

## Town of Lake Santeetlah

### Special Meeting Minutes Goals & Objectives Workshop FY 21/22

February 3, 2021

Mayor Jim Hager called the meeting to order at 1:30 PM. Councilmembers Keith Predmore, Roger Carlton, and Kevin Haag were present. Diana Simon was not present. Town Administrator Matheson and Town Clerk, Postell were also present.

#### New Business:

**#1: Brief Update on FY 20/21 Budget after 6 months, Status of Reserves and FY 21/22 Graham County Tax Scroll Valuation of Lake Santeetlah:** Mayor Hager stated the cash assets increased over \$200,000.00 from 2015-2020. Councilmember Carlton stated preliminary rates changed for the better, but the assessor didn't send out notice of assessments.

**#2: Capital Projects: Potential need to provide additional funds for entrance feature completion during FY 21/21:** Mayor Hager looked at the proposal for the Front Entrance Renovation. There is \$30,000 budgeted, and the renovation will cost \$41,250.00. We have already raised \$21,000 and when we add the \$22,500 for paving, we are short approximately \$12,000.00. Community members are still purchasing pavers. Consensus was that we should budget for the shortfall. Mr. Gross commented on this and asked about the two-car charging station. That has yet to be decided by the TDA. Mr. Gross also commented on the drawing of the front entrance that is located on the website not being drawn to scale. Mr. Gross also commented on overflow parking. Ms. Emerson commented on the charging station as well. Ms. LoBue also commented on the entrance and expressed her concerns for crowding.

**#3: Complete Waterline Location Study in FY 20/21:** Randy Welch is willing to come out and help us map the location of water lines with the equipment that he has. The Town should continue working with him to determine the most effective way to complete this project.

**#4: Consider adjusting water rates for undeveloped lots to pay their fair share of Water System Upgrades:** Mayor Jim Hager suggested Councilmember Predmore and Haag find out how many vacant lots that are owned around the town and report back to the Council for the March meeting. Ms. Emerson commented that the committee should look at the NC Law regarding water rates and vacant lots. Mayor Hager stated the Town attorney would have to look at this before anything is done.

**#5: Further Investigate Feasibility of Septic/Sewer Solutions in the event federal infrastructure funds become available:** Discussion resulting in Mayor Hager suggesting Councilmember Carlton do more research on this topic. Councilmember Haag will help councilmember Carlton with this research.

**#6: Define level of service desired and cost to provide additional hours of Sheriffs patrol in order to negotiate agreement:** The Sheriff has responded, and they have officers that are interested in continuing patrolling, but they want the hourly rate raised from \$22.00 an hour to \$25.00 an hour. The Budget for the next Fiscal year will have to be increased to increase this hourly rate. Councilmember Predmore suggested the agreement be written and sent to legal counsel for review, but we should move forward with this.

**#7: Funding for Kudzu Removal:** Councilmember Carlton gave an update. Kudzu is in the town. Some are trying to take care of it themselves and some of them are not doing anything about the situation. The question is would the town be willing to put in money to get rid of the Kudzu issue. Mayor Hager stated we should first know the price of eradication. Councilmember Carlton will get more information on pricing and get back to the council.

**#8: Social Events with TPOA:** Betty LoBue has stated the 2021 committee is working on gathering for the upcoming season. The Kickoff event is the Welcome Party on Saturday, June 12<sup>th</sup> at 5PM at Chalet Village. Further details will be posted in the Spring Bulletin and posted on boards. Mayor Hager suggested another Block Party on Labor Day depending on COVID restrictions and money will be budgeted for that.

**#9: Restarting Neighborhood Watch Program:** Councilmember Carlton discussed the effort of people who volunteered due to previous incidents such as the fire. Mayor Hager suggested Town Administrator or Town Clerk sending out a mass email asking if people are interested in this and if they would volunteer.

**#10: Additional Funds for Danger Tree Removal and Trimming Trees back from Duke Energy Easements:** Town Administrator Kim Matheson said a quote would be given from Lovin Contracting and they would take care of the overhanging trees and on the side of the road if the Town would be interested. Kim will have someone come out before the March Council Meeting to get a quote and present it to the Town.

**#11: Testing potable water quality in the lake more than once per year during water system upgrades:** Councilmember Predmore will find out who can test the water once the temporary tank is installed and plumbed and tested two more times after this and then return to the annual testing cycle. Extra testing will be done during the construction project.

**#12: Restarting Lake Water Quality monitoring at four locations:** Mayor Hager suggested the testing be done three times a year, collected and sent to Asheville for testing. Permission will have to be given to collect the samples by using a town property owners dock or this can be done by boat. Mayor Hager will report back before the next council meeting on February 11, 2021.

**#13: Winter Snow Removal Back-up Agreement cost with Lovin Contracting:** Town Administrator Kim Matheson will reach out to Lovin Contracting and Adams Contracting to see if they would be interested in an hourly rate when it snows.

**#14: Completion of Sale of Three-Foot Strips:** Approximately 73 have been sold and only one issue when an upset bid was put in and this ended up costing the town \$20,000.00 in legal fees. Town Administrator will query to the Town Attorney to see if we can do this without the process of upset bids.

**#15: Develop Written Agreement with Santeetlah Volunteer Fire Department to inspect hydrants twice per year:** Councilmember Carlton expressed his concerns about the hydrant in Lakeside that has not been operating in years. A schedule should be set in the spring and the fall. Mayor Hager will get back to Council at the next Council Meeting on a preventative maintenance schedule.

**#16: Allocate shared funding for emergency generator to support homes that lose water when power goes out:** Five homes that are located at the top of Cheoah Mountain have no water

when the Town loses power. Mayor Hager asked if the five homeowners would be interested in splitting the cost of the generator one of those homeowners being Councilmember Haag. Haag will also talk to the other four homeowners to see if this is something they would be interested in due to the issues it can cause when they do not have water. Mr. Gross commented on the use of a battery backup system instead of a generator. This could also be cheaper than a generator.

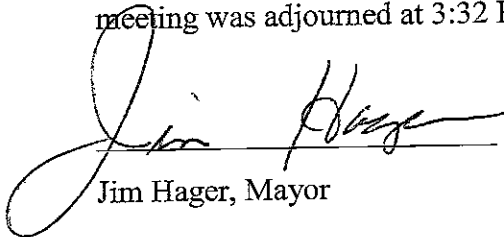
**#17: Allocate Additional dollars for Staff and TC Training:** Councilmember Carlton suggested an estimated \$5,000.00 be put into the budget for training. Mr. Gross commented on Town Council training as well.

**#18: TDA Report:** Councilmember Simon is unavailable but will report on this next meeting.

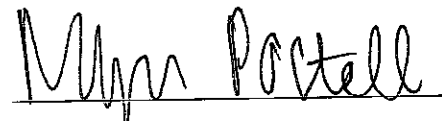
**#19: Issues Raised by Community Members:** Ms. LoBue had a comment on the dock permits for Councilmember Carlton. Carlton gave an update after speaking to George Stephens regarding the Dock Permits. Councilmember Carlton suggested this be put on the agenda for the Council Meeting on February 11, 2021. Ms. Emerson commented on dock permits as well. She has received her dock permit and asked when others would be receiving theirs.

Mayor Hager announced the next Council Meeting would be on February 11, 2021 at 10:00 AM via Zoom.

With no further business at this time, councilmember Haag made a motion to adjourn the meeting. Councilmember Carlton seconded; all others approved. The motion carried. The meeting was adjourned at 3:32 PM.



Jim Hager, Mayor



Morgan Postell, Clerk