

## **Town of Lake Santeetlah (The Town)**

### **Council Meeting Minutes**

**July 15, 2019**

Mayor Jim Hager called the meeting to order at 10:00AM. Councilmembers Keith Predmore 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. Councilmembers Patrick O'Donovan and Mary Williams were both available by phone.

The first order of business was the approval of the agenda. Councilmember Roger Carlton made a motion to amend the agenda by removing Item #2 under new business from the agenda. Councilmember Keith Predmore seconded. All others approved, the motion carried.

After review of the June 10, 2019 Council Meeting Minutes, there were no additions or changes needed. Councilmember Predmore made a motion to approve the Council Meeting minutes. Councilmember Carlton seconded. All others approved, the motion carried.

**Financial Report/Tax Report:** Town Administrator Matheson presented reports as of June 30, 2019. The general account balance is \$11,227.44; the water operating account balance is \$5,252.26. Tax collection for June was \$182.02. The tax collection rate for the year is 99.41%. The general operating balance does not reflect this balance as the check has not been received at this time. The March 30 – June 30 water billing was mailed July 2<sup>nd</sup>. Revenue is starting to come in from that billing. There were no big expenses this month other than a service pump that went out and is being rebuilt by Valley Equipment. Councilmember Predmore made a motion to approve the financial report as presented. Councilmember O'Donovan seconded, all others approved. The motion carried.

#### **Request for Public Comment:**

Jack Gross asked the Town Council if they would be enforcing the TDA tax. Gross recently attended a TDA meeting in which he was informed that the Town Council would not be enforcing the tax. Gross ask if this was a true statement. He also asked if the Council members or others within the community had developed a list of rental homes, and if so, for what purpose if the tax would not be enforced.

Gross reviewed history of the Town of Lake Santeetlah Building Application and issues that arose due to the application. Gross urged the Council to consider the effects of this application prior to approval and implementation. Gross stressed that the approval of the building application would likely lead to further litigation down the road.

Gross questioned the location of an approved ordinance authorizing the formation of a Planning Board. If there was not an ordinance adopted Gross stated that he would accept that answer with proper documentation that proves it unnecessary.

Tanya Capeling is concerned with the boat speed around the docks causing large wakes and damage to docks. Capeling would like to determine if No Wake signs can be posted around the lake close to docks

to help prevent this ongoing boat traffic. Also, Capeling mentioned the need for more speed limit signs throughout the Town.

Betty Lobue provided an update of TPOA meeting dates. The next meeting will be held August 12<sup>th</sup> at 7:00PM at Town Hall. Liter pickup August 13<sup>th</sup> at 9:00AM, meet at Town Hall. The boat party will be August 16<sup>th</sup> at 4:00PM. Meet at the Cheoah Point Boat Ramp. All are encouraged to attend.

### **Old Business:**

**#1: Town of Lake Santeetlah Building Application:** The application will be discussed at the Planning Board meeting later this afternoon.

### **New Business**

**#1: Town Technician Maintenance Report:** A high service pump went out at the well house. The Town had an extra pump that had been restored and was able to replace with that one. The old one has been taken to Valley Pump Service and is ready for pick-up. Hayes plans to pick-up the pump on Tuesday.

### **#2: Removed**

**#3: Camper Trailers within the Lake Santeetlah Town Limits:** This item will be referred to the Planning Board to discuss later this afternoon for consideration as to whether to permit or prohibit campers within the Town limits and add this to the Zoning Regulations. Councilmember Carlton made a motion to refer this item to the Planning Board. Attorney Justus acknowledged that a motion wasn't necessary. There was no second to the motion.

**#4: Water System Repair and Upgrades:** Town Administrator Kim Matheson and Mayor Jim Hager had a telephone conference with Sharon Edmundson from the NC State Treasurer's Office to explain the needs for the water department and the best options for funding these projects. Edmundson confirmed that the money could be taken from Reserves as long as it was paid back when the Town got a loan. This would save the Town from paying interest charges for a time period that the remainder of the money is not needed. The projects have been prioritized and the Town has the funds to pay for the most urgent repairs needed, the two tanks at the well houses. The proposal received is \$12,000 for each tank. This price has not been negotiated. The project will need to be completed late October or early November when most residents are gone for the season. The Town will likely get other estimates, but this amount does fall below the benchmark to require the project be put out to bid. Randy Welch is preparing a RFP for building repairs which will be ready in August. This will be advertised for local contractors. Once all quotes are received the Council will discuss how to move forward with funding.

### **Discussion:**

**1: Sewer Study Report/Keith Predmore:** Predmore displayed two different types of septic systems that he was able to see during his recent visit to Swain County. Predmore briefly explained both types. Predmore stressed the importance of taking care of your septic system in order to keep it in working order.

**2: TDA Report/Diana Simons:** Simons, president of TDA provided a monthly report. The balance as of July 10 is \$8,831.71. The Administration Fee has been paid for the past fiscal year. The TDA has an upcoming audit fee and insurance payment. One of the capital projects for the upcoming year is the car charging station. Predmore is working on this project. Simons is meeting with Kim Hainge to identify plants around the Town. The plants will be identified and signs posted. Simons is working on the website and would like to encourage all rental owners to advertise their home on the website, contact Simons for more information. Councilmember Mary Williams volunteered to draft a letter for all rental homeowners to add to their packet and encourage boat safety and appropriate speed around the docks.

**Announcements:**

Mayor Hager announced that the next Council Meeting is August 19th, 2019 at 10:00AM at Town Hall. This date is changed from the posted schedule in order to accommodate Attorney Justus' schedule.

With no further business at this time Councilmember Carlton made a motion to adjourn the meeting. Councilman Predmore seconded, all others agreed. The motion carried. Mayor Hager adjourned the meeting at 10:36AM.

**Meeting Adjourned**

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Jim Hager, Mayor

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Emily Hooper, Town Clerk