

Council Meeting Minutes

April 18, 2017

Mayor Jim Hager called the meeting to order at 10:00AM. Council Members Connie Gross, Karen Anderson, Bob Wehr and Keith Predmore were present for the meeting. Town Administrator Kim Matheson, Clerk Emily Hooper and Public Works Technician Eric Hayes were also present.

The first order of business was the approval of the agenda. Councilman Keith Predmore made a motion to approve the agenda. Councilwoman Connie Gross seconded. All others approved, the motion carried.

After review of the March 21, 2017 Council Meeting Minutes there were no additions or changes necessary. Councilwoman Connie Gross made a motion to approve. Councilman Keith Predmore seconded. All others approved, the motion carried.

Financial Report: Town Administrator Kim Matheson reviewed the balance sheet through March 31, 2017. The balance in the General Operating Checking is \$89,295.18, Water operating \$9,175.81. The new Water Meter account has \$4,670.34 remaining. \$13,639.61 will be refunded from the Sewer Study grant and placed back into the water account. Also, the December 30 – March 30 water bills went out and will increase revenue in the water account as payments are received. Over the past month there has been several unexpected incidents which have caused a decrease of funds in the water account. A four inch pressure reducing valve used when back washing had rusted from the inside. HD Supply submitted a quote to replace for \$2,440.00. On March 26, 2017 a large oak tree fell on one of the well houses destroying the well house and a pipe underneath. Insurance will pay for the expenses incurred from the damage, however there were several other trees that could cause additional damage if they fell. Clean Cut Tree Service will be removing those trees and that will be an expense to the Town. Due to the unforeseen circumstances a budget amendment is necessary of \$7,740.00. These funds will be moved from the Contingency fund to Water Operating Checking designated to line items within the budget. Councilman Keith Predmore made a motion to approve the budget amendment. Councilman Bob Wehr seconded. All others approved. The motion carried.

Request for Public Comment: Jack Gross explained that he would be video-taping the Planning and Council meetings to post online. He has a website established and has the capability to post the videos on the website and on YouTube as well.

Old Business

#1 Water Meter Installation/follow-up: The new water meters are all in place and working well. \$4,670.34 is the remaining balance in the water meter account.

#2 Approval of Lease Agreement for John Cochran: The ongoing issue concerning John Cochran and the potential that he could lose his dock has expounded to involve many residents that do not own fifty feet of lake front property or the three foot strip adjoining the lake. Both are a requirement from Brookfield in order to maintain a dock permit. Attorney Ellen Davis has become involved and is willing to compose a lease agreement that could be used for those homeowners who would need it. Town Administrator Kim Matheson spoke with Myra Hair from Brookfield and asked if leasing the land to those who did not own the three foot strip would allow the homeowners to maintain a dock permit. Hair explained that those who do not own the three foot strip at the edge of the lake will need to purchase the land from the Town. Brookfield will allow time for those effected to add individuals to their deed to the agreement can transfer after death. A lease agreement will be suitable for Mr. Cochran and neighbor Lois Anderson who both are at risk for losing their dock permit. Homeowners who do not own fifty feet of Lake Frontage (the requirement from Brookfield) will need to purchase additional land from

neighbors or when the property is sold or the homeowner passes away the dock permit will no longer be obtainable. Mayor Jim Hager reviewed Brookfield's Shoreline Management Plan and explained that it clearly states that those who are grandfathered in will not be effected unless there is an environmental or public safety hazard. Myra Hair requested that for Mr. Cochran's situation the Town compose a lease agreement and she would review it and make the decision to approve or disapprove. Attorney Ellen Davis who has agreed to compose a lease agreement also offered to send a letter to the appropriate individuals from Brookfield asking how they can violate their own policy (the Shoreline Management Clause and grandfather clause). At this time there needs to be further research in order to decide the best way to proceed with Mr. Cochran as well as the others who are affected.

#3 Water Policy/Updates: The current water policy was posted and printed for review. Mayor Hager has not had time to make any of the suggested updates. Possible changes include: water connection fees and legal action that can be taken in the case of tampering with the new automatic water meters. Hager plans to make changes and have available for review at the May Planning meeting.

#4 Lakeside Road Turnover/Resolution to Accept Affidavit of Acceptance: Attorney Ellen Davis prepared the Resolution for the turnover of Lakeside roads. The Deed of Dedication was signed by Jack Minski, manager of Lakepoint Properties on Santeetlah, LLC. Town Clerk, Emily Hooper read the Deed of Dedication and Resolution for those present to clearly understand what is included in the transfer. Both documents have been attached to these minutes for reference. Councilman Keith Predmore made a motion to approve the Resolution, Accepting the Santeetlah Lakeside road transfer. Councilman Bob Wehr seconded, all others approved. The motion carried.

New Business

#1 Joe Simon/Options for Public Access: Mr. Simons has requested that the Town consider allowing residents who do not have lake front homes to build steps or a ramp on Town Property to provide easy access. Simons is hoping, if granted by the Town, to involve the Homeowners Association and others in the community who may be interested in donating time, materials, or efforts to make this possible. Councilmember Keith Predmore stressed that anything built must follow all codes and guidelines. Mayor Hager explained that we will discuss specifics regarding who will be responsible for maintaining any structures built. There will be a document prepared noting what the Town's responsibilities will be. This issue will require more discussion before a decision is made.

#2 Resolution of Intent & Interlocal Agreement/TOLS join Federal Flood Plan: At least one Lake Santeetlah homeowner's insurance company discovered that their home was in a flood plain. At this time the Town of Lake Santeetlah is not participating in the flood plain. When the name of the Town changed, the appropriate steps were not followed in order to remain part of the local flood plain. By adopting the resolution (which is attached to these minutes) the Town will have followed the necessary steps to allow homeowners to have lower cost flood insurance. Councilwoman Connie Gross made a motion to adopt the Resolution of Intent & Interlocal agreement. Councilman Keith Predmore seconded. All others approved. The motion carried.

#3 Purchase glasses for Solar Eclipse – 8/21/17 for Graham County Schools: The Solar Eclipse that will occur on August 21, 2107 can be better viewed with 3D glasses. The Town of Lake Santeetlah would like to purchase 1600 pairs of glasses. 1400 will allow every student in Graham County Schools to have a pair of glasses and leave 200 for TOLS homeowners who are in the area at that time. Councilwoman Connie Gross made a motion to purchase the glasses. Councilman Keith Predmore seconded. All others approved. The motion carried.

Discussion Items

#1 Tax Report 2016: \$1,498.37 is the remaining total to be collected. This includes a past due balance of \$48.91 from 2014 and \$486.00 from 2015. The remaining total is now past due therefore the fee for collection increases from 5% to 10% for all outstanding balances.

#2 Emergency Response Plan/Update: One Call Broadcast system was approved in the February Council Meeting. Shortly following this approval Graham County launched the Code Red Broadcast system available to all Graham County residents. Those interested can sign up using the link available on the Town of Lake Santeetlah website. Alerts will be sent to all those registered in the event of an emergency and severe weather event. The One Call, which is a similar program would have provided messages in the event of an emergency as well as issues such as downed trees and road closings. Councilman Keith Predmore made a motion to repeal the approved One Call System. Councilwoman Karen Anderson seconded. Councilwoman Connie Gross opposed. The motion passed three to one. Councilwoman Connie Gross asked if all topics will be “revisited” if a member of the Council is not present, unaware or disagrees of an approved item.

Announcements:

Mayor Jim Hager announced that the next Planning Meeting will be May 11, 2017 and the Council Meeting May 16, 2017 both at 10:00AM.

The Zoning Regulation Workshop will be held Friday April 21, 2017 at 10:00AM.

With no further business at this time Councilman Bob Wehr made a motion to adjourn the meeting. Connie Gross seconded, all others agreed. The motion carried. Mayor Jim Hager adjourned the meeting at 10:46AM.

Meeting Adjourned

Jim Hager, Mayor

Emily Hooper, Town Clerk