**Town of Lake Santeetlah Initial Draft**

**Council Meeting Minutes (Zoom)**

**May 13, 2021**

Mayor Hager called the meeting at order at 10:00AM. Councilmembers Predmore, Haag, Simon, and Carlton were present for the meeting. Town Administrator Matheson and Attorney Justus were also present for the meeting.

**Approval of the Agenda:** Councilmember Simon made a motion to approve the agenda. Haag seconded. The motion passed unanimously.

**Approval of the April 8, 19 & 24 Meeting Minutes**: Councilmember Carlton made a motion to defer the April 8th, 19th and 24th meeting minutes until the June 10th meeting. Councilmember Haag seconded. The motion passed unanimously.

**Financial/Tax Report**: Town Administrator Matheson gave an update. For the tax amount we received $1,717.04. Matheson explained the negative balance for equity located on the balance sheet in response to Council member Carlton’s question.

**Request for Public Comment**:

**Property Owner Gross:** Commented on follow-up with Brookfield, clarification of the budget goal setting meeting minutes regarding Public Comments from the community, New Business Item #2, closed session discussions.

**Old business:**

1. **Follow Up on Brookfield**: Carlton stated some dock permits have been issued such as his and it is the Towns responsibility to try to help.
2. **Town-Wide Road Conditions**: discussed in previous meeting, the budget has funds set aside to pave parts of Snowbird and Black Bear Trail. There are no major issues with the other roads. Councilmember Predmore commented and stated if one looks at the state roads the best way to take care of the shoulders is a concrete valley gutter or an asphalt valley gutter. We have received prices for Snowbird & Black Bear Trail. Thereto put asphalt in those curbs. This will be discussed later.
3. **Santeetlah Lakeside Matters:** Matheson is unaware of anything new associated with Lakeside. Councilmember Carlton stated the vote for the Santeetlah Lakeside HOA was successful and will be up and running by Junly1, 2021.
4. **Clarify Budget Goal Setting Meeting Minutes**: Councilmember Carlton reviewed the minutes and listed to the recording of the meeting. It is correct there were no public comments within the meeting as a heading on the agenda. However, there was no effort to inhibit public comment within the meeting. In fact, there was more than one hour of input form members of the public attending by Zoom. Councilmember Carlton asked that today’s meeting minutes clearly state the good discussion that was held in an open manner.

**New Business:**

1. **Sinkhole Repair by NCDOT**: The NCDOT sent someone out to fill the sinkhole that was in the middle of the road. They also fixed one that was located beside the road on the bank. Councilmember Carlton suggested Matheson reach out to the NCDPT and ask them to come out and work on the drainage issues as well.
2. **Status Report from Zoning Administrator:** The Zoning Administrator was unavailable. Matheson stated there was nothing new to report.
3. **Status Report from Planning Board Chair:** Planning Board Chair Anne Hager gave and update on the ordinance. The Planning Board is having a Public Hearing on June 10th at 1:00PM, essentially finalizing the wording of the ordinance. Matheson is aware of the advertising that must be done for the Public Hearing.
4. **Status Report on Written Variance process once approved by Town Council**: Matheson stated Attorney Brian Gulden is reviewing the variances and making corrections, they should be ready soon.
5. **Adoption of Resolution Regarding Proposed State Legislation Amendment on Single Family Definition:** May Hager stated a proposal in 2009 was given to do cluster building on Black ear Trail& Snowbird, there was extreme opposition form the town regarding this. The proposed legislation would allow duplexes and tri-plex’s to be considered single-family dwelling for more affordable housing. The resolution in the agenda packet, Councilmember Carlton is seeking the council to adopt going on record that they are opposing this. Councilmember Carlton made a motion to approve the resolution opposing current legislation. Councilmember Simon seconded. The motion passed four to one. Councilmember Predmore opposed.
6. **Status Report on Water System Late Payments**: Matheson stated we don not have many late payments. We have some that carry over to the next billing cycle but not many. WE are also working with some resident who have late payments. We will continue to follow the policy.
7. **Status Report on TOLD Property Tax Liens filed by Graham County**: The total is less than $10,000.00 for tax liens. Councilmember Carlton stated it needs more clarity form the tax collector, Tajuana Ledwell.

**Discussion:**

**1. Status Report of Lake Water Testing Program**: Councilmember Carlton gave a report. Four sites were tested in different areas of the Town. The baseline tests were clean, only one area where construction was going on, was not good but it was due to run off. More tests will be done after the Memorial Day, Fourth of July & Labor Day. Councilmember Simon stated it was on the budget for $2,000.00 and asked if this will have to be budged for every year. Councilmember Carlton sated if there were no issues we may not continue and that is why it was only budget for one year.

**2. Report form TDA**: Councilmember Simon gave an update. No information was available form Graham County about Junaluska Museum. The last meeting for the TDA was on May 4th, 2021. Application has been ma=de to Duke Energy for the car changing station and no word has been received on that. New Lake Santeetlah maps have been printed, Councilmember Simon has been putting them in the map box at the front entrance and made a QR code for people to scan and download to a PDF format of all streets located within the town and a full lake map. TDA will be having a Public Hearing on May 25th, 2021, at 10:00AM

**3. Returning to Regular Meetings Pending Action of Governor:** Brian Gulden gave an update on governor’s orders. May Hager stated Attorney Justus thought we could continue with a hybrid meeting method. Councilmember Carlton stated we did not have the technology to allow one member not to show up in person and we should decide whether we should return in person or whether we should not. If we went back to in person strong rules should be put into place such as wearing mask and temperature checks. Councilmember Simon stated zoom meetings allow more people the option to be there if member is out of town Mayor Hager suggested the details be worked out later.

**Motion for Closed Session:**

1. No action from Closed Session

**Announcements:**

We will continue to meet by Zoom due to the current outbreak in our county. We will post notice of all meetings on the website, Town Hall, and Front Entrance.

The next Council Meeting will be held June 10, 2021, at 10:00AM. This meeting will be held via Zoom unless otherwise notified. Information will be sent out later.

**Motion to Adjourn:**

Councilmember Simon made the motion to adjourn the meeting Councilmember Carlton seconded. The meeting was adjourned at 11:15AM