

Town of Lake Santeetlah

Council Meeting Minutes

April 14, 2026

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

Haag led the Pledge of Allegiance and offered an Invocation.

Motion to open Public Hearing: Public Hearing held to discuss the proposed text change to the definition of height in the Zoning Ordinance: Hager made a motion to open the Public Hearing. Haag seconded. All Approved.

Discussion of Recommended Change to Zoning Ordinance: Planning Board Chair Anne Hager provided a summary of what the Planning Board has recently done to provide education and clarity of the language in the Zoning Ordinance to residents, including a workshop in August of 2025. As part of the Planning Board's efforts to clarify ordinance language, a recommended text change to the definition of height was proposed. Chair Hager presented the recommended change to the definition of height to the Council as follows: Page 9, section (501) definitions: "Height, building or structure means the vertical distance measured from the ~~lowest grade point existing prior to construction adjacent to the building wall on the side of the building providing the primary fire department access for the structure to the~~ highest point of the roof surface or parapet for flat and shed roofs, to the highest break line of mansard or gambrel roofs, and to the median height between edge of eave and the highest ridge of pitched or gable roofs and hip roofs. final highest grade to the highest point of the structure. Chimneys, bell towers, steeples, copulas and other similar decorative elements may extend an additional ten feet above the highest point of the roof or parapet. Mechanical equipment on a roof shall be screened from view." Chair Hager said after doing some further research, the Council may possibly want to change the wording, use "highest finished grade" rather than "highest final grade" and add in "meeting exterior walls". Haag mentioned that wording was important, especially in this area where property owners can encounter complex issues relating to the unique terrain of the land. Mayor Predmore said he recommended using "finished grade" rather than "final grade".

Simon asked if “adjacent to the exterior walls” would be added as well. Mayor Predmore agreed that it should be added.

Request for Public Comment:

Aurora Yarberry: Yarberry asked since this would change where you are measuring from, would this change the overall height allowance as a result. Chair Hager said it should not change.

Alan Davidson: Davidson said to keep in mind when using the wording of highest grade that most homes are built on slopes. Davidson said the state code says to take the average of the natural grade before you start to measure for 35 feet.

Mayor Predmore asked Chair Hager what she would recommend the wording be. Chair Hager said she recommended the wording to be the highest finished grade adjacent to the exterior wall to the highest point of the structure.

Motion to Adjourn Public Hearing: Strunk made a motion to adjourn the Public Hearing. Hager seconded. All approved. The motion passed unanimously.

Approval of the Council Meeting Agenda: Hager made a motion to approve. Haag seconded. All approved. The motion passed unanimously.

Approval of March 10, 2026 Council Meeting Minutes: Hager made a motion to approve the March 10, 2026 Council Meeting Minutes. Simon seconded. All approved. The motion passed unanimously.

Financial/Tax Report as of March 31, 2026: Matheson reported the tax collection for March was \$2,795.00.

Request for Public Comment:

Scott Kamps announced that Duke Energy will be in Town for two weeks, replacing streetlights with 30-Watt LED lamps from 9:30 AM to 3:00 PM.

James Brown: Brown asked if there was any update on the Fiber internet that was supposed to be available soon in Town. Matheson said an engineer has been out to look and take measurements, but no further updates are available at this time.

Haag said Point of Interest, five years ago in April was the last time the water tanks were inspected and serviced.

New Business:

1. **Action from Public Hearing:** After discussion, Mayor Predmore agreed that the wording used in the definition change should be “highest finished grade immediately adjacent to the exterior wall”. Hager made a motion to approve the change of the language of the zoning ordinance to the “highest finished grade immediately adjacent to the exterior walls to the highest point of the structure” and to adopt the consistency statement of the Planning Board. Strunk seconded. All Approved. The motion passed unanimously.
2. **Reschedule June Council meeting date:** Matheson said she had a scheduling conflict for the June Council meeting and would not be able to be present if the date wasn’t rescheduled. Hager made a motion to change the June Council meeting date to June 16th. Simon seconded. All Approved. The motion passed unanimously.
3. **Meeting Fee for Planning Board:** There was discussion about paying the Planning Board members each time they met. Strunk asked what the amount would be and if it could be made retroactive to January 2026. Hager said he would recuse himself from voting due to a conflict of interest. Mayor Predmore moved that the Council recuse Jim from this motion and this vote. Simon seconded. All Approved. The motion passed unanimously. Mayor Predmore made a motion that the Council award the Planning Board members a meeting fee of \$100 for each of the five members for each meeting, retroactive January 1st. Simon seconded. The vote was 4 of 4. The motion passed.
4. **New Residential Directory Information:** Matheson said that we are getting ready to start the new directory and said if anyone has any changes to their information to let the office know.
5. **Letter of Support for AdventHealth:** Predmore said there is a letter of support that will be signed by Town Administrator Kim Matheson. Simon made a motion to support AdventHealth. Haag Seconded. All approved. The motion passed unanimously.
6. **TDA Report:** Simon reported that the TDA has paid for the painting of the front entrance guard house and has proposed to have the benches painted. Simon said there was a suggestion to move the dog waste stations away from the benches. Kamps suggested that the second waste station be moved toward Chalet Village around behind a speed limit sign and the first one to be moved around the curve from where it currently is. Simon reported that

she and Haag had planted flowers at the Front Entrance. Simon said as for the TDA Financials, \$3,000 was moved from Checking to Savings. As of April 14th, 2026 the checking account balance is \$11,547.33 and savings account balance is \$4,561.00. Simon reported they would be working on the TDA budget shortly and meeting around the end of May so they can present the budget to the Council at the June meeting.

7. Council Statements:


Strunk: Strunk asked about getting the Sheriff's box reinstalled since the Guard House painting has been completed and requested to ask the contract security officer to check it at least once a month. Strunk also asked if a mass email can be sent to inform the residents of the box along with the details of use and frequency of the officer's review of the contents.

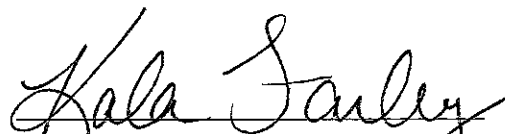
Hager: Hager spoke about the fireworks for the 4th of July Semiquincentennial celebration. Hager said the Town is donating \$3,000 and the TDA will possibly donate \$1,000. Hager said anything over \$6,000 donated for fireworks will go to support the Santeetlah Fire Department. Hager also said member enrollment is now open to join the TPOA.

Announcements

- Budget Workshop will be held on Tuesday, April 21, 2026 at 12:00 PM at Town Hall and via Zoom.
- The next regularly scheduled Council Meeting will be held May 12, 2026 at 12:00 PM. 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: Simon made a motion to adjourn. Strunk seconded. All approved. The meeting was adjourned at 1:03 PM.


Keith Predmore, Mayor


Kala Farley, Town Clerk