

Town of Lake Santeetlah

Zoom Council Meeting Minutes

February 11, 2021

Mayor Jim Hager called the meeting to order at 10:00AM. Town Administrator, Matheson called role of councilmembers. Keith Predmore, Diana Simon, and Roger Carlton were present. Kevin Haag was not present until 10:03AM. Attorney Craig Justus, Town Administrator, Matheson, and Town Clerk, Postell were also present.

The first order of business was approval of the agenda. Mayor Hager added two items to the agenda- New Business #10 and #11.

#10: Town Truck Issues

#11: Revised Resolution for Conducting Zoom Meetings

Councilmember Predmore asked that minutes be called "Consent Agenda" for the set of minutes listed on the agenda. A motion could be made to vote on those minutes once, rather than going through each set of minutes separately. Councilmember Predmore made a motion that future minutes be considered as a consent agenda item. Councilmember Simon seconded. The motion passed four to one. Councilmember Carlton opposed.

The next item on the agenda was approval of the January 14, 2021 Council Meeting Minutes. Councilmember Carlton stated a correction be noted under Old Business, Item #2 Legal: i. the word "assessment" should be changed to "easement". Councilmember Predmore made a motion to approve with the corrections. Councilmember Simon seconded. The motion passed unanimously.

Approval of the January 14, 2021 Closed Session Minutes. Councilmember Carlton commented on adopting Closed Session minutes without any details being given regarding an ongoing issue within those minutes. Predmore withdrew the first motion. Councilmember Carlton made a motion to withdraw the minutes. Councilmember Predmore seconded. The motion passed unanimously.

Approval of the February 3, 2021 Special Meeting Minutes. Councilmember Predmore made a motion to approve. Councilmember Carlton seconded. The motion passed unanimously.

Financial Report/Tax Report: Town Administrator, Matheson presented the financial/tax summary as of January 31, 2020. The tax collection in January was \$28, 922.19. Matheson gave clarification on the Water Loan Fund which had a balance of \$2,354.51. The existing water meter loan was paid off which brought the \$200,000.00 water fund asset down to \$194,122.97

Request for Public Comment:

Property Owner LoBue: commented on paying dock permit fees: where to send the fee, US or Canada.

Property Owner Emerson: commented as well on where payments should be sent.

Ms. Emerson also commented on the council looking into her request from last months' meeting regarding Easements from 2001.

Property Owner Lane: commented on the towns' ability to restrict rental periods. The council agreed to review.

Property Owner Gross: commented on prioritization of water line mapping over entrance renovation, and the security agreement.

Old Business:

1. **Easement Request for Property Owner Bassett:** Mayor Hager stated we do not have a formal request. Councilmember Carlton stated we need to inform Ms. Bassett to make a formal request for easement. Attorney Justus informed council that granting an easement is problematic for the Town of Lake Santeetlah; rather a license which the Town could grant with a public hearing. Nothing further can be done until Ms. Bassett makes a formal request.
2. **Lake Drop Down:** Councilmember Carlton stated concerns of silt and ecology of the bottom of the lake.
3. **Beth Fields Appreciation to the Stecoah Valley Center:** Councilmember Carlton presented Ms. Fields with a proclamation plaque for her hard-work and dedication to the Stecoah Valley Center.
4. **Update from Zoning Administrator:** Bryan Farley gave an update on a few things:
 - Everything has been cleared with Dr. Hutsell- He is in compliance
 - Glenn Barnett has put in an application, Farley is working on this
 - Jose Rosado has provided plats for remaining individual lots indicating the septic/sewer options..

Councilmember Carlton stated concerns regarding the parking ordinance. Mayor Hager stated we will look into this and it will be addressed next council meeting.

5. **Update from Jose Rosado:** A plat was prepared with the sewer/septic solutions for each of the lots indicating the sewer capacity. This was submitted as a draft to Zoning Administrator, Farley & Town Administrator. The HOA at Lakeside will have a final documentation package going out at the end of 20 February to be reviewed. He indicated that no additional units would be added to the current approved plan.

New Business:

1. **Agreement for Security with Graham County Sheriffs' Office:** Town Attorney has reviewed the agreement along with the Sheriff's Department. Councilmember Carlton expressed concerns regarding liability and litigation and other concerns. Attorney Justus stated this agreement is a memorandum of understanding and is fine as is because of the uniqueness of the situation. Councilmember Predmore made a motion to approve. Councilmember Simon seconded. The motion passed four to one. Carlton opposed.
2. **Fee Agreement with Van Winkle, Buck, Wall, Starnes & Davis P.A:** Councilmember Predmore made a motion to approve. Councilmember Simon seconded. The vote passed unanimously.
3. **Complete Waterline Location Study in FY 21/22:** Mayor Hager, Councilmember Predmore, and Town Administrator Matheson had a meeting with Randy Welch with the Southeast Regional Assistance Program (SERCAP). We applied for a grant to do the

waterline study last year but we were not approved. We will apply again in the fall. The study will cost between \$60-70,000.00 if we do not get approved. Two other men from Statesville joined the meeting and will come in the spring to demonstrate what the Ground Penetrating equipment is capable of doing. Councilmember Predmore stated this should be called "Water Distribution System."

4. **Funding for Kudzu Removal:** Councilmember Carlton spoke to Scott Kamps about three to four areas of concerns for Kudzu growth. He estimated \$10,000.00 spread out over the course of three years, \$5000.00, \$3,000.00, and \$2,000.00 per year to rid the Town of Kudzu. Councilmember Carlton suggested the Town agree to a fifty-fifty program with property owners being responsible for half the cost. Mayor Hager stated we will budget for this and discuss it at the Public Hearing in April 2021.
5. **Restarting Neighborhood Watch Program:** Deferred to March Council Meeting.
6. **Restarting Lake Water Quality Monitoring:** Mayor Hager and Councilmember Carlton will meet with Mark Bentley next week to discuss testing options. We will look at doing 3 samples, 3-4 times per year at \$50.00 per sample. We will come back to this at the March council meeting with a recommendation.
7. **Funding for Emergency Generator:** Scott Sawyer (Electrician) met with Town Technician, Hayes to look and see what size generator would be needed. He is working on a quote. This will be referred to March council meeting for more consideration.
8. **Staff & Town Council Training:** \$5,000.00 for Town Staff Training to be put into the budget for FY 21/22.
9. **Resignation of Town Technician:** Town Technician, Eric Hayes, will be leaving at the end of the month. We have an ad in the Graham Star for this job position. The deadline for this is Wednesday, February 17, 2021, but if it needs to be advertised again we can extend this deadline if necessary.
10. **Town Truck Issues:** The bed on the Town Truck is completely rusted out. We received an estimate of \$5,700.00 from a company out of Knoxville, TN to replace the truck bed. Mayor Hager will look into other options and we will discuss this next month.
11. **Revised Resolution for Conducting Zoom Meetings:** Councilmember Predmore made a motion to approve as presented. Councilmember Haag seconded. The vote passed unanimously.

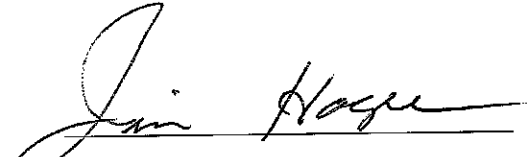
Discussion:

1. **Report from Brookfield Regarding Dock Permits:** George Stephens has stated invoices have been sent out to everyone in the town that he had correct addresses and email addresses for. He can best be reached by email directly. Payments should also be sent to the Quebec address listed on the invoice.
2. **TDA Report:** Councilmember Simon gave an update. As of the end of January 31, 2021 revenue is \$1,587.89. Revenue from the fiscal year for July through January 31st is \$19,977.49. Expenses for the audit and insurance is \$1,499.50. Audit was clean. Assets as of January 31, 2021 in checking and savings the balance is \$36,564.67. January 31, 2020 the balance was \$17,551.24. This is an increase of 108.3% over the past fiscal year.

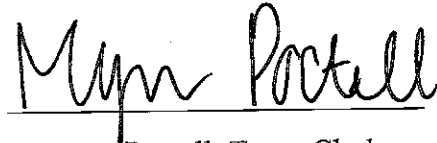
Announcements:

- The next Council Meeting will be held March 11, 2020 at 10AM. This meeting will be held via Zoom unless otherwise notified. Information will be sent at a later date.

With no further business necessary, Councilmember Haag made a motion to adjourn the meeting. Councilmember Carlton seconded. The motion passed unanimously. The meeting was adjourned at 11:57AM.



Jim Hager, Mayor



Morgan Postell, Town Clerk