5 FT		

G. For subaqueous utility lines:

- a. Method of installation (trenching, HDD, etc.)

N/A

- b. Minimum depth below land surface or lake bottom within the Project Boundary.

N/A

H. Attach a registered survey drawing showing the location of the line crossing, the line crossing right-of-way extents, project boundary location with respect to line crossing and elevation view displaying the minimum clearances from the full pond elevation. Clearance calculations shall be certified by a registered professional engineer.

V. Explain why it is not feasible to keep this line from crossing the FERC project boundary.

THE PROJECT IS UPSIZING WIRE ON AN EXISTING FERC BOUNDARY CROSSING. THE PROJECT WILL BE WORKING WITH EXISTING RIGHT OF WAY AND WILL BE REPLACING EXISTING INFRASTRUCTURE.

VI. Permits

A. List local, state, and federal agencies notified

US Army Corp of Engineers, US Fish & Wildlife, Catawba Indian National Tribal Historic Preservation Office, NC Dept of Natural & Cultural Resources, NC Division of Parks & Recreation, NC Dept of Environmental Quality Division of Water Resources, NC Wildlife Resources Commission, Lake Norman Marine Commission, Iredell County Code Enforcement, Iredell County Health Dept., Division of Water Resources – Public Water Supply

B. Attach copies of permits and/or letters or correspondence and responses to comments required by any local, state or federal agency

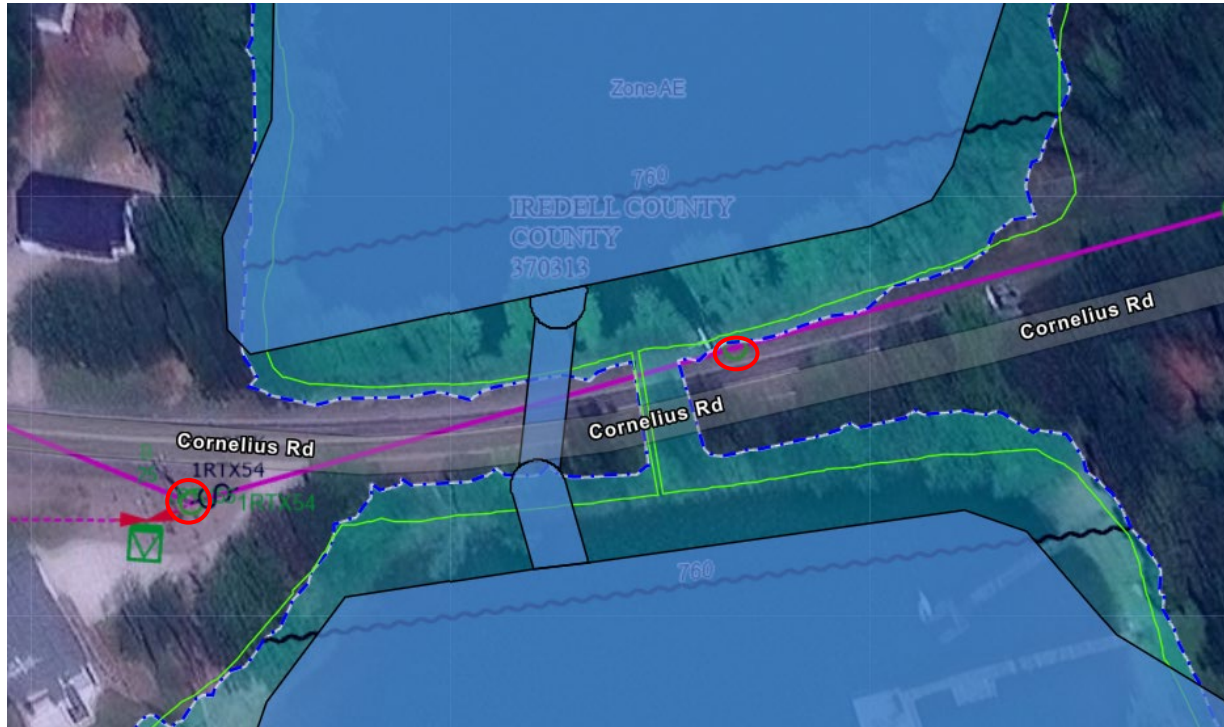
C. Describe any public notices issued

N/A

VII. Describe how the proposed crossing would best serve the public interest.

UPSIZING OF OVERHEAD CONDUCTORS WILL BETTER SUPPORT THE INCREASED ELECTRICAL LOADING DUE TO THE GROWTH & DEMAND OF THE POPULATION IN THE LAKE NORMAN AREA.

Environmental Layers and FERC Overview



P31-P32

Poles (red circles) will remain at this location. Only reconductoring will occur therefore no environmental permits will be pursued. All work will be in existing right of way and along existing road.



P14-P15

Poles (red circles) will be removed and upgraded to 60/2 in same location. No environmental permits will be pursued at this location since all work will be in existing right of way and poles are outside floodplain, and wetlands.

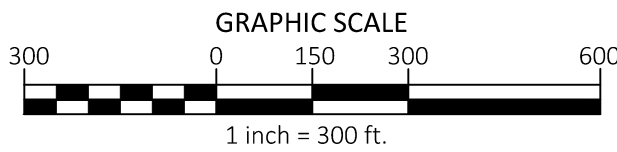
Existing Conditions Cornelius Rd



Existing conditions of **Poles 31 and 32**.
These poles shall remain in place and wire
will be upgraded.



Existing conditions of **Poles 14 and 15**.
These Poles will be removed and
upgraded to 60/2 in same location.



GENERAL NOTES

- 1.) THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A PLAN & PROFILE AND TOPOGRAPHIC SURVEY. THIS IS NOT A BOUNDARY SURVEY. NO INVESTIGATION INTO SUBJECT DEEDS HAS BEEN PERFORMED FOR THIS SURVEY.
- 2.) BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
- 3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 4.) FLOOD NOTE: PORTIONS OF THIS PROPERTY ARE LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AND "AE" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 3710464800J, DATED MARCH 18, 2008.
- 5.) CONTOUR INTERVAL IS ONE (1) FOOT.
- 6.) UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 7.) REFERENCES: AS SHOWN PER IREDELL COUNTY REGISTER OF DEEDS.
- 8.) SURVEYED & MAPPED FOR: DUKE ENERGY CAROLINAS, LLC.
- 9.) THE ELEVATION OF THE FERC PROJECT BOUNDARY, 759.31' (NAVD88), WAS DETERMINED BY UTILIZING THE NATIONAL GEODETIC SURVEY COORDINATE CONVERSION AND TRANSFORMATION TOOL (NGS NCAT: [HTTPS://WWW.NGS.NOAA.GOV/NCAT/](https://www.ngs.noaa.gov/ncat/)) THE PROJECT POINT OF LOCALIZATION WAS USED AS THE HORIZONTAL BASIS OF THE NGVD29 TO NAVD88 CONVERSION. THE CONVERSION PERFORMED WAS A NGVD29 ELEVATION OF 760' TO NAVD88.
- 10.) PORTION OF FERC LINE IS AS PER CATAWBA-WATEREE PROJECT FERC NO. 2232 EXHIBIT G; SHAPEFILE PROVIDED VIA FERC eLIBRARY "20201006-5031_P_2232_Cf Project Boundary, Polygon Data, 08-24-2020.SHP". LOCATION OF CULVERT CROSSING UNABLE TO BE DETERMINED. FERC PROJECT BOUNDARY ELEVATION IS BASED ON SURVEYED FULL POND ELEVATION.

LEGEND

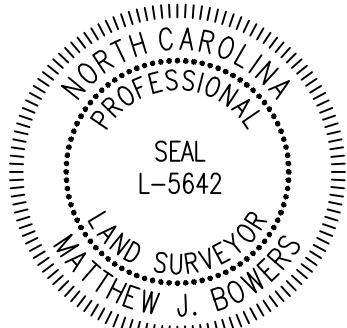
- PROPERTY LINE NOT SURVEYED (PER IREDELL CO. GIS)
- - - RIGHT-OF-WAY LINE NOT SURVEYED (PER IREDELL CO. GIS)
- - - WORK AREA
- FERC LINE

STATE PLANE COORDINATES AS SHOWN WERE ESTABLISHED BY VRS GPS METHOD, AND WERE BASED ON NGS MONUMENTS NCMO, AND THE DATUM IS NAD 83 (2011). THE PROJECT COMBINED GRID FACTOR = 0.999862286
PROJECT COORDINATES ARE LOCALIZED ON PT 953 AND HAVE A STATE PLANE VALUE OF N:688,124.40' E: 1,443,125.22'
VERTICAL DATUM BASED ON NAVD 88

I, MATTHEW J. BOWERS, PLS, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY TO THE CLASS C STANDARD; THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 11, 2026 AND THAT THE SURVEY WAS COMPLETED ON MARCH 13, 2025; THAT ALL COORDINATES ARE BASED ON NC GRID NAD 83 (2011) EPOCH 2010.00, AND ALL ELEVATIONS ARE BASED ON NAVD 88.

THIS 31ST DAY OF JULY, 2026.

MATTHEW J. BOWERS, PLS L-5642



I, MATTHEW J. BOWERS, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: < 0.100'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATE OF SURVEY: 3/11/2026
- (5) DATUM/EPOCH: NAD 83(2011) EPOCH 2010.00
- (6) PUBLISHED/FIXED-CONTROL USED: NCMO
- (7) GEODID MODEL: GEODID18
- (8) COMBINED GRID FACTOR(S): 0.999862286 (POL)
- (9) UNITS: METERS CONVERTED TO US SURVEY FEET

The John R. McAdams Company, Inc.
1100 South Tryon Street
Charlotte, NC 28203
Phone: 704.527.0800
Fax: 704.527.0801
License number: C-02936, C-187
www.mcadams.com



REVISIONS:
7-31-2026 Revised FERC Project Boundary labels and P+P labels

PROJECT NO. **DKE-26025**
FILENAME: **DKE26025-P1**

SITE: 107749
LINE INDEX:
DATE: 5-28-2026
CREW: SH
DRAWN BY: DC
SCALES: NOTED
BOOK:
REVISIONS: 7-31-2026
DIMENSIONS & LABELS

IREDELL COUNTY

SURVEYED & MAPPED FOR:
DUKE ENERGY CAROLINAS, LLC



525 S. TRYON STREET
CHARLOTTE N.C. 28202

PROJECT LOCATION SHEET

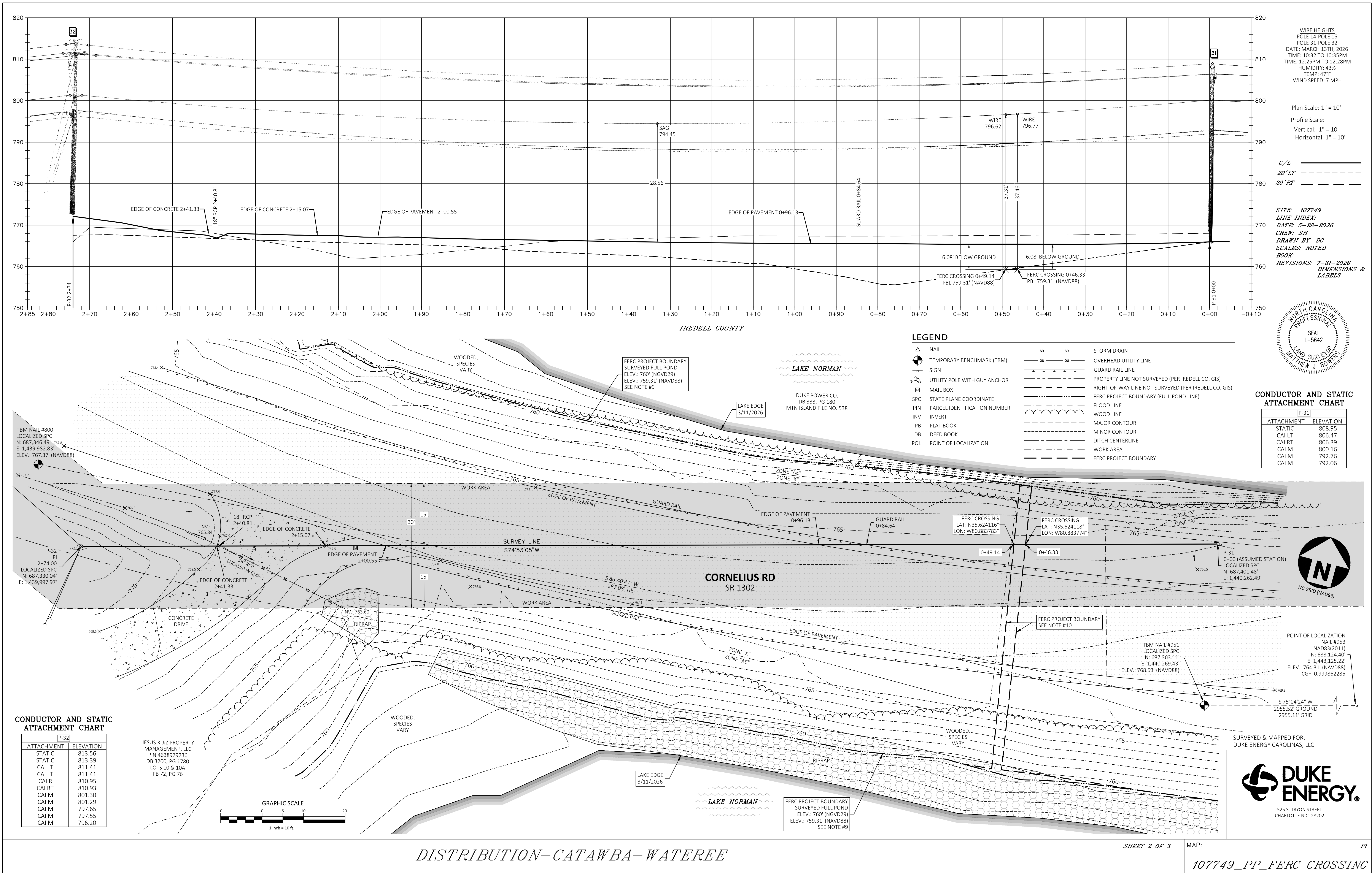
NOT TO SCALE

DISTRIBUTION-CATAWBA-WATEREE

MAP:

107749_PP_FERC CROSSING

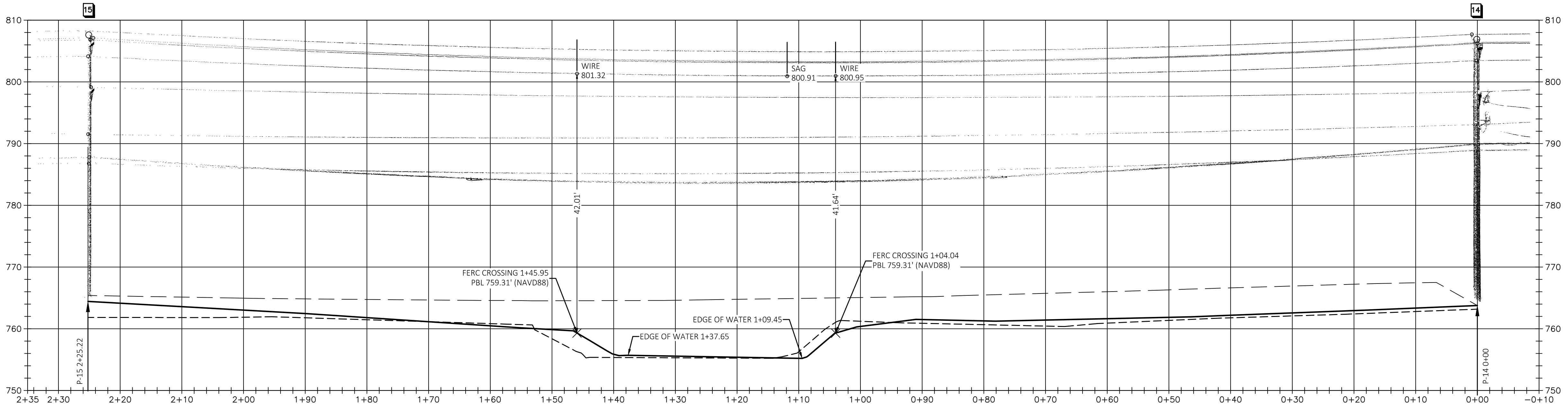
P0



CONDUCTOR AND STATIC ATTACHMENT CHART

P-14	
ATTACHMENT	ELEVATION
STATIC	807.69
CAI RT	806.39
CAI LT	806.21
CAI M	803.44
CAI LT	798.40
CAI LT	796.71
CAI M	793.08
CAI M	792.50
CAI M	789.86
CAI M	788.95

P-15	
ATTACHMENT	ELEVATION
STATIC	808.30
CAI RT	807.11
CAI LT	806.81
CAI M	804.13
CAI LT	799.11
CAI M	791.52
CAI M	787.77
CAI M	786.77



WIRE HEIGHTS
POLE 14-POLE 15
POLE 31-POLE 32
DATE: MARCH 13TH, 2026
TIME: 10:32 TO 10:35PM
TIME: 12:25PM TO 12:28PM
HUMIDITY: 43%
TEMP: 47°F
WIND SPEED: 7 MPH

Plan Scale: 1" = 10'
Profile Scale:
Vertical: 1" = 10'
Horizontal: 1" = 10'

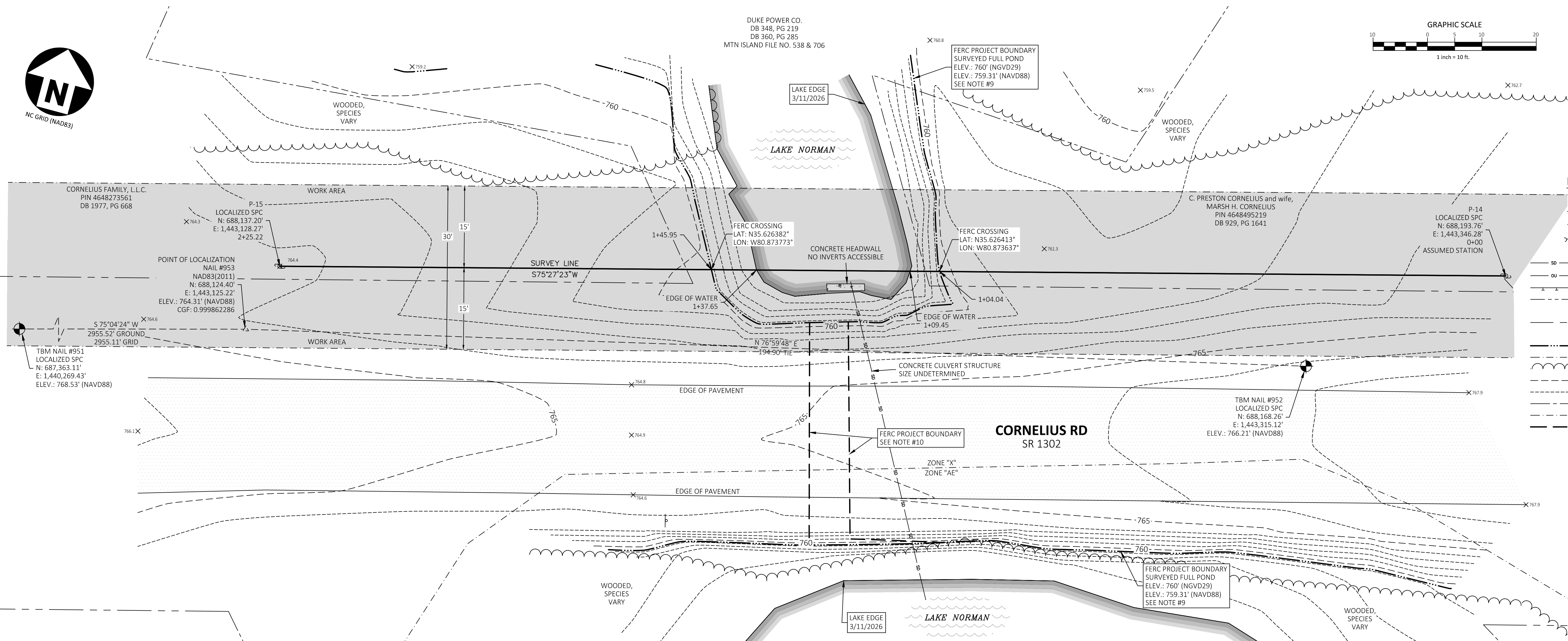
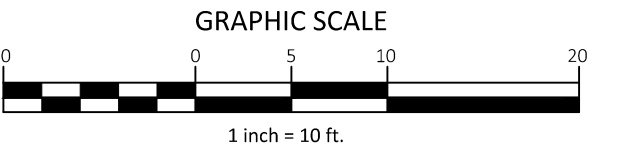
C/L
20' LT
20' RT

SITE: 107749
LINE INDEX:
DATE: 5-28-2026
CREW: SH
DRAWN BY: DC
SCALES: NOTED
BOOK:
REVISIONS: 7-31-2026 DIMENSIONS & LABELS



IREDELL COUNTY

DUKE POWER CO.
DB 348, PG 219
DB 360, PG 285
MTN ISLAND FILE NO. 538 & 706



LEGEND

- NAIL
- TEMPORARY BENCHMARK (TBM)
- SIGN
- UTILITY POLE WITH GUY ANCHOR
- MAIL BOX
- STORM DRAIN
- OVERHEAD UTILITY LINE
- GUARD RAIL LINE
- PROPERTY LINE NOT SURVEYED (PER IREDELL CO. GIS)
- RIGHT-OF-WAY LINE NOT SURVEYED (PER IREDELL CO. GIS)
- FERC PROJECT BOUNDARY (FULL POND LINE)
- FLOOD LINE
- WOOD LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- DITCH CENTERLINE
- WORK AREA
- FERC PROJECT BOUNDARY
- SPC STATE PLANE COORDINATE
- PIN PARCEL IDENTIFICATION NUMBER
- INV INVERT
- PB PLAT BOOK
- DB DEED BOOK
- POL POINT OF LOCALIZATION

SURVEYED & MAPPED FOR:
DUKE ENERGY CAROLINAS, LLC



DISTRIBUTION-CATAWBA-WATEREE

SHEET 3 OF 3

MAP:

P2

107749_PP_FERC CROSSING