

Town of Lake Santeetlah

Council Meeting Minutes

March 9, 2018

Mayor Jim Hager called the meeting to order at 10:00AM. Council Members Karen Anderson, Keith Predmore, Patrick O'Donovan and Bob Wehr were present for the meeting. Town Administrator Kim Matheson, Clerk Emily Hooper and Public Works Technician Eric Hayes were also present.

The first order of business was the approval of the agenda. There were no necessary additions or changes necessary. Councilman Keith Predmore made a motion to approve the agenda. Councilman Patrick O'Donovan seconded. All others approved, the motion carried.

After review of the February 9, 2018 Council Meeting Minutes, there were no additions or changes necessary. Councilman Patrick O'Donovan made a motion to approve the Council Meeting Minutes. Councilman Keith Predmore seconded. All others approved, the motion carried.

Financial Report/Tax Report: Town Administrator Kim Matheson explained that the balance sheet presented displayed the balances as of January 31, 2018. The general operating balance is \$101,264.34 and water operating \$20,151.10. The tax revenue from Graham County for February is \$5,733.54. The general account balance does not reflect this income. The remaining tax collections will be charged a 10% collection fee from Graham County. Approximately \$13,000 remains outstanding for Lake Santeetlah taxes at this time.

Attorney Ellen Davis submitted a bill from July 2017 – January 2018 for \$6,962.72. This amount was paid from the budget line item, legal fees.

Councilman Bob Wehr made a motion to approve the financial report as presented. Councilman Patrick O'Donovan seconded, all others approved. The motion carried.

Request for Public Comment:

Jack Gross questioned the Resolution presented today for the sale of property on Santeetlah Trail. Gross asked if the Resolution included the repair of the road that has been mentioned and addressed on several occasions. Mr. Gross hopes this issue will be taken care of from the sale of the land and suggested the Council give it serious thought, "it's not if it caves in, it's a matter of when. The caves are getting deeper."

Gross stated that he was in favor of the Zoning Regulations on the agenda for approval.

Old Business

#1 Cochran, Anderson, Mathews, McNally and McCoy Property on Santeetlah Trail/Appraisal Report: Attorney Ellen Davis prepared a Resolution for the sale of property on Santeetlah Trail. The appraisal was completed by Brian Farley and reviewed by Attorney Davis. A minimum value for sale was required according to Attorney Davis. The Town must determine the Fair Market Value price and the land could not be transferred for less than that amount. Tax Assessor, Erma Phillips stated that 15% of the appraised value would be considered Minimum Value. The expense the Town (\$1,890) has incurred from the survey, appraisal, and potential advertising was split between each landowner. The Town will protect the road and repair any damaged areas during this process. The homeowners will be notified of the minimum cost to purchase upon approval of this Resolution. Councilman Keith Predmore made a motion to approve the Resolution. Councilman Patrick O'Donovan seconded. All others approved, the motion carried. (I have attached the Resolution to the minutes for review).

#2 Lakeside Guardrail Proposal – Stable Guy/Clean Cut Tree Service Estimate: Both estimates have been received but the scope of work is different in the two estimates. Scott Kamps proposal included stabilizing the road and

installing a railing. Clean Cut Tree service proposed a rock wall that would stabilize the road more effectively and be ornamental. Kamps has been notified that the scope of work has changed and will return with another bid. This project will likely be completed this summer. Councilman Keith Predmore asked if the design had been reviewed by an engineer. Will the structure be considered a barrier and will it be approved by the DOT as presented? Would the Town be liable if a car drove through the barrier into the lake? Predmore suggested the DOT be advised of the plans and provide input prior to proceeding. The \$4,500 left from the Santeetlah Lakeside road transfer would be used to help cover the expense. Additional funds could be requested from Santeetlah Lakeside Developers. The Town Council will discuss options and expense prior to approval.

#3 Approval of Zoning Regulations: The eighth revision, dated February 13, 2018, of the Zoning Regulations has been posted on the Town of Lake Santeetlah website and available for review. The Council, Attorney Ellen Davis and Town Staff has been working on the update since September 14, 2015. There were two Public Hearings and numerous workshops for public input. Councilman Keith Predmore made a motion to approve the updated Zoning Regulations to become effective June 1, 2018 in order to establish a Zoning Board of Adjustments. Councilwoman Karen Anderson seconded. All others approved. The motion carried.

#4 Review of Front Entrance: Mike Donnell, Landscape Architect and Lake Santeetlah Homeowner, agreed to complete drawings for the front entrance. Donnell recently had shoulder surgery and requested five or six more weeks to complete the project as he takes time to recover. This will be re-addressed when the drawings are received.

New Business

#1 Town Technician Maintenance Report: Mike Wallace, HD Supply (now Core & Main), visited Town Hall and identified his recommendation to protect the area where the water main break was located on Thunderbird Trail. Wallace suggested placing mega lugs on the T and eliminating the high max fitting. A valve should be installed in the area through the asphalt. The mega lug will hold the water pressure coming off the mountain. Wallace also recommended adding concrete in the area to provide extra stabilization. The total cost for these additions would be \$950, not including the excavator and operator to dig up the asphalt.

#2 Approval of Town Hall Use Policy: Attorney Ellen Davis suggested a policy be adopted that limited the use of Town Hall. This would prohibit the building from being used for unnecessary reasons. The policy presented is a draft and should be reviewed by the Council. Any additions or changes can be addressed and the policy should be ready for approval in April.

#3 Approval of Credit Card Policy: The NC State Treasury recommended a Credit Card Use policy that is adopted and followed by Town Staff and Council who may have credit card access. The policy presented is a draft and should be reviewed by the Council. Any additions or changes can be addressed and the policy should be ready for approval in April.

#4 Closed Session RE: Lawsuit by Jack & Connie Gross vs. Town of Lake Santeetlah: Councilwoman Karen Anderson read the motion to move into Closed Session: Pursuant to the provisions of North Carolina General Statute 143-318.11 (c), I move that the Town of Lake Santeetlah Town Council go into closed session to receive advice relative to the following existing lawsuit which is presently pending: Jack & Connie Gross vs. Town of Lake Santeetlah Town Council, currently pending in the Superior Court of Graham County, North Carolina. Councilman Patrick O'Donovan seconded. All others approved. The Town of Lake Santeetlah Town Council and litigation attorney, Bill Brazil moved into Closed Session.

Councilman Keith Predmore made a motion to return to the regular scheduled Council Meeting. Councilman Patrick O'Donovan seconded. All others approved the motion carried.

Discussion Items:

#1 Notification of Council Member Vacation or Absence: Mayor Jim Hager asked all Council Members to notify Town Staff if they would be unavailable for a period of time whether on vacation or other obligations. This would allow arrangements to be made if online transfers or check signers were needed during these times.

Announcements:

Mayor Jim Hager announced that the next Council Meeting is April 13, 2018 at 10:00AM at Town Hall.

With no further business at this time Councilman Patrick O'Donovan made a motion to adjourn the meeting. Councilman Keith Predmore seconded, all others agreed. The motion carried. Mayor Jim Hager adjourned the meeting at 12:20PM.

Meeting Adjourned

Jim Hager, Mayor

Emily Hooper, Town Clerk