

Town of Lake Santeetlah

Council Meeting Minutes

Initial Offer Subject to Council Approval

August 10, 2018

Mayor Jim Hager called the meeting to order at 10:00AM. Council Members Bob Wehr, Patrick O'Donovan, Keith Predmore and Mary Williams 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. Mayor Jim Hager announced that, there was no need to move in to Closed Session per item #11 under New Business and that item should be removed. There were no further additions or changes necessary. Councilman Bob Wehr made a motion to approve the agenda as amended. Councilman Patrick O'Donovan seconded. All others approved, the motion carried.

After review of the July 13, 2018 Council Meeting Minutes, there were no additions or changes necessary. Councilman Keith Predmore made a motion to approve the Council Meeting Minutes. Councilman Bob Wehr seconded. All others approved, the motion carried.

After review of the July 23, 2018 Special Meeting Minutes, there were no additions or changes necessary. Councilman Bob Wehr made a motion to approve the Special Meeting Minutes. Councilman Keith Predmore seconded. All others approved, the motion carried.

Financial Report/Tax Report: Town Administrator Kim Matheson explained that the balance sheet presented displayed the balances as of July 30, 2018. The general operating balance is \$27,836.40 and water operating \$8,807.44. The tax collection was \$19,239.65. This check has not been received at this time and, therefore the general operating checking does not reflect this balance. The July collections were all current year taxes at a rate of 5%, the fee for collection is \$1,012.61. The report presented is a new display of balances and end of month/year totals. Finance Officer, Patrick O'Donovan explained that this report, suggested by Tina Emerson, would be a better way to present month end totals and balances once the report is finalized. Town Administrator Kim Matheson is working with Terri Phillips, owner of Hometown Tax service, to create a QuickBooks report which displays the desired figures in a more transparent manner.

O'Donovan explained that the water system has had major repairs over the last few months costing the Town's water fund a large amount of money. These expenses overtime could cause the Town to have no choice but to address water rates. An increase may be necessary in the future. At this time O'Donovan simply wants to notify residents of the recent expenses the water department has faced likely due to an aging system.

Councilman Bob Wehr made a motion to approve the financial report as presented. Councilman Keith Predmore seconded, all others approved. The motion carried.

Request for Public Comment:

Jack Gross: Gross stated that there was a dead tree located near the exit gate that has grown into an electric wire. Gross asked that Town Technician Eric Hayes look at the tree and determine whether Duke Energy would remove the tree or another method of removal would need to be considered.

Jack Gross commended the Town Council for following state statute relating to the handling of bids for town property, referencing, items four and five under New Business.

Betty LoBue: TPOA will have a meeting Monday August 13, 2018 at Town Hall at 7:00PM. A representative from GREAT will be speaking at the meeting. Litter pick up scheduled for Tuesday August 14, 2018 has been postponed to August 21, 2018 at 9:00AM. Several of the regular participants in the litter pick up will be unavailable on the 14th.

Dinner on the Town is planned for August 28th, Boat Party for September 2nd, and the end of year dinner September 27th. There will be more information to follow regarding these events. Watch the bulletin for flyers.

Old Business

#1 Follow up Sewer Study: The Sewer Study completed in 2015/16 by Tetra Tech was informative and provided the Town as well as individual homeowners options of how to proceed with failing sewer systems. The Town spent \$57,400 on this Sewer Study. \$45,920 of that amount was reimbursed by an Appalachian Regional Commission grant received by the Town leaving \$11,480 spent by the Town for the study. Mayor Jim Hager would like to follow up with residents by sending out a survey asking specific questions of concerns and problems. Councilman Patrick O'Donovan suggested that a workshop for those interested would be helpful. Councilman Bob Wehr explained that certain homes within the Town could benefit from upgrading to a vertical system. While these systems are expensive, they could be a solution to those who have limited space for repair areas. Betty LoBue, suggested a survey both before and after the workshop. Richard Weale stated that a vertical lift system would likely be a solution for 90% of the people within the Town and having someone present at the workshop would explain this system in more detail would be beneficial. Roger Carlton acknowledged that the survey should be non-partial avoiding questions that would "provoke" certain answers. Mayor Hager agreed that outsourcing a survey would likely be prejudice as the company composing the survey would obviously want any work that may follow the survey. Jack Gross offered to video the workshop and post it so anyone could view and watch if they were unable to attend. Greg Pisarck asked if the rumor was accurate that water testing along the lake had recently been completed and there were no issues found. No one present was aware of any recent testing that had been done. Councilmember Patrick O'Donovan offered to compose a survey with general questions and send out by mass email within the next two weeks. O'Donovan will take input from others as to what questions to ask in the survey. Anyone with ideas please email to Town Hall or one of the Council Members to be passed on. The workshop will be scheduled following the September Council Meeting.

New Business

#1 Town Technician Maintenance Report: During a recent storm, lightning hit a switch board at the well house causing the pumps not to work. Contract Water Operator, Lamar Williams pumped manually as needed until Carolina Technical Services responded. A new switch board was installed before residents noticed any issues or trouble with the water. The Town's insurance will cover this expense.

The water leak on Nantahala Trail last month caused extensive damage to the road. Portions of the road has been removed but as the sun has hit the asphalt it is obvious that more will need to be repaired. A contractor has been contacted to provide an estimate for the asphalt removal. The state DOT and HMC has also been contacted for an estimate to replace the asphalt on Nantahala Trail as well as others where water leaks have occurred.

The Town receives calls regarding street light outages from residents and each one is reported to Duke Energy for repair. Town Technician, Eric Hayes, came through Town after hours and marked all lights that were out. Approximately ten were reported. At this time all lights should be working. Hayes ask anyone who may notice a light out to please report so the Town can make sure Duke Energy follows up.

A, "Slow Children at Play," sign was installed at Thunderbird Trail. This will hopefully slow the traffic down in the area.

The gate motor is not working properly at this time. The repairman is scheduled to come later this afternoon. The motor is new and could be covered under warranty.

#2 Alyssa Franzese, 16 Santeetlah Point, Purchase of Town Property abutting the 1817 Contour Line of Lake Santeetlah: Councilman Patrick O'Donovan asked to recuse himself from this vote. Councilman Keith Predmore

made a motion to approve the land transfer from the Town of Lake Santeetlah to Alyssa Franzese as presented. Councilwoman Mary Williams seconded. All others approved. The motion passed.

#3 Mary Humphlett, 50 Cherokee Trail, Purchase of Town Property abutting the 1817 Contour Line of Lake Santeetlah: Councilman Keith Predmore made a motion to approve the land transfer from the Town of Lake Santeetlah to Mary Humphlett as presented. Councilman Patrick O'Donovan seconded. All others approved. The motion passed.

#4 Craig Keith, 76 Thunderbird Trail, Reject offer to purchase for Parcel 4 on Santeetlah Trail, Councilman Bob Wehr made a motion to reject the offer to purchase from Mr. Craig Keith for parcel four on Santeetlah Trail. Councilman Keith Predmore seconded. All others approved. The motion passed.

#5 Craig Keith, 76 Thunderbird Trail, Reject offer to purchase for Parcel 5 on Santeetlah Trail, Councilman Bob Wehr made a motion to reject the offer to purchase from Mr. Craig Keith for parcel five on Santeetlah Trail. Councilman Keith Predmore seconded. All others approved. The motion passed.

#6 Kevin McNally, 164 Santeetlah Trail, Reject offer to purchase for Parcel 1 on Santeetlah Trail, Councilman Bob Wehr made a motion to reject the offer to purchase from Mr. Kevin McNally for parcel one on Santeetlah Trail. Councilman Patrick O'Donovan seconded. All others approved. The motion passed.

#7 Occupancy Tax Update/Diana Simons: The Occupancy Tax account balance is currently \$3,053.07. This balance reflects payments that were made to the Town to reimburse startup funds and payment to Kim and Emily for administrative services.

#8 Adopt Amended Resolution for Sale of Real Property on Santeetlah Trail with lis pendens: Councilman Keith Predmore made a motion to approve the amended Resolution for Sale of Real Property on Santeetlah Trail with lis pendens. This change acknowledges that the property for sale currently is the subject of a law suit.

#9 Adopt Amended Resolution for Sale of Real Property abutting, Lot 13 Section 1A, with lis pendens: Councilman Patrick O'Donovan clarified that this is simply the process that must be followed in order to release the property for sale. Councilman Keith Predmore made a motion to approve the amended Resolution for Sale of Real Property abutting, Lot 13 Section 1A, with lis pendens. This change acknowledges that a law suit will be attached with the sale of the property.

#10 Appoint Town of Lake Santeetlah Vice Mayor: The Town Council now has five board members and should appoint a Vice Mayor. There were no nominations therefore Councilman Patrick O'Donovan made a motion to postpone this appointment until the next Council Meeting. Councilman Bob Wehr seconded. All others approved. The motion carried.

Announcements:

Mayor Jim Hager announced that the next Council Meeting is September 14, 2018 at 10:00AM at Town Hall.

With no further business at this time Councilman Keith Predmore made a motion to adjourn the meeting. Councilman Bob Wehr seconded, all others agreed. The motion carried. Mayor Jim Hager adjourned the meeting at 10:39AM.

Meeting Adjourned

Jim Hager, Mayor

Emily Hooper, Town Clerk