

Town of Lake Santeetlah

Council Meeting Minutes

March 11, 2025

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

Chris Bradley led the Pledge of Allegiance and offered an Invocation.

Approval of the Council Meeting Agenda: Predmore made the motion to amend the agenda by moving the Public Hearing items prior to #1 New Business. Strunk seconded. All approved. The motion passed unanimously.

Approval of the February 11, 2025, Council Meeting Minutes: Hager made a motion to approve the February 11, 2025, Council meeting minutes. Predmore seconded. All approved. The motion passed unanimously.

Financial/Tax Report as of February 28, 2025: Matheson reported the tax collection for February was \$5,808.39. Matheson said the CD for the General Fund had matured and was renewed for another six months and \$75,000 was added to that CD. Matheson said the Water Fund CD will mature tomorrow and Mayor Simon and Hager will go to the bank to renew it. The bank said they will give the same rate on it as they previously did.

Mayor Simon read the Ethics Statement Reminder.

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

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

Statement from the Council, guidelines of meeting: Predmore said that this meeting is open for discussion.

Discussion of Recommended Changes to Zoning Ordinance: Planning Board Chair Hager reviewed and explained the recommended changes to the zoning ordinance with the Council. Chair Hager said there will possibly be additional proposed changes to come, and the Planning Board would host a workshop and survey to gather more feedback prior to that.

Request for Public Comment:

Tina Emerson, 124 Santeetlah Trail, Lake Santeetlah, NC: Emerson made a comment in regards to recommended change #4 and said it was not within the scope of what the law says and referenced NCGS 160D-604 paragraph B. Emerson said it states all proposed amendments to the zoning regulation or zoning map shall be submitted to the Planning Board for review, so it should not be submitted to the Town Council, but rather submitted to the Planning Board. Emerson also said according to the general statues there is a time limit. If the Planning Board doesn't make a recommendation within 30 days, the governing Board can make a decision. Emerson recommended that recommended change #4 be changed to be in accordance with North Carolina state law.

Attorney Justus said the Governing Board is allowed to create rules and they can establish gatekeeping procedures.

Jack Gross, 75 Nantahala Trail, Lake Santeetlah, NC: Gross said regarding recommended change #3 he would question who is in charge of establishing if something is conforming or nonconforming. Gross said the recommended changes are procedural changes, not just text changes. Gross said in regard to recommended change #4, he thinks it is backwards and the authority and duties of the Zoning Administrator should not be deleted nor bypassed in his job functions. Gross said in regards to recommended change #5, he feels like this is putting the Town Administrator in a potentially bad position. Gross also said regarding recommended change #5 he believed it should state "will refer" rather than "may refer".

Attorney Justus said between the initial inquiry and the final binding decision there are a lot of preliminary questions, so normally, every question a citizen has does not go directly to the Zoning Administrator.

Matheson said she would like to state that she does not make any binding decisions. All binding decisions come directly from the Zoning Administrator.

Alan Davidson, 118 Sequoyah Trail, Lake Santeetlah, NC: Davidson emphasized the Town's responsibility in regulating and enforcing the zoning ordinance. Davidson said, in general, the problem with the ordinance is that it is not comprehensive and there is a need for clear answers to questions about the ordinance to avoid legal issues.

Motion to Adjourn Public Hearing: Strunk made the motion to adjourn the Public Hearing. Predmore seconded. All approved. The meeting was adjourned.

Predmore made a motion to adopt the proposed changes, with a statement of consistency that the changes are procedural and are needed to align the Ordinance with current procedures, eliminate redundancies and offer clarity. Hager seconded. All approved. The motion passed unanimously.

New Business:

- 1. Update from Tourism Development Authority:** Mayor Simon said the Tourism Development Authority met at Town Hall on Feb 24, 2025, and gave an update of the TDA financial report. Simon said as it stands on March 11, 2025, the checking account is \$5,671.22 and savings account is \$1,548.41.
- 2. Streetlights for Lakeside:** Mayor Simon said she had been working with Bebe Bradley on this and read a statement prepared by Bradley (see attached Lakeside Lighting Notes). Mayor Simon said Matheson has reached out to Duke Energy to request someone come and give some options of placement and cost of the lighting. Predmore said there is something called light pollution and is opposed to additional streetlights. Chris Bradley said he would like to say that this would not affect anyone other than Lakeside as far as light pollution. Chris Bradley also said the lack of lighting is a safety issue, and the Town should have some sort of standard for safety in terms of lighting and would like that standard to apply to all parts of the Town, including Lakeside. Mayor Simon said the Town will reach out to Lakeside after they receive more input from Duke Energy on this.
- 3. Budget Amendment for General and Water:** Matheson said the money that we received from Pastor Eric Reece and the Dogwood Trust for

reimbursement of the Starlink equipment and the meeting owl, along with the ad money that was received for the directory, was put into miscellaneous income. The amendment would take that from miscellaneous income and put it back into miscellaneous expense and office expense, where those things were originally paid from. Matheson said more money is needed in the Water Fund for supplies and believes \$3,000 will be sufficient until the end of the year depending on what comes up or needs replaced for water. Matheson said it is time to start thinking about the budget and would like to schedule a budget workshop. Hager made a motion to approve the budget amendments. Strunk seconded. All approved. The motion passed unanimously.

4. Council Statements:

Hager recommended the first budget workshop be scheduled on Wednesday, April 9, 2025 at 12:00PM. Hager also said he would like to compliment Scott Kamps for the work he did in terms of clean up after the wind storm that came through.

Request for Public Comment:

Jack Gross: Gross said he would like to identify that the current minutes are not visible on the Town website and only a partial part of the Town Charter is available on the Town website. Gross said regarding the light study that is going to be done in Lakeside, he would like the Town to consider doing a Town-wide light study.

Kevin Haag: Haag said the roadway where the project was done on Nantahala Terrace is still in a state of disrepair and would like to recommend that when the company comes back in to repair the street they would consider putting an asphalt swale in the area adjacent to road because where now, it is just rock. Haag said there is still an issue of no water when the power goes out on top of the mountain and would like to petition the Council to revisit that issue.

Diana Simon: Mayor Simon said that the Town had previously submitted an application for the Golden Leaf Grant for flood water mitigation and that grant has now been discontinued.

Announcements:

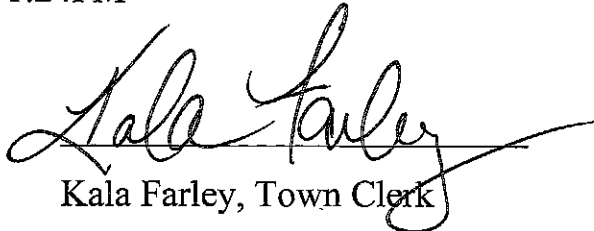
- Upcoming water billing. Water will be billed within the next two weeks.

- The next regularly scheduled Council Meeting will be held April 8, 2025, 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 1:24PM



Diana Simon, Mayor



Kala Farley, Town Clerk

Lakeside Lighting Notes

submitted on 3/11/25 by

Bebe Bradley

Issue at hand:

There is only one street light in the project. It is up by the middle entrance to the community.

At night, it is pitch black, which is nice to see stars and such, but this is a safety factor. We have 2 more homes contracted to be built. A member of the board is very concerned that street lights will inhibit the ability to a peaceful environment and 'viewing pleasure,' if you will. I think the areas I've noted are conducive to maintaining that organic feel.

When you drive up Lakeside, just below the pavilion is complete darkness. To begin with, that isn't good for any policing effort. We know people go there at times and it's nice for them because it's dark and you can imagine what that can lead to. And it's nice to see the road, as well!

Coming further, we have the waterfall (which is being fixed even as I type) that could use a light somewhere close by. It is across from Jack's house so that needs to be considered. Also, a possibility there is that we can do some more decorative lighting there that would light the steps and the water and not interfere with Twin Falls of Minski.

Up further, the round-about could use a light close by. We have people that like to walk their dogs and have requested more lighting. Totally understandable. I was one of them for a long time! Spooky at night - especially after you're heard a mountain lion yelling!

Unfortunately, my printer decided to be a pain and I'm unable to print out what I wanted to, but I've got plat map to show you. Easier to explain. And I'm sure the Duke design personnel will be able to come up with the areas. The Board would, however, like to have a say in the final placing.

Thank you - Bebe

LAKESIDE LODGE CONDO / SEWER EXHIBIT

TSW 2.04.21
(NOTE: SEE SURVEY FOR LEGAL DESCRIPTION)

Sewer Calculations - Santeetlah Lakeside

System Re-Use	Capacity	Approved Gal/Br	# Brs	# Units @ 2Br/Unit	# Brs Hooked up	Excess Br
Assignment	4120	70	58	0	29	0
1-7			14	7	7	
15-21			14	7	7	
24-26			6	3	3	
Condos 10			20	10	10	
Extra Condos 2			4	2	2	
Total Assigned / Excess			58	29	29	0

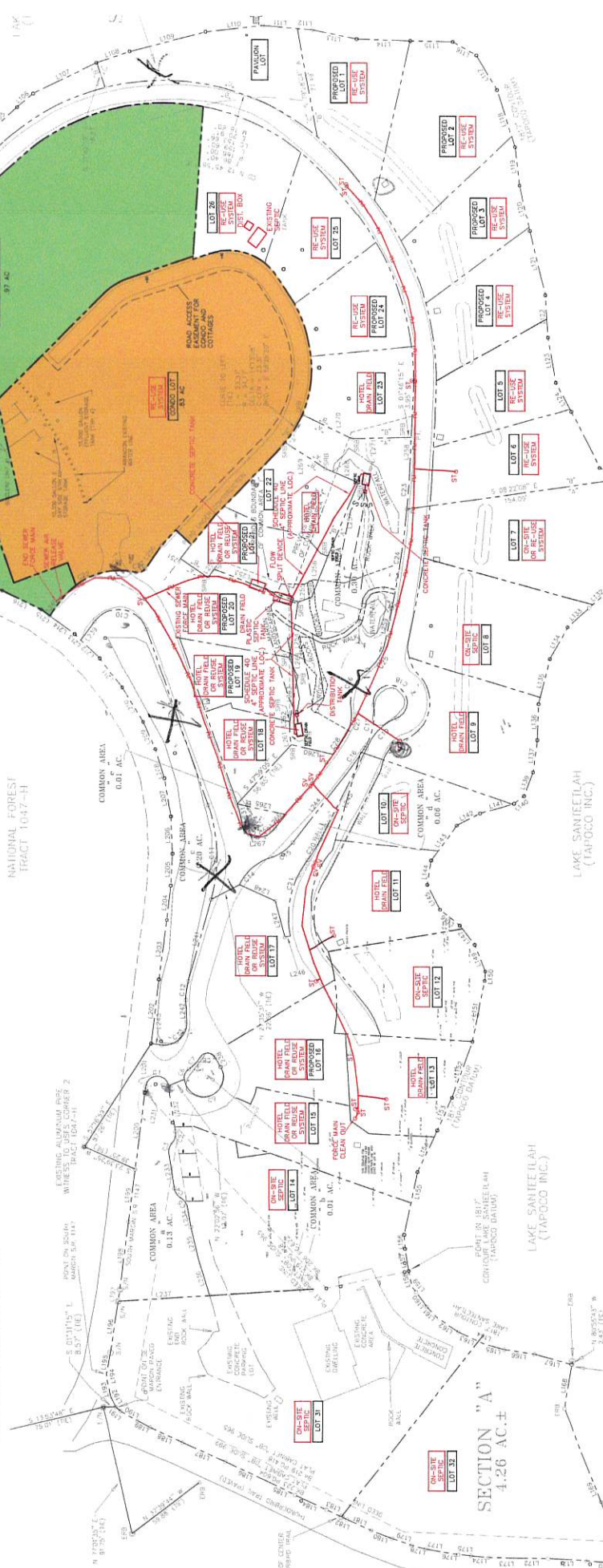
System Re-Use	Capacity	Approved Gal/Br	# Brs	# Units @ 2Br/Unit	# Brs Hooked up	Excess Br
Assignment	1920	70	27	1	5	
11			1	1	3	
13			1	1	4	
22			1	1	2	
23			1	1	3	
Total Assigned / Excess			5	5	10	

We have enough capacity for the rest of the project based on the gallonage on the Re-Use System, plus the ones currently connected to the Motel System and the ones with on site septic.

Based on the excess capacity available from the Motel System indicated by the GCHD and calculated on 70 GPD, we would have a total of 27 additional bedrooms, of which 17 are already hooked up, giving us an excess of 10 additional bedrooms. The above is for calculation purposes and does not indicate the specific assignments of future units to the specific system.

Recommend that we hold 8 in reserve assigned for an additional bedroom for each of lots 1-5, and 24-26. That would still leave 2 connections in reserve.

This is a worse case scenario (assuming the GCHD allows what they promised), since we originally got all of the units hooked up to the Motel System designated as 2-Br units.



SECTION "A"
4.26 AC. ±