

TOWN OF LAKE SANTEETLAH

April 14, 2026 at 12:00 PM

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

AGENDA

Meeting called to order

Invocation and Pledge of Allegiance

Motion to open Public Hearing: Public Hearing held to discuss the proposed text change to the definition of height in the Zoning Ordinance.

Approval of Public Hearing Agenda

Discussion of Recommended Change to Zoning Ordinance

Request for Public Comment

Motion to Adjourn Public Hearing

Motion to Return to Council Meeting

Approval of the Council Meeting Agenda

Approval of March 10, 2026 Council Meeting Minutes

Presentation of Financial/Tax Report as of March 31, 2026

Request for Public Comment

New Business:

- 1. Action from Public Hearing**
- 2. Reschedule June Council meeting date**
- 3. Meeting Fee for Planning Board**
- 4. New Residential Directory Information**
- 5. Letter of Support for AdventHealth**

- 6. TDA Report**
- 7. Council Statements**

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

Town of Lake Santeetlah

Council Meeting Agenda Review

April 14, 2026

Meeting called to order

Invocation & Pledge of Allegiance

Motion to open Public Hearing: Public Hearing held to discuss the proposed text change to the definition of height in the Zoning Ordinance.

Approval of Public Hearing Agenda

Discussion of Recommended Change to Zoning Ordinance

Request for Public Comment

Motion to Adjourn Public Hearing

Motion to Return to Council Meeting

Approval of the Council Meeting Agenda

Approval of March 10, 2026 Council Meeting Minutes

Financial/Tax Report: (As of March 31, 2026): The financial reports are attached.

Request for Public Comment

New Business:

1. Action from Public Hearing
2. Reschedule June Council Meeting date: The Council will discuss moving the June meeting date due to a schedule conflict.
3. Meeting Fee for Planning Board: The Council will discuss meeting fees for the Planning Board members.
4. New Residential Directory Information: We will begin working on the new residential directory soon. If there are any changes to contact information, please contact the office so the correct information will be in the new directory.
5. Letter of Support for AdventHealth: AdventHealth has requested a letter of support for an application to develop 92 additional acute care beds at the new hospital in Weaverville.
6. TDA Report: Simon will report on this.
7. Council Statements

Announcements

- Budget Workshop will be held on Tuesday, April 21, 2026, at 12:00 PM at Town Hall and via Zoom. The link to join by Zoom will be sent out by mass email.

- 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

TOWN OF LAKE SANTEETLAH

April 14, 2026, at 12:00PM

Location: 16 Marina Drive,
Lake Santeetlah, NC, 28771 & Zoom Meeting
Public Hearing

AGENDA

Motion to Open Public Hearing

Approval of the Agenda

New Business:

1. Discussion of proposed text change to the definition of height in the Zoning Ordinance.

Request for Public Comment

Motion to Close Public Hearing

Proposed Text Change to the Definition of Height:

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.

Town of Lake Santeetlah

Council Meeting Minutes

March 10, 2026

Mayor Keith Predmore called the meeting to order at 12:00 PM. Councilmembers Ralph Strunk, Diana Simon, and Jim Hager were present for the meeting. Town Administrator Kim Matheson, Town Technician Scott Kamps, and Town Clerk Kala Farley were also present. Attorney Justus was present on Zoom. Kevin Haag arrived late to the meeting just prior to Old Business #5 Council Statements.

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

Approval of the Council Meeting Agenda: Mayor Predmore asked to amend the agenda by moving OB#2 until next month. With that change, Hager made a motion to approve. Simon seconded. All approved. The motion passed unanimously.

Approval of Consent Agenda:

February 20, 2026 Council Meeting Minutes

Hager made a motion to approve the February 20 Council Meeting Minutes. Strunk seconded. All approved. The motion passed unanimously.

Mayor Predmore reminded everyone of the ethical requirements as a member of the Town Council.

Financial/Tax Report as of February 28, 2026: Matheson reported the tax collection for February was \$2,564.53.

Request for Public Comment:

Alan Davidson: Davidson said he would like to thank Glenn Barnett for his effort in serving on the Planning Board.

Old Business:

- 1. Received Signed Lakeside Tri-Party Agreement:** Matheson reported that the signed agreement was received and all the work has been completed except for the paving.

New Business:

1. Presentation of Amendment to Zoning Ordinance by Planning Board:

Planning Board Chair Hager submitted a statement to the Council and an explanation of why the change to the definition of height is being recommended. (see attached)

After discussion, the Council decided that a public hearing on the proposed amendment will be held during the next regularly scheduled Council meeting on April 14, 2026 at 12:00 PM.

2. Nomination of new Planning Board Member:

Town Hall received interest from three applicants for the vacancy on the Planning Board. Jack Gross, Matthew Major, and Aurorah Yarberry. Hager nominated Aurorah Yarberry for the vacancy. There were no other nominations. Hager voted "Aye". Simon voted "Aye". Mayor Predmore voted "Aye". Strunk voted "Aye". The vote was 4 of 4 for Aurorah Yarberry to fill the vacant seat on the Planning Board.

3. General Fund CD Matured (Feb 18):

Matheson said a General Fund CD matured on February 18th. \$20,000 was added to it, bringing it up to \$202,000 with a rate of 2.40% for 6 months. Matheson said a Water Fund CD will be maturing soon and \$20,000 will be added to it as well.

4. Upcoming Water Billing:

Matheson said we will be billing water within the next couple weeks and asked that anyone that hasn't paid their bill to pay as soon as possible.

5. Council Statements:

Diana Simon: Simon announced there was a past member of Town Hall Staff, Debbie Wheeler, that recently passed away and she will be missed.

Ralph Strunk: Strunk said he would like the Planning Board to be recognized in the next Residential Directory and suggested including a section with the Board members photos and contact information.

Keith Predmore: Predmore read a thank you letter from the Santeetlah Fire Department thanking the Town for the donation.

Jim Hager: Hager said he would like to compliment the Mayor for the emails he has been sending out to the Town residents.

Kevin Haag: Haag spoke about a local meeting he attended where HUD (Housing and Urban Development) was discussed for Graham County. \$600,000 appropriated for housing for Graham County since around 2020. That amount has now grown to over 1 million dollars. Those funds have

been held for various reasons but primarily due to the extensive restrictions and regulations for contractors to get the money. Haag said he wanted to bring awareness of this and how it can bring positive change to the community if the people work together to find a solution in order for Graham County to access the funds.

Announcements

- The next regularly scheduled Council Meeting will be held April 14, 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: Haag made a motion to adjourn. Strunk seconded. All approved. The meeting was adjourned at 12:40 PM.

Keith Predmore, Mayor

Kala Farley, Town Clerk

2026

Assets

01-1001-0100	Escrow Acct Checking	7,449.85
01-1001-0200	FC General Money Market	0.00
01-1001-0300	FC Savings Account	11,318.67
01-1001-0600	UCB Capital Reserve Roads	0.00
01-1001-0800	General Operating Checking	145,629.65
01-1001-0900	UCB General CD 4130043318	0.00
01-1001-0910	UCB CD number 4130063376	0.00
01-1001-0920	UCB General CD 4130080102	0.00
01-1001-0921	CD general 4130104464	0.00
01-1001-0922	General Fund CD 1757	0.00
01-1001-0923	General fund CD 4130116141	50,567.21
01-1001-0960	General CD 4130133525	202,397.28
01-1001-1000	UCB ARPA FUNDS	0.00
01-1001-1100	Payroll Checking	15,956.43
01-1001-1200	Powell Bill Checking	10,675.43
01-1001-1300	UCB General Account Savings	70,571.74
01-1001-1400	UCB Reserve Acct Town Truck	0.00
01-1100-0000	TAXES RECEIVABLE	239.04
01-1280-0100	NC Sales Tax receivable	2,676.81
01-1700-1000	Capital Asset	0.00
01-1700-1100	Capital Assets	0.00
01-1710-0000	Land - Non Depreciated Asset	36,851.80
01-1720-0000	Buildings & Bldg Improvements	186,114.20
01-1730-0000	Land & Infrastructure Imprvmt	705,481.83
01-1740-0000	Equipment, Furniture & Fixtures	89,596.52
01-1750-2000	Computer	1,882.00
01-1790-1000	Less Accumulated Depreciation	652,635.60-
01-1800-0000	Loss on Sale of Asset	0.00
01-1900-0200	Due From Water	108,499.89
01-1900-0300	Due From TDA	0.00
01-1900-0400	Due From Capital Reserve	40,000.00
01-1900-0500	Due From ARPA Fund	0.00
01-2900-0200	Due To Water	112,870.34-
01-2900-0300	Due To TDA	0.00
01-2900-0400	Due To Capital Reserve	0.00
01-2900-0500	Due To ARPA Fund	0.00
01-9998-0000	ESTIMATED REVENUE	72,697.00
	Total Assets	<u>993,099.41</u>

Liabilities & Fund Balance

01-2000-0000	Accounts Payable	50.00
01-2000-1200	Ford Motor Credit	0.00
01-2010-0000	Payroll Liabilities	1,346.83-
01-2010-1000	Direct Deposit Liabilities	209.38-
01-2200-0000	Accrued Expenses	0.00
01-2210-0000	Prepaid	0.00
01-9999-0000	APPROPRIATED BUDGET	72,697.00
	Total Liabilities	71,190.79
01-4000-0000	Retained Earnings	854,850.65
	Total	<u>854,850.65</u>
	Revenue	386,629.43
	Less Expenses	<u>319,571.46</u>
	Net	67,057.97

2026

Total Fund Balance	<u>921,908.62</u>
Total Liabilities & Fund Balance	<u>993,099.41</u>

2026

Assets

02-1001-0600	First Citizens Credit Card Acco	0.00
02-1001-1000	UCB ARPA Funds Water	0.00
02-1001-1600	UCB Water Money Market	34,820.29
02-1001-1800	Water Operating Checking	48,193.79
02-1001-1850	Water CD	0.00
02-1001-1860	Water CD renewal 5196	313.97
02-1001-1870	Water fund CD 4130108263	0.00
02-1001-1880	Water CD 4130136487	71,934.15
02-1280-0100	NC Sales Tax Receivable	3,287.23
02-1290-0000	Accounts Receivable	30,084.36
02-1290-0500	Account Receivable Reserve	0.00
02-1710-0000	Land - Non Depreciated Asset	70,000.00
02-1740-0000	Equipment, Furniture & Fixtures	80,034.93
02-1790-1000	Accumulated Depreciation	824,296.15-
02-1800-0100	Water Meters	56,655.49
02-1800-0200	NEW WATER METER ACCOUNT	0.00
02-1800-0300	Plant & System Distributions	937,788.54
02-2200-0001	Accrued Leave	3,212.00-
02-9998-0000	ESTIMATED REVENUE	0.00
	Total Assets	<u>505,604.60</u>

Liabilities & Fund Balance

02-1990-0100	Due from General Fund	112,870.34-
02-1990-0300	Due From TDA	0.00
02-1990-0400	Due From Capital Reserve	0.00
02-1990-0500	Due From ARPA Fund	0.00
02-2000-0000	Accounts Payable	0.00
02-2100-0000	Payroll Liabilities	0.00
02-2200-0000	Accrued Expenses	0.00
02-2500-0000	UCB Loan	111,666.53
02-2550-0000	DEBT SERVICE - INFRASTRUCTURE	0.00
02-2900-0100	Due to General Fund	108,499.89
02-2900-0300	Due To TDA	0.00
02-2900-0400	Due To Capital Reserve	0.00
02-2900-0500	Due To ARPA Fund	0.00
02-9999-0000	APPROPRIATED BUDGET	0.00
	Total Liabilities	<u>107,296.08</u>
02-4000-0000	Retained Earnings	<u>377,819.37</u>
	Total	<u>377,819.37</u>
	Revenue	107,282.48
	Less Expenses	<u>86,793.33</u>
	Net	<u>20,489.15</u>
	Total Fund Balance	<u>398,308.52</u>
	Total Liabilities & Fund Balance	<u>505,604.60</u>

Account Id	Account Description	Prior Rev/Exp	Anticipated/Budg	Current Rev/
01-0170-0000	Powell Bill	10,767.19	9,700.00	10,592.41
	0170 Powell Bill	10,767.19	9,700.00	10,592.41
01-0171-0014	Ad Valorem Tax	235,738.31	270,454.07	251,646.83
	0171 Total	235,738.31	270,454.07	251,646.83
01-0172-0013	Ad Valorem Tax - Prior Years	13,002.20	5,000.00	2,323.66
	0172 Total	13,002.20	5,000.00	2,323.66
01-0174-0000	Zoning Application Fees	300.00	400.00	50.00
	0174 Zoning Application Fees	300.00	400.00	50.00
01-0175-0000	DMV Tax Refund	1,727.84	2,000.00	1,460.40
	0175 DMV Tax Refund	1,727.84	2,000.00	1,460.40
01-0177-0000	Franchise Taxes	14,468.63	12,000.00	13,711.58
	0177 Franchise Taxes	14,468.63	12,000.00	13,711.58
01-0178-0000	Investment Earnings	3,040.47	3,000.00	5,238.79
	0178 Investment Earnings	3,040.47	3,000.00	5,238.79
01-0179-0000	Misc Income	14,706.16	4,800.00	6,036.28
	0179 Misc Income	14,706.16	4,800.00	6,036.28
01-0181-0000	Sales & Use Tax Distribution	91,032.43	130,000.00	94,233.94
	0181 Sales & Use Tax Distribution	91,032.43	130,000.00	94,233.94
01-0182-0000	Sales Tax Refund	2,078.07	600.00	1,311.63
	0182 Sales Tax Refund	2,078.07	600.00	1,311.63
01-0183-0000	Solid Waste Disposal	22.90	0.00	23.91
	0183 Solid Waste Disposal	22.90	0.00	23.91
01-0195-0000	Transfer from Reserves	0	30,000.00	0
	0195 Transfer from Reserves	0.00	30,000.00	0.00
	General Fund Revenue Totals	386,884.20	467,954.07	386,629.43

01-410-0000	GOVERNING BODY	0	0	0
01-410-0100	Council Members Meeting Fee	600.00	1,200.00	600.00
01-410-0105	Scholarship Donation by Council	6,000.00	4,800.00	4,800.00
01-410-0120	Planning Board Expense	252.12	6,000.00	918.16
01-410-0410	Annual Legal Fees	15,777.60	35,000.00	29,726.78
01-410-0420	Audit Expense	9,581.50	10,500.00	9,686.72
01-410-0425	contract help (for Scott)	0	3,200.00	212.50
01-410-1450	Council Meeting Supply & Lunch	611.11	1,000.00	556.96
01-410-5400	Insurance Bond & Liability	6,402.65	6,400.00	6,428.51
	410 GOVERNING BODY	39,224.98	68,100.00	52,929.63
01-420-0000	ADMINISTRATION EXPENSES	0	0	0
01-420-0200	Payroll Expenses	76,545.28	108,711.52	78,240.01
01-420-0210	Employee Bonus	3,000.00	4,000.00	4,000.00
01-420-0250	Payroll Taxes	4,130.48	11,500.00	5,937.68
01-420-0260	Employee Health Insurance	5,040.00	6,720.00	5,040.00
01-420-0270	Retirement State 457 Plan	7,614.04	10,871.15	7,823.97
01-420-0850	Workmans Comp	1,430.49	1,464.00	1,627.81

01-420-0900	Life ST & LT Disability	306.81	1,112.16	941.86
01-420-0950	Dental & Vision	868.30	1,303.78	914.14
01-420-1000	Payroll Services	2,645.00	4,640.00	3,050.00
01-420-1100	Telephone Expense	1,252.88	1,600.00	1,463.33
01-420-1110	Cell Phone - Public Works	967.61	2,028.00	1,339.04
01-420-1120	Internet Webpage Service	0	4,150.00	0
01-420-1130	Computer Tech Support	2,670.00	3,000.00	2,040.00
01-420-1200	Postage	58.40	450.00	325.75
01-420-1451	Meals and Entertainment	190.59	500.00	0
01-420-2600	Advertising and Promotion	0	1,000.00	0
01-420-3300	All Office Expenses	7,922.72	4,685.00	3,083.16
01-420-3301	Copier Expense	0	1,650.00	1,626.32
01-420-4500	Office Financial Software	2,560.00	6,360.00	6,360.00
01-420-5300	Dues & Subscriptions	797.99	1,465.00	962.89
01-420-5316	Mileage Reimbursment	77.72	1,000.00	81.06
01-420-5700	Miscellaneous Expense	1,870.00	2,800.00	3,498.36
01-420-5800	Election Expense	0	7,500.00	4,927.58
01-420-7200	Nantahala Regional Library or Friends of	3,000.00	2,500.00	2,500.00
01-420-9000	Donations	2,200.00	2,000.00	1,400.00
01-420-9030	Zoning	1,652.45	4,000.00	520.00
01-420-9910	Bank Service Charges	352.65	0.00	580.71
01-420-9911	Bank Fees	40.90	0.00	0
420 ADMINISTRATION EXPENSES		127,194.31	197,010.61	138,283.67
01-450-0000	TRUCK EXPENSES	0	0	0
01-450-1300	Gas	2,693.30	4,500.00	2,859.40
01-450-1510	Maintenance	118.41	3,200.00	1,495.03
450 TRUCK EXPENSES		2,811.71	7,700.00	4,354.43
01-510-0000	PUBLIC SAFETY	0	0	0
01-510-1300	Security Lights	6,798.01	8,500.00	8,000.13
01-510-4500	Contract Public Safety	6,700.00	10,500.00	6,775.00
510 PUBLIC SAFETY		13,498.01	19,000.00	14,775.13
01-530-0000	FIRE PROTECTION	0	0	0
01-530-9100	Station Contribution	6,000.00	5,000.00	5,000.00
530 FIRE PROTECTION		6,000.00	5,000.00	5,000.00
01-560-0000	ROADS & GROUNDS - GENERAL	0	0	0
01-560-1500	Repairs & Maintenance	6,891.44	4,000.00	2,524.02
01-560-1520	Danger Tree Removal	0	1,300.00	1,385.00
01-560-3300	Supplies	1,506.04	5,500.00	2,763.19
01-560-3500	Employee Uniform	260.45	600.00	111.00
01-560-4500	CONTRACT MOWING - GENERAL FUND	0	7,700.00	3,300.00
01-560-7300	Paving Town Roads	24,755.00	60,000.00	60,000.00
01-560-9000	BEAUTIFICATION	50.38	500.00	75.07
560 ROADS & GROUNDS - GENERAL		33,463.31	79,600.00	70,158.28
01-561-0000	ROADS & GROUNDS - POWELL	0	0	0

01-561-4500	All Contract Mowing	3,300.00	0.00	0
01-561-4520	Leaf Removal	8,900.00	9,000.00	9,000.00
01-561-7300	Paving Culvert/edge	0	10,767.19	10,592.42
561 ROADS & GROUNDS - POWELL		12,200.00	19,767.19	19,592.42
01-620-0000	MANIERRE PUBLIC PARK	0	0	0
01-620-1000	Electricity	275.37	450.00	292.44
01-620-1500	Maintenance	0	350.00	0
620 MANIERRE PUBLIC PARK		275.37	800.00	292.44
01-650-0000	PUBLIC BUILDINGS	0	0	0
01-650-1310	Electricity	1,940.03	3,000.00	2,119.60
01-650-1320	Utilities Gas	0	750.00	0
01-650-1330	Utilities Water	590.61	0.00	0
01-650-1510	Repairs and Maintenance	552.70	12,067.19	12,065.86
650 PUBLIC BUILDINGS		3,083.34	15,817.19	14,185.46
01-680-0000	CAPITAL OUTLAY	0	0	0
01-680-4220	Danger Tree Removal	5,055.00	0.00	0
680 CAPITAL OUTLAY		5,055.00	0.00	0.00
01-999-0000	Unclassified	0	0	0
01-999-9950	TAX COLLECTION	0	14,000.00	0
999 Unclassified		0.00	14,000.00	0.00
General Fund Expenditure Totals		242,806.03	426,794.99	319,571.46

02-0178-0000	Investment Earnings	808.60	100.00	1,384.64
0178 Investment Earnings		808.60	100.00	1,384.64
02-0179-0000	Misc Income	838.66	0.00	429.66
0179 Misc Income		838.66	0.00	429.66
02-0187-0000	Consumption Charge	9,197.57	18,900.00	11,283.18
0187 Consumption Charge		9,197.57	18,900.00	11,283.18
02-0190-0000	Late Fee	1,530.00	500.00	1,185.00
0190 Late Fee		1,530.00	500.00	1,185.00
02-0193-0000	Residential Base	93,140.72	122,760.00	93,000.00
0193 Residential Base		93,140.72	122,760.00	93,000.00
02-9999-0000	Refund of Prior Year Expenses	-180.53	0.00	0
9999 Refund of Prior Year Expenses		-180.53	0.00	0.00
Water Fund Revenue Totals		105,335.02	142,260.00	107,282.48

02-420-0000	ADMINISTRATION EXPENSES	0	0	0
02-420-0200	Payroll Expenses	19,035.11	28,302.88	19,560.03
02-420-0210	Employee Bonus	750.00	1,000.00	1,000.00
02-420-0250	Payroll Taxes	1,456.01	3,250.00	1,484.38
02-420-0260	Employee Health Insurance	1,260.00	1,680.00	1,260.00
02-420-0270	Retirement State 457 Plan	1,903.51	2,857.67	1,956.15
02-420-0850	Workmans Comp	0	400.00	0
02-420-0900	Life ST & LT Disability	74.79	278.04	226.61

02-420-0950	Dental & Vision	211.70	325.94	220.76
02-420-1000	Payroll servies	0	1,160.00	560.00
02-420-1100	Telephone Expense	313.09	650.00	365.55
02-420-1110	Cell Phone - Public Works	151.90	508.00	133.57
02-420-1130	Computer Tech Support	0	800.00	400.00
02-420-1135	part time help for Scott	0	800.00	0
02-420-1200	Freight & Postage	504.31	650.00	78.00
02-420-1300	Travel Mileage & Meal Reimbursement	0	250.00	92.87
02-420-1400	Continuing Education	430.00	500.00	0
02-420-1420	Audit Expense	2,395.38	2,600.00	2,400.00
02-420-1450	Council Meeting Supply & Lunch	120.12	2,000.00	839.15
02-420-1510	Trimble Ranger HH Annual Mainte	1,500.00	0.00	0
02-420-1520	N sight Annual Maintenance	1,200.00	568.00	0
02-420-3300	All Office Expenses	984.27	0.00	0
02-420-4500	Office Financial Software	3,940.00	3,940.00	3,940.00
02-420-5300	Dues & Subscriptions	315.00	600.00	320.00
02-420-5700	Miscellaneous Expense	856.75	0.00	712.20
02-420-7420	New Water Read Equipment	0	4,443.00	1,380.31
02-420-8210	Interest Expense	2,798.21	6,100.00	2,350.55
02-420-9910	Bank Service Charges	7.63	0.00	349.89
420 ADMINISTRATION EXPENSES		40,207.78	63,663.53	39,630.02
02-450-0000	Truck	0	0	0
02-450-1300	Gas Expense	808.09	1,500.00	619.44
02-450-1500	Maintenance	27.39	700.00	370.62
450 Truck		835.48	2,200.00	990.06
02-680-0000	CAPITAL OUTLAY - WATER	0	0	0
02-680-4220	Danger Tree Removal	0	500.00	0
02-680-7300	CAPITAL OUTLAY	0.00	4,500.00	0
680 CAPITAL OUTLAY - WATER		0.00	5,000.00	0.00
02-810-0000	WATER DISTRIBUTION EXPENSE	0	0	0
02-810-1300	Electric	4,369.79	6,500.00	5,550.49
02-810-1510	Maintenance	9,020.68	10,000.00	0
02-810-3300	Supplies & Equipment	2,995.40	5,000.00	1,109.18
02-810-3400	Chemicals	1,181.85	4,000.00	1,032.85
02-810-4200	Lab Testing	775.00	2,750.00	2,325.00
02-810-4500	Contact Operator	12,150.00	16,200.00	12,150.00
02-810-7300	Well Field Lease	0	8,500.00	8,456.70
02-810-9000	Taxes/License/Permits	520.00	500.00	549.00
810 WATER DISTRIBUTION EXPENSE		31,012.72	53,450.00	31,173.22
02-999-0000	Debt Service	0	0	0
02-999-8100	UCB Loan for Water Upgrades	15,000.03	20,001.00	15,000.03
999 Debt Service		15,000.03	20,001.00	15,000.03
Water Fund Expenditure Totals		87,056.01	144,314.53	86,793.33



Town of Lake Santeetlah

April 7, 2026

Ms. Micheala Mitchell
Chief, Healthcare Planning and Certificate of Need Section
Division of Health Service Regulation
2704 Mail Center Service
Raleigh, NC 27699-2704

Dear Ms. Mitchell:

I am writing to express my full support for AdventHealth's Certificate of Need (CON) application to develop 92 additional acute care beds at the new hospital in Weaverville. As Administrator of the Town of Santeetlah, I am deeply committed to ensuring that our residents have access to high quality healthcare services. I firmly believe that approving this application will significantly advance our shared goal of improving regional healthcare access and outcomes.

Since 1995, Mission has operated as the sole hospital provider in Buncombe County. However, since HCA acquired Mission in 2019, there has been a growing outcry from residents for improved access and a lack of choice in healthcare services. The arrival of AdventHealth Weaverville offers a critical opportunity to address these concerns, bringing much-needed competition and diversity to our healthcare system while expanding access for residents across our region.

With over a century of dedicated service in Western North Carolina, AdventHealth brings a wealth of expertise and a profound understanding of our region's unique healthcare needs. Their commitment to community investment, charity care, and patient-centered innovation underscores their dedication to meeting the specific challenges faced by rural and urban areas alike.

The proposed addition of 92 acute care beds in Weaverville is not merely an expansion of capacity—it represents a critical step in enhancing healthcare accessibility for the region. By strategically situating these beds in a location that serves as a gateway to many rural communities, this project will ensure that residents across Western North Carolina have better access to essential healthcare services closer to home. This includes the development of specialized services, higher acuity care, and advanced treatments that are often out of reach for rural populations due to distance or limited provider availability.

Expanding regional access is not just about alleviating the burden on existing infrastructure; it is about building a healthcare system that serves everyone, including the underserved and underrepresented. This project offers the potential to elevate the overall standard of care throughout Western North Carolina by fostering a competitive environment that drives innovation, improves service quality, and ensures patients receive timely and appropriate care.

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By strengthening AdventHealth's capacity to serve our growing and geographically diverse population, this initiative supports the development of a more robust and equitable healthcare system. It aligns with our shared vision of a healthcare network that prioritizes accessibility, efficiency, and excellence across the region.

For these reasons, I strongly urge the Division of Health Service Regulation to approve AdventHealth's CON application. This project will not only enhance competition and expand healthcare services in Buncombe, Clay Graham, Madison and Yancey Counties, but also create a ripple effect that improves access and outcomes for communities across Western North Carolina. It is a transformative opportunity to address the unique needs of our region and ensure that every resident has access to the care they deserve.

Sincerely,

Kim Matheson, Administrator
Town of Lake Santeetlah