

TOWN OF LAKE SANTEETLAH

October 8, 2024 at 12:00PM

Location: 16 Marina Drive Lake Santeetlah NC
28771 & Zoom Meeting
Council Meeting

AGENDA

Meeting called to order

Invocation and Pledge of Allegiance

Approval of the Agenda

Approval of the September 10, 2024 Council Meeting Minutes

Presentation of Financial/Tax Report as of September 30, 2024

Ethics Statement Reminder: In accordance with the State Government Ethics Act, it is the duty of every Town of Lake Santeetlah Council member to avoid conflicts of interest. If anyone has a conflict of interest with respect to any matters coming before the Town of Lake Santeetlah Council today, please identify the conflict and refrain from any participation in the matter involved.

Request for Public Comment

Old Business:

- 1. Update on Broyles septic proposal**
- 2. Reminder about Front Entrance Bricks**
- 3. Tourism Development Authority Report**

New Business:

- 1. Paving**
- 2. \$50,000 Certificate of Deposit for the Water Account**
- 3. Update on the gate**
- 4. Lake Santeetlah trash clean-up report**
- 5. Council Statements**

Announcements

- The next regular scheduled Council Meeting will be held November 12, 2024 at 12:00PM. This meeting will be held at Town Hall and via Zoom. The link to join by Zoom will be sent out by mass email.

Motion to Adjourn

Town of Lake Santeetlah

Council Meeting Agenda Review

October 8, 2024

Invocation & Pledge of Allegiance

Approval of the Agenda

Approval of Minutes:

Approval of September 10, 2024 Council Meeting Minutes

Financial/Tax Report: (As of September 30, 2024)

The financial reports are attached.

Ethics Statement Reminder: In accordance with the State Government Ethics Act, it is the duty of every Town of Lake Santeetlah Council member to avoid conflicts of interest. If anyone has a conflict of interest with respect to any matters coming before the Town of Lake Santeetlah Council today, please identify the conflict and refrain from any participation in the matter involved.

Request for Public Comment

Old Business:

1. Update on Broyles septic proposal: There has been no further information received for an update on this at this time.
2. Reminder about Front Entrance Bricks: commemorative engraved bricks are available to support restoration of the guard shack at the front entrance.
3. Tourism Development Authority Report: Financial report as of Sept, 22, 2024: Checking-\$4,737.53; Savings-\$1,543.00; Revenue July 1-Sept 22-\$4,064.71.
VRBO.com/Homeaway.com is not collecting or paying occupancy tax.

New Business

1. Paving: The Aldridge brothers are here but they have not been able to start paving yet due to the weather. Hopefully the paving will start soon.
2. \$50,000 Certificate of Deposit for the Water Account: There has been a CD for \$50,000 for the water account.
3. Update on the gate: the repair of the gate has been scheduled and should be completed soon.
4. Lake Santeetlah trash cleanup: The cleanup was very successful with over a ton of garbage collected. Many town residents involved including the Gunkels and Ron and Matt Zeunen who now own a house on Mountain Creek.
5. Council Statements

Announcements

- The next regular scheduled Council Meeting will be held November 12, 2024 at 12:00PM. This meeting will be held at Town Hall and via Zoom. The link to join by Zoom will be sent out by mass email.

Motion to Adjourn

Town of Lake Santeetlah

Council Meeting Minutes

September 10, 2024

Mayor Simon called the meeting to order at 12:00PM. Councilmembers Kevin Haag, Jim Hager, Ralph Strunk, and Keith Predmore were present for the meeting. Town Administrator Kim Matheson, Town Clerk Kala Farley, and Town Technician Scott Kamps were also present. Attorney Craig Justus was available via Zoom.

Scott Kamps led the Pledge of Allegiance and offered an Invocation.

Approval of the Agenda: Hager made a motion to approve the agenda. Strunk seconded. All approved. The motion passed unanimously.

Approval of the August 13, 2024 Council Meeting Minutes: Predmore made a motion to approve the minutes. Hager seconded. All approved. The motion passed unanimously.

Approval of the August 13, 2024 Closed Session Minutes: Haag made a motion to approve the minutes. Hager seconded. All approved. The motion passed unanimously.

Financial/Tax Report as of August 31, 2024: Matheson reported the tax collection for August was \$25,002.06.

Mayor Simon read the Ethics Statement Reminder.

Request for Public Comment:

Jack Gross: (Please See Attached)

Old Business

1. **Update on the Broyles septic proposal:** Mayor Simon said the Council has requested some additional items from Jacob Nelms and has not yet received them. Mayor Simon suggested the possibility of having a Special Called Meeting once the additional items are received in order to further discuss this proposal.

New Business:

- 1. Discussion of application for 56 Chalet Village:** Mayor Simon said she would like this matter to be tabled for now to see if the applicant and the adjoining property owner can work something out, such as a conveyance of property, before proceeding with further discussion of this application.
- 2. Appoint Planning Board member:** Mayor Simon said this appointment will be done by nomination and not by motion. Three people submitted for the vacancy, Jack Gross, Alan Davidson, and Anne Hager. Haag nominated Anne Hager. Strunk voted for nominee Anne Hager. Predmore voted for nominee Anne Hager. Haag voted for nominee Anne Hager. Hager voted for nominee Anne Hager. Mayor Simon voted for nominee Anne Hager. The vote was unanimous for Anne Hager to fill the vacant seat on the Planning Board.
- 3. Budget Amendment:** There were two items on the budget amendment, office financial software, \$4,360, and Council Member's Meeting Fees, \$1,000. Matheson said there was not enough budgeted to cover the annual subscription fee for the office financial software and an additional \$4,360 is needed. The \$1,000 is to cover one Council member's meeting fees. Hager made a motion to approve the budget amendment. Predmore seconded. All approved. The motion passed unanimously.
- 4. Council Statements:**
 - Mayor Simon:** Mayor Simon said the Lake Clean-up is September 21, 2024 and anyone who would like to volunteer should contact Randall Veal by September 15, 2024.
 - Ralph Strunk:** Strunk spoke about the front entrance commemorative bricks that are currently for sell and said a mass email will be sent out regarding the order form for the bricks. The order forms can be picked up at Town Hall, downloaded and printed out online or mailed if requested. Any profits made will go to the refurbishment of the Guard House which is in needed of repair. Strunk said at the TPOA meeting the previous night, Jack Gross made a motion to have the Guard House recognized as a historic site and it was unanimously approved. Matheson added the comment box for the sheriff's department that was at the Guard House is now ready for use.
 - Keith Predmore:** Predmore suggested that the recycle trailer at Town Hall be removed and said there are recycle receptacles at the manned East Buffalo trash site that people can use when they go to dump their regular trash.

Predmore said the trailer at Town Hall is not manned to ensure only recyclable material is put in it. Also, removing the trailer will save on Town resources, such as Scott Kamps time used to maintain it and gas used to haul it back and forth from the recycle center on Snowbird Road. Removing the trailer will also open up another parking spot in Town Hall parking lot.

Kevin Haag: Haag mentioned overgrowth in some particular places around Town and it was suggested that get with Scott Kamps to discuss this.

James Hager: Hager said Matheson had mentioned there was a suggestion from the League of Municipalities of a less expensive accounting software for the Town and asked that it be looked into. Matheson believed it was Southern Software that was suggested.

Announcements:

- The application for the Front Entrance Bricks is on the Town website.
- The next regular scheduled Council Meeting will be held October 8, 2024 at 12:00PM. This meeting will be held at Town Hall and via Zoom. The link to join by Zoom will be sent out by mass email.

Motion to Adjourn

Hager made the motion to adjourn the meeting. Predmore seconded. The meeting was adjourned at 12:41PM.

Diana Simon, Mayor

Kala Farley, Town Clerk

Public Comment: September 10, 2024
Council Meeting

Jack Gross:

Between the actions of Mayor Simon and councilman Hager while serving on the most recent past council and refusing to deal with a retaining wall which was re-built on town property and the actions of the planning board with Mrs Hager serving as chair during which time 3 variances were wrongfully approved precedence has been set. A substantial number of community members have identified the need to review and address the zoning ordinance. To date that review has been stagnant with no legitimate progress. You, the council and previous and sitting planning board members have put yourselves, this town, and the zoning ordinance in a dangerous position that in the end may well cost the taxpayers a hefty sum of money. On today's agenda you will be dealing with a gazebo that may have been built in non-compliance as possibly were the retaining wall and parking pad on Santeetlah Trail. So, the question that may come to light reference the gazebo if I were the property owner would be "why am I being treated differently" than others? Your planning board questioned the authority and actions of your zoning administrator which they do not have the authority to do. This council is the only body that has the authority to question the action of the zoning administrator which is also on the agenda. A very big deal has been made about the possible alternate zoning plans submitted by Mrs. Emerson and Mr. Davidson. The fact of that matter is that under section 1401 it was within their right to submit those suggested amendments for consideration. Regarding zoning issues on today's agenda, you may want to review Zoning Articles 15 through 17.

When considering today's appointment to the planning board you may want to consider previous actions and statements of Mrs. Hager, which is part of the problems you are now dealing with. All who have applied are qualified to serve as a planning board member. You've got one hot mess now. Today's choice will be important.