

Town of Lake Santeetlah

Zoom Council Meeting Minutes

March 11, 2021

Mayor Hager called the meeting to order at 10:00AM. Town Administrator, Matheson called role of councilmembers. Predmore, Carlton, and Haag were present. Simons was not present. Attorney Justus, Town Administrator Matheson and Town Clerk Postell were also present.

Approval of the Agenda: Mayor Hager would like to move Jose Rosado discussion following Public Comment. Councilmember Carlton would like to add a brief discussion regarding the COVID Relief Bill. Mayor Hager added that under Discussion #5. Councilmember Haag made a motion to approve the agenda as amended, Carlton seconded. The motion passed unanimously.

Approval of the February 11, 2021 Council Meeting Minutes: Councilmember Carlton wanted to clarify Old Business #2 regarding the Lake Drop Down. Carlton suggested the second sentence be deleted or it be changed. Carlton made a motion to approve the minutes with a deletion of the second sentence. Haag seconded. The motion passed unanimously.

Approval of the February 22, 2021 Special Meeting Minutes: Councilmember Carlton made a motion to approve. Haag seconded. The motion passed unanimously.

Financial Report/Tax Report: Town Administrator Matheson gave an update. For the Tax Report \$5,539.48 was the total amount of taxes collected. The first bill from Contractor Williams in the amount of \$11,000.00 was paid out of the Loan Funds account. As of February 28, 2021 the General Operating Checking balance was \$91,110.00 and the Water Operating Checking balance was \$16,367.94. For the Front Entrance Project, we have received \$23,440.00 which included the \$10,000.00 donation that was given in 2019.

Request for Public Comment:

Property Owner Gross: Commented on Ms. Emerson's comment regarding easements with the TOLS; also commented on Zoning Ordinance expenses.

Property Owner Emerson: Commented on resolution concerning road easements; also commented on the cost of the Zoning Ordinance.

Old Business:

- 1. Easement Request for Property Owner Bassett:** Mayor Hager stated rather than an easement request this was a license request; Ms. Bassett's attorney and the Town's attorney are trying to coordinate that and nothing further can be done until that is resolved. This will be back on the agenda when we receive a proposed license agreement from Ms. Bassett's attorney.
- 2. Update from Zoning Administrator:** No updates at this time.
- 3. Lake Water Testing Agreement Approval:** Mayor Hager and Councilmember Carlton met with Mark Bentley and discussed starting in April of 2021 and testing four locations around the TOLS- close to Labor Day, Fourth of July and Memorial Day weekend. Carlton made a motion we approve this to begin testing in April. Haag seconded. Predmore commented on clarification of the cost associated with testing four locations.

The Town agreed to use Carltons boat at no cost to the TOLS. The four testing sites are to establish a baseline with four tests completed in April, then doing the same tests right after Memorial Day, July 4th, and Labor Day. Carlton suggested the town budget \$1,000.00 for the rest of the fiscal year and get this pricing proposal clarified. Councilmember Carlton made a motion to amend his first motion and make a motion to approve and allocate \$1,000.00 for two testing events for the rest of the year. Haag seconded to approve Carltons amended motion. The motion passed three to one. Predmore opposed.

- 4. Status of Gary Lanes Request regarding Short-Term Rental Regulations:** Mayor Hager stated this has been referred to our attorney since no timeline was put on this request. Attorney Justus suggested discussing this at the two workshops with Planning Board in March and giving an update at the April Council Meeting.

New Business:

- 1. Complete Waterline Location Study in FY 21/22:** Mayor Hager met with Randy Welch and we will be reapplying for a grant application in the fall to see if we can get approved. Without a grant the cost would be approximately \$70,000.00. He recommended we wait until we apply for that grant to determine the outcome.
- 2. Restarting Neighborhood Watch Program:** Councilmember Carlton reached out to former Mayor Crabtree and there are additional requirements to starting this program, but Crabtree had no memory of this project. Haag suggested reaching out to the TPOA and citizens around the town for input. Predmore agreed this was not an issue at this time.
- 3. Funding for Emergency Generator:** Town Administrator Matheson reached out to Electrician, Scott Sawyer regarding an estimate and we have not heard back from him. Matheson will reach back out.
- 4. Town Truck Issues:** Scott Kamps has been working with Fords Auto Parts and they are looking for a replacement bed costing about \$1,000.00 and will be \$250.00 to install.
- 5. Update on Front Entrance Fundraiser Project:** We have raised \$23,440.00 and an additional \$3,000.00 in donations. We have around \$25,000.00 Contractor Williams will not be able to begin this project during this FY. We are at least \$15,000.00 short for the project.
- 6. Parking Ordinance:** The Planning Board is addressing parking in their new ordinance. Councilmember Carlton suggested we should not change anything right now since it is being enforced voluntarily consensus agreement.
- 7. Bryan Farley becoming Part-time Employee:** Town Administrator Matheson stated the insurance policy to get him liability insurance was very expensive, but if he becomes a part time employee for the TOLS it will increase the towns insurance \$144.00 per year. Mayor Hager stated Farley asked for a Fee Schedule of \$45/hour for his part time work as Zoning Administrator. Councilmember Carlton made a motion to approve that the prior work be paid at the \$30/hour rate and going forward will be paid at the \$45/hour rate, starting March 12, 2021. Predmore seconded. The motion passed three to one. Haag opposed.

Mayor Hager asked for a motion to go into the Public Variance Hearings for Barnett. Councilmember Haag made a motion. Carlton seconded. The motion passed unanimously.

- 8. Side Yard Variance Public Hearing for Glen Barnett at 12:30PM:** Mayor Hager recommended we continue this hearing to March 19, 2021 at 10:00AM so the full board will be available. Barnett agreed. Councilmember Carlton made a motion to continue the Public Hearing to Friday, the 19th at 10AM. Haag seconded. The motion passed unanimously.

Councilmember Carlton made a motion to go into the Variance Hearing for Johnson. Haag seconded. The motion passed unanimously.

- 9. Side Yard Variance Public Hearing for Gary Johnson at 1:30PM:** Mayor Hager recommended we continue this hearing to March 19, 2021 at 10:30AM so the full board will be available. The Johnson's agreed. Councilmember Carlton made a motion to continue the Public Hearing to Friday, the 19th at 10:30AM. Haag seconded. The motion passed unanimously.

Councilmember Carlton made a motion to adjourn the Board of Adjustment. Haag seconded. The motion passed unanimously.

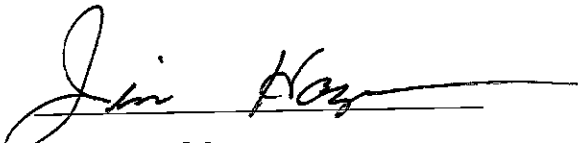
Discussion:

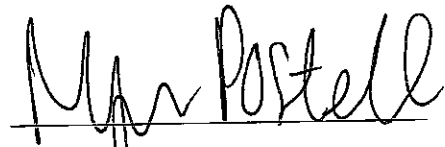
- 1. Lakeside Condo Report from Jose Rosado:** They are going through the different processes with the Engineering and the sewer system and finalizing drawings on the buildings. Other than that, there is nothing to report at this time. The end of April, is potential groundbreaking. Rosado stated they are in CD (Construction Drawings) working on permits with Graham County. As far as the HOA, documents will be sent out on 3/12/21 and April 9th votes will be back and counted at Town Hall. By April 10th there should be a functional HOA.
- 2. Town-Wide Road Conditions:** Black Bear Trail & Snowbird Trail have several areas where damage has occurred due to the heavy rains. Mayor Hager will go out with Scott Kamps and identify areas that need repairs with curbing around those areas. A paving company will be contacted as well to determine a price estimate and that can be budgeted for the next FY.
- 3. Brief Report on Water System Upgrade:** The new 10,000 gallon tank was delivered. A crane was brought in from Asheville and a truck bringing in the tank was 3 hours late arriving so we ran into some additional cost. Williams Construction is actively connecting the new tank to the rest of the system and this should be completed soon. During the process, they found additional valves that need to be replaced. As the crane was leaving, it took some guttering off a resident's home; that is being replaced right now causing a couple hundred dollars in damage.
- 4. Brief Report on FY 21/22 Budget Development:** In terms of the General Fund, we are working on gathering estimates on different things that will have to be added into the budget. In terms of the Water Fund, staff are working on the vacant lots project. We have identified the lots and the addresses that corresponds to those lots and identifying the lots which have structures on them. The idea of this is to consider undeveloped lot owners to contribute to the cost of water expenses.
- 5. COVID 19 Relief:** \$350 billion has been set aside for state & local government. We are looking at trying to get a portion of those funds and make sure we get on the list for those funds. Of that \$350, \$130 billion has been set aside for infrastructure and this money could be used for the TOLS for specific repairs.

Announcements:

- Continued Meeting for two Variance Public Hearings will be held March 19, 2021 at 10:00AM and 10:30AM via Zoom. Information will be sent out at a later date.
- The next Council Meeting will be held April 8, 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 Predmore seconded. The motion passed unanimously. The meeting was adjourned at 11:25AM.


Jim Hager, Mayor


Morgan Postell, Town Clerk