

Town of Lake Santeetlah

Council Meeting Minutes

July 9, 2024

Mayor Simon called the meeting to order at 12:01PM. Councilmembers Ralph Strunk, Keith Predmore, and Kevin Haag were present for the meeting. Town Administrator Kim Matheson, Town Clerk Kala Farley, and Town Technician Scott Kamps were also present. Attorney Brian Gulden was available on Zoom. Councilmember Jim Hager was not present.

Kevin Haag offered an invocation. Ralph Strunk led the pledge of allegiance.

Approval of the Agenda: Mayor Simon asked to amend the agenda and add Jose Rosado to speak about reassignment of sewer connections at Santeetlah Lakeside as New Business #4 and add Council Statements as New Business #5. Predmore made a motion to approve the agenda as amended. Haag seconded. All approved. The motion passed unanimously.

Approval of June 11, 2024 Council Meeting Minutes: Haag made a motion to approve the June 11, 2024 Council Meeting Minutes. Predmore Seconded. All approved. The motion passed unanimously.

Financial/Tax Report as of June 30, 2024: Matheson reported the tax collection for June was \$168 in Ad Valorem tax. Matheson said the new fiscal year started July 1, 2024 and the audit has begun for last fiscal year.

Mayor Simon read the Ethics Statement Reminder.

Guest Speaker Kevin Brown G.R.E.A.T.: Broadband Challenge: Kevin Brown for G.R.E.A.T. presented information about a broadband challenge, discussing grants and potential funding for broadband expansion in the community. He provided detailed data on current broadband coverage and speeds, proposing solutions for improvements and requesting community participation for the project's success. Brown said he needed ten Zito Media customers to participate in the census block that the Town is in. The Zito customer would need to provide a copy of a Zito Media bill and have a speed test ran on three different days to provide the data requested for the challenge.

Request for Public Comment:

Helen Ramey: Ramey said she noticed paving of budgeted roads as an item on the agenda and said the road she lives on, Nantahala Terrace, is in poor condition and requested consideration for future paving.

Old Business:

1. **Discussion of Fee Schedule:** The Council discussed increasing the fee for a PUD variance application from \$250 to \$400 since they previously increased the residential variance application amount. Haag made a motion to increase the fee from \$250 to \$400. Predmore seconded. All approved. The motion passed unanimously.
2. **Appoint the TDA Chairperson:** Mayor Simon recused herself from this agenda item. Strunk said he would like to appoint Diana Simon to be the TDA chairperson. Haag seconded. Strunk, Haag, and Predmore all approved and voted "aye" to appoint Diana Simon to be the TDA chairperson.
3. **Update on Broyles septic proposal:** Predmore said there must be a signed and sealed set of engineered plans for the Council to review before they can make any recommendations. Nelms said he would get an official set of plans for the Council to review.
4. **Backup water on top of the mountain:** Mayor Simon said there have been problems with residents having no water when the power goes out on top of the mountain. Predmore said before the Town makes any decisions on this issue, there needs to be something submitted to an engineer as far as requirements and what is wanted on top of the mountain. The engineer can then draw up some plans for the Council to consider. Haag said he would do an informal survey to gather information from the homeowners on top of the mountain to see what their thoughts are in terms of what they would like or think the requirements should be.

New Business:

1. **Budget Year ended June 30:** Matheson said she had reported on this when presenting the financials earlier in the meeting.
2. **Paving of budgeted roads:** Mayor Simon said a contract has been signed with the Aldridge Brothers and the Town is on the schedule for paving in September.
3. **Inspection of water tanks:** Matheson said two small tanks at the well house and the 10,000 gallon tank on top of the mountain are ready to be inspected.

The tanks will have to be drained prior to the inspection, inspected, and then refilled. Kamps said he would get with the contractor to schedule a time for this to be done.

4. **Jose Rosado-reassignment of sewer connections at Santeetlah Lakeside:** Rosado reported the sewer connections from three lots have been reassigned. Originally, there were three houses built that were allowed to connect to the Old Lodge system until the Reuse system was ready. Now that the Reuse System is operational, those three connections have been reassigned from the Old Lodge system to the Reuse system. Rosado had previously submitted a letter to the Council stating the changes and how they will be made. (see letter attached) Predmore asked that Rosado submit the originally approved set of plans and map along with a new map showing the changes. Attorney Gulden said if there is an encroachment agreement submitted, there needs to be specifics submitted as to what it is and what is allowed in the encroachment agreement.
5. **Council Statements:** Strunk said he had discovered a box from the Sheriff's department at the guard house that had been previously used for public input, and asked if the Town would consider reinstating that public comment box. Matheson said the staff would look into contacting the sheriff's department about the box.

Announcements:

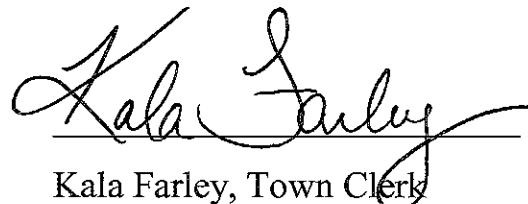
- The next regular scheduled Council Meeting will be held August 13, 2024 at 12:00PM. This meeting will be held at Town Hall and via Zoom. The link to join by Zoom will be sent out by mass email.

Motion to Adjourn

Haag made the motion to adjourn the meeting. Strunk seconded. The meeting was adjourned at 1:39PM.



Diana Simon, Mayor



Kala Farley, Town Clerk

Lakepoint Properties at Lake Santeetlah, LLC

July 8, 2024

Town Council

Town of lake Santeetlah

Lake Santeetlah, NC 28771

Re: Reassignment of Sewer Connections at Santeetlah Lakeside

Dear Council Members:

As I mentioned to Kim Matheson, we have finished all work on the Re-Use Sewer System built at Santeetlah Lakeside. This system is scheduled for final inspection and connection approximately at the end of July or beginning of August 2024.

We have previously submitted a plat of the project to the Town indicating the sewer solutions of each lot, which was valid until the Re-Use System became operational.

By agreement with the Graham County Health Department at the time that each of the following houses were built, they were provisionally connected to the "Hotel" system until such time as the Re-Use System became operational. It was agreed (and the collection lines were thus designed) that upon the certification of the Re-Use System these homes would be switched from the Hotel System to the Re-Use System.

These homes are: Lot 9 (O'Keefe), Lot 11 (Armenante) and Lot 13 (Bradley).

This re-connection can be achieved by the simple turning of a valve on the collection line that will redirect all sewer coming into that line to the Re-Use System (along with all future connections to that system).

The homes that will remain connected to the Hotel System will be lots 22 and 23. These are on a separate collection line to that system.

In summary, the plat in your possession showing the assignments will change only as follows:

Reassignment from Hotel System to Re-Use System: Lots 9, 11, and 13.

Reassignment from either the Re-Use System or from "Re-Use or Hotel System" to the Hotel System: Lots 19, 20 and 21.

Please note that there are several lots that show that they may be connected to either the Re-Use or the Hotel systems. This flexibility on those lots is to be retained by the developer.

Within the next few weeks, we will be making the final connection between the existing collection lines and the Re-Use System intake. This will require the excavation of a 100' to 120' trench and laying the connection line. None of this work will be done on Town property or roads and will not disrupt traffic or the normal operation of the project. The work will be performed by Environmental, Inc out of Sylva, a fully licensed contractor. This same company will be the Operator of Record of the sewer plant and will follow all State guidelines for the maintenance and operation of same.

Also note that the changes above were anticipated, and the original collection lines and connections were designed so this reassignment could be done without having to dig up the roads. The change will be seamless to the residents.

If you have any questions, please feel free to contact me. I will be glad to come in and explain this in greater detail, if necessary, and answer any questions you may have.

Sincerely yours,

For Lakepoint Properties at Lake Santeetlah, LLC



Jose F. Rosado

As Agent for the owner and HOA Member