

Town of Lake Santeetlah (The Town)

Council Meeting Minutes

April 8, 2019

Mayor Jim Hager called the meeting to order at 10:00AM. Councilmembers Mary Williams, Keith Predmore, Patrick O'Donovan and Roger Carlton were present for the meeting. Attorney Craig Justus, 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. There were no additions or changes necessary. Councilmember Predmore made a motion to approve the agenda. Councilmember O'Donovan seconded. All others approved, the motion carried.

After review of the March 11, 2019 Council Meeting Minutes, there were no additions or changes needed. Councilmember Predmore made a motion to approve the Council Meeting minutes. Councilmember O'Donovan seconded. All others approved, the motion carried.

After review of the March 22, 2019 Special Meeting Minutes there were no additions or changes needed. Councilmember Carlton made a motion to approve the Special Meeting minutes. Councilmember Predmore seconded. All others present at the March 22 meeting approved, the motion carried. Councilmembers Williams and O'Donovan abstained as they were not present at the March 22 meeting.

Financial Report/Tax Report: Town Administrator Matheson presented reports as of March 31, 2019. The general account balance is \$73,318.14; the water operating account balance is \$1,947.26. Tax collection for February was \$3,412.10. The general operating balance does not reflect this balance as the check has not been received at this time. Councilmember O'Donovan made a motion to approve the financial report as presented. Councilmember Carlton seconded, all others approved. The motion carried.

Request for Public Comment:

Jack Gross: Gross opined that the Town Charter lacks a quorum provision and that any actions taken at meetings where one or more councilmembers were absent are void. Gross also opined that according to NC General Statute Councilmember Carlton would be in conflict with all Lakeside matters. Gross stated that Carlton has a pre-determined opinion regarding Lakeside and should be excluded in all cases.

Gross provided background information and rules for the newly appointed Planning Board.

Attorney Justus explained that the NC School of Government clarified that the Mayor does count for quorum purposes therefore the actions taken at the March 22 Special Meeting were binding.

When time comes for the Planning Board's first hearing Justus will prepare those involved and educate as needed those serving on the board.

Anyone who should be excluded from a vote due to conflict will be determined by a group affiliated with Lakeside, and all State Statutes and guidelines will be strictly followed.

Tina Emerson: Shared her concerns with the Council's activities relating to the Zoning Ordinance stating that the Town should solely focus on roads and water.

Old Business:

#1 Update of Revised Zoning Regulations/Schedule Public Hearing: Councilmember Williams plans to finalize a redlined version immediately following the meeting. A copy will be sent to Attorney Justus for review and editing. Justus will forward the changes to the Planning Board for final review and comments before the Public Hearing. The Planning Board is new and needs adequate time to review. A Public Hearing will be scheduled after the board's review.

#2 Town Directory Updates: A file of the 2017 Town of Lake Santeetlah directory has been taken to Western Carolina University print shop. We hope to have an update within the next week if they are able to edit the previous document or use an excel document to create a new directory. Selling ads as done in previous years should offset all printing and editing costs. An excel spreadsheet created by Town Hall staff is available to be emailed to anyone interested at this time.

New Business

#1 Town Technician Maintenance Report: A valve that had recently been replaced near Town Hall broke, causing a leak. Rex Waldroup and Darrin Lail provided equipment needed to dig up the road and replace the valve. The Town of Robbinsville Water Department has been helpful in recommending specific upgrades in water equipment that they currently use. The water was shut off to Town Hall and the area nearby for the majority of the day to repair this leak.

The NC State Flag was replaced outside of Town Hall.

#2 Re-affirm the appointment of the Town of Lake Santeetlah Planning Board: After confirmation from the NC School of Government that an official quorum was present there is no need to reaffirm the appointment of the ZBA.

#3: Update Signature Cards at UCB and First Citizens: The signature cards have not been updated since the most recent changes within the Council. Councilmember O'Donovan made a motion to add Councilmembers Williams and Carlton to the signature cards. Predmore seconded, all others approved. The motion carried.

#4 Budget Amendment – Roads & Grounds: \$2,400 was moved from Escrow to the General account to cover the gravel project recently completed in Lakeside. The funds were in escrow from the Lakeside road turnover. Councilmember Predmore made a motion to approve the budget amendment. Councilmember O'Donovan seconded, all others approved. The motion carried.

Discussion:

#1 Sewer Study Report/Keith Predmore: Two new documents regarding septic systems have been added to the file on the website. Predmore encouraged both the Council and residents to review the documents and be familiar with types of systems, common problems and solutions. Predmore attended a training/workshop about sewer/water and the income for the Town is too high for the Town to qualify for grants to help in this area.

2: Update of Lakeside Development: Town Attorney Justus is working with Lakeside Attorney Robert Oast on terms, agreements and updates. There are no further updates at this time.

Announcements:

Mayor Hager announced that the next Council Meeting is May 13, 2019 at 10:00AM at Town Hall. The annual budget hearing is May 25, 2019 at 10:00 at Town Hall.

With no further business at this time Councilmember O'Donovan made a motion to adjourn the meeting. Councilman Predmore seconded, all others agreed. The motion carried. Mayor Hager adjourned the meeting at 10:32AM.

Meeting Adjourned

Jim Hager, Mayor

Emily Hooper, Town Clerk