

Town of Lake Santeetlah

Council Meeting Minutes

September 14, 2018

Mayor Jim Hager called the meeting to order at 10:00AM. Council Members Bob Wehr, Patrick O'Donovan, and Keith Predmore were present for the meeting. Town Administrator Kim Matheson, Clerk Emily Hooper, and Public Works Technician Eric Hayes were also present. Councilmember Mary Williams was available by phone for a portion of the meeting.

The first order of business was the approval of the agenda, there were no 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 August 10, 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.

After review of the August 22, 2018 Special Meeting Minutes, there were no additions or changes necessary. Councilman Bob Wehr made a motion to approve the Special Meeting Minutes. Councilman Patrick O'Donovan seconded. All others approved, the motion carried.

Financial Report/Tax Report: Town Administrator Kim Matheson explained that there were currently issues with the computer and the reports could not be displayed. The server and QuickBooks were down and had been re-booted but were still not accessible at this time. Each Councilmember had copies of financial reports that could be passed around to those interested. Finance Officer Patrick O'Donovan explained that this was only the second month into the new budget year therefore there are not any issues of concern to be addressed. O'Donovan stated he had reviewed the reports prior to the meeting and would do so publically next month if we were unable to get the internet issues resolved before today's meeting is over. Town Administrator Kim Matheson shared the tax collection for August was \$16,105.69. This check has been received and deposited in the general account.

Councilman Bob Wehr made a motion to approve the financial report as presented. Councilman Keith Predmore seconded, all others approved. The motion carried.

Request for Public Comment:

Diana Simons: Diana acknowledged the work that Aura Griffith had recently completed at the front entrance and thanked her for her hard work throughout the year in the community. Simons announced that Memorial Park had not been cleaned (weeds pulled and bushes trimmed), after the rain passes next week a group of volunteers will plan a date to work at the Park. Anyone interested in helping can see Aura or Diana.

Jack Gross: In regards to the Public Records lawsuit, Gross stated that as the plaintiff of that suit he had spent \$9,072.46 and assumed the Town had spent a comparable amount. This lawsuit came about after Town Attorney, Ellen Davis refused to release the bidder's name and instructed Town Staff to keep the name private according to a specific statute. Davis would not put this recommendation in writing, however continued to withhold the requested information. Gross asked the Town Council why Davis was still employed after causing this suit.

Betty LoBue: The end of year dinner for the TPOA will be at the Moonshiner Steakhouse Thursday September 27, 2018 at 5:30PM. Please call the steakhouse or Joan Henry and make reservations as soon as possible. If there are 40 seats reserved the Steakhouse will be closed for TPOA only. The TPOA Welcome party is in the planning stages and will be held June 2019. If you have comments or ideas please share them with Betty LoBue, Beth Carlton, Connie Gross, Aura Griffith, Diana Simons or Dixie Weale.

Old Business

#1 Follow up Sewer Study/Possible Survey Questions: The Town Council is planning to send a survey to all residents regarding the Sewer Study. Councilman Bob Wehr shared that we should collaborate the suggestions from those submitted and get a final draft sent out as soon as possible. Councilman Patrick O'Donovan agreed that the suggestions should be reviewed and the survey should be kept simple. O'Donovan suggested that Councilman Keith Predmore take the suggestions and compose a survey for final review. Predmore's background in construction management would aid in this project. Councilman Wehr explained that it would be beneficial if the results from the survey were in prior to the October Council Meeting. Graham County Health Director Beth Wood and Environmental Specialist Alli Hooper are planning to attend the Council Meeting to speak about Lake Santeetlah Sewer System and options for repair. It would be helpful for them to have this information prior to attending the meeting.

New Business

#1 Town Technician Maintenance Report: The electric pump at the pump house went down last week causing the wells and pumps to stop working. A manual pump was used during this time to keep residents from experiencing any water loss. Carolina Technical Services responded quickly and the electric switchboard has been replaced and is working properly at this time.

Dina Debolt, at 538 Thunderbird Trail, has drainage issues which were reported to Town Hall. Hayes installed a forty foot drain pipe into a culvert to assist with drainage. This should keep the water from running underneath her home. Debolt is coming to Lake Santeetlah this weekend and should be able to confirm the repair has resolved the issue.

#2 Roger Hamstreet, Purchase of Town Property abutting the 1817 Contour Line of Lake Santeetlah Councilman Bob Wehr made a motion to approve the land transfer from the Town of Lake Santeetlah to Roger Hamstreet as presented. Councilwoman Patrick O'Donovan seconded. All others approved. The motion passed.

#3 Occupancy Tax Update/Diana Simons: The Occupancy Tax account balance is currently \$5,535.97. This balance reflects payments through the month of August. There has been one deposit in September at this time. The goal/budget for the year was \$10,000. The revenue for August (which will be paid in September) should be equal or greater than July revenue. July and August are the busiest months for rental properties at the Lake. This however, still leaves several who are not paying the Occupancy tax. The budget/expected income was created with anticipation of some not paying and if that number is not met there are obviously a large number of renters who have not complied with the tax. Diana Simons is working with Fontana and Graham County TDA Directors on various upcoming projects. Working together will reduce costs from each TDA and still benefit our community in a positive way.

#4 Appoint Town of Lake Santeetlah Vice Mayor: Mayor Jim Hager opened the floor for nominations. Councilman Patrick O'Donovan nominated Keith Predmore to be the Vice Mayor. There were no other nominations. Councilman Bob Wehr seconded. All others approved. The motion carried.

#5 In Honor & Memory of Levi Gharagozian, grandson of Dick & Linda Eyestone: Levi Gharagozian, the grandson of Dick & Linda Eyestone, passed away at the age of nine after suffering a traumatic brain injury while snow skiing with his Father near Lake Tahoe, CA. Please remember this family in the coming months as they grieve the loss of Levi. If anyone would like to honor Levi in a special way, a donation can be made in his name to The George Mark Children's House where he peacefully spent his last days. The address is: George Mark Children's House, 2121

George Mark Lane San Leandro, CA 9457. A mass email will be sent with a link directly to the George Mark Children's house.

#6 Town of Lake Santeetlah 2017-18 Audit: Finance Officer, Patrick O'Donovan explained that the audit had been reviewed by the Council but was still a draft at this time. There were no concerns other than water revenue and the potential need to raise water rates to increase revenue. The auditor received representation letters from each attorney involved in the current litigations. The Town had no input on the response. The audit simply stated that the Town was involved in four litigations and funds had been set aside for each. A draft audit is available at Town Hall for review or a copy can be requested by Public Records request in which a small fee is charged. The audit will not be posted on the website until a final copy is received.

Announcements:

Mayor Jim Hager announced that the next Council Meeting is October 12, 2018 at 10:00AM at Town Hall.

With no further business at this time Councilman Keith Predmore made a motion to adjourn the meeting. Councilman Bob Wehr seconded, all others agreed. The motion carried. Mayor Jim Hager adjourned the meeting at 10:45AM.

Meeting Adjourned

Jim Hager, Mayor

Emily Hooper, Town Clerk