

Council Meeting Minutes October 15th, 2020

Council Members Roger Carlton, Jim Hager, Diana Simon, and Keith Predmore were present for the meeting. Kevin Haag was absent from the meeting. Lawyer, Brian Gulden, Town Administrator Kim Matheson and Town Clerk Morgan Postell were also present.

First order of Business was the Agenda: The Town Council added the August 24th minutes for approval and removed the motion for the closed session. Keith made a motion and Diane seconded.

Approval of the August 24th Council Meeting Minutes: Jim made a motion and Diana seconded. All were in favor.

Approval of the September 10th Council Meeting Minutes: Diana made a motion to approve and Keith seconded. All were in favor.

Approval of the September 16th Special Meeting Minutes: Diana made a motion to approve and Keith seconded. All were in favor.

Approval of the September 24th Special Meeting Minutes: Diana made a motion to approve and Keith seconded. All were in favor.

Discussion of Financials:

1. Kim give Council Members a financial update, Keith Predmore suggested that a consent agenda for con-controversial items would speed up the meetings.
2. Financial updates were given including the income coming in and the tax collection coming in within the next quarter.
3. Jim Hager recommended Kim speak to the various agencies for updates.

Public Comments:

1. Jack Gross commented on the water system annexation suggested by Buddy Melton and said that the water system should supply enough water to supply the buildings and it should be on the Town and the Towns money to make sure of this.
2. Tina Emerson had two thoughts:
 - When looking over the financials the existing water meter loan was still not included on the profit and loss statements. The Town is trying to borrow financials for the water system. She feels as though they should be corrected, and a line should be added in the excel spreadsheet and the amount of \$23,000 should be included as well.
 - She had also requested copies of minutes, because one year (unsure of year) there was discussion about setting aside money for roads and water system and the estimate was \$200,000 should be in one account and \$300,000 set aside for roads and the water system to work on the roads and the water system. She recommended one account be called Road Reserve and one should be called Water Reserve and would also like the Town Council to consider this option.

3. Kevin Hensley discussed the Graham Stars' Veterans Honorary Program with the Town Council and buying an ad for the Salute to Veterans program. Mayor Jim Hager agreed to consider this before the ad placement deadline.
4. Gary Lane made a comment on the rules regarding dogs barking near their property and has a concern regarding multiple families moving into rental properties and wants to consider regulating renting on short-term rentals. Council Member Carlton stated that he would support an ordinance such as this after the Town Council gets input from the attorney about short-term rentals. This discussion can be carried over for next month but it is suggested that the Town Attorney determine what can be done about this situation because the Town needs some ordinance put into place regarding this issue. This is said to be a continually growing issue with the rental properties. Council Member Simon commented regarding the dog complaint that this is a continual concern and the Town has rules in place that should be followed. Regarding the suggestion of a short-term rental ordinance, because of COVID, nothing could be done as far as short-term rentals. Mayor Jim Hager suggested these issues should be referred to the Planning Board for further discussion.

No further comments.

Old Business:

1. **Water System Repair and Upgrades/Loan and LGC Status:** Brian Gulden talked to Craig Justus and the firm needs to give an opinion regarding litigation that could impact the Town's ability to service the loan. Kim Matheson sent him the revised Loan Agreement with the correct amount. The loan process is now back on track. Kim Matheson stated we had to wait on the LGC's approval as well and that is also taking longer than this process should, so therefore it needs to be done correctly the first time rather than having to redo this process. Mayor Jim Hager and Council Member Roger Carlton stated that this issue should take priority and suggested Brian Gulden and Craig Justus speed up the process if possible.
2. **Update on Response to COVID-19:** no additional information other than Graham County has had a surge in cases and because of this Council will continue to meet via Zoom.

New Business:

1. **Use of Town email to promote TPOA fundraising:** TPOA has agreed to do a fundraising project for the front entrance project and the question of concern is can they use our town email for fundraising purposes? Kim Matheson stated we use Constant Contact for mass emails such as roadblocks, etc., but we have never let the TPOA use our email. We do not have to have a motion for this according to Brian Gulden because TPOA is not using it for personal gain, it is being used to benefit the Town. As long as it does not directly benefit the TPOA. It is up to the Town Council. Council Member Roger Carlton clarified for the record that the TPOA's request was for a one-time single purpose use of the Town's email and not a precedent.
2. **Update Signature Cards:** Motion made by Keith Predmore to approve and Simon seconded to authorize new signature cards. Motion approved unanimously.

3. **Proposal from HMC Paving & Construction:** change Mayor Lane on the Proposal to the correct address, Cherokee Lane. Also, due to the large volume of traffic and they are planning to do this in the spring along with the front entrance. Keith Predmore made a motion to approve and Simon seconded. Motion approved unanimously.
4. **Cooperation and Resolution agreement between the County of Graham and The Town of Lake Santeetlah:** This needs to get sent to Becky Garland and Kim Crisp as soon as possible. Motion to approve by Keith Predmore and Simon seconded. Motion approved unanimously.
5. **Monthly Written Report from ZA regarding all Active Projects:** Bryan Farley is driving around the town and watching and looking. The Hutsell house has something going on. Keith Predmore said that if the foundation is placed something needs to be done. Kim Matheson said the county has suspended the permit previously issued.
6. **Lakeside Variance Conditions and Response to ZA letter to Jack Minski:** The Town Council asked the ZA and the Town Administrator to remain vigilant on ensuring the developer submit documents related to the variance conditions.
7. **Budget Amendment:** Keith made a motion to approve the Budget amendment and Diana seconded. Mayor Hager was excused from voting by a motion made by Keith Predmore and seconded by Diana Simon. Both motions were approved unanimously. The revised Budget Amendment is attached.

Discussion:

Announcements: Next council meeting is November 12 2020

Motion to Adjourn: Diana Simon made a motion and Keith Predmore seconded to adjourn the meeting. The motion passed unanimously.

Jim Hager, Mayor

Morgan Postell, Town Clerk