**Town of Lake Santeetlah**

**Zoom Council Meeting Minutes**

**April 8, 2021**

Mayor Jim Hager called the meeting to order at 10:01AM. Town Administrator, Matheson called role of councilmembers. Predmore, Simons, and Carlton were present. Haag was not present until 10:34AM. Attorney Justus, Town Administrator, Matheson and Town Clerk, Postell were also present.

**Approval of the Agenda**: Councilmember Predmore added “Easement Research” under Discussion #6. Predmore made a motion to approve the agenda as amended. Simons seconded. The motion passed unanimously.

**Approval of the March 11, 2021 Council Meeting Minutes:** Councilmember Predmore made a motion to approve. Simons seconded. Councilmember Carlton added under Financial Report- clarify the $5,539.48 tax amount collected for the month of March. Also, under Old Business #3- insert “fiscal year” when discussing the water testing. Predmore made a motion to approve as amended. Simons seconded. The motion passed unanimously.

**Approval of the March 19, 2021 Continued Meeting Minutes for Barnett Variance Hearing:** Councilmember Predmore made a motion to approve. Simons seconded. Councilmember Carlton suggested changing “council” to “counsel”. Predmore made a motion to approve as amended. Simons seconded. The motion passed unanimously.

**Approval of the March 19, 2021 Continued Meeting Minutes for Johnson Variance Hearing:** Councilmember Predmore made a motion to approve. Simons seconded. The motion passed unanimously.

 **Financial/Tax Report:** The tax amount collected was $2,656.07. The loan funds are in the new water meter account. Out of the New Water Meter Account, Contractor Jerry Williams has been paid and add back to reserves account which was agreed upon before receiving the loan. We also have not received a bill yet from Scott Icenhower for the Water Tank painting.

**Request for Public Comment:**

**Property Owner Barnett:** commented on road repairs within the town; also commented on trash removal services within the TOLSas to location of trash pick-ups.

**Property Owner Gross:** commented on the location of meeting notices, zoning applications new forms within the agenda, and the alert from the NC League of Municipalities and the related item on the agenda.

**Old Business:**

1. **Status of Gary Lanes Request regarding Short-Term Rental Regulation:** Referred to the Planning Board to take up with Attorney Justus. Councilmember Simons gave a report on NC Statutes limiting a municipality’s power to regulate rental periods.

**New Business:**

1. **Funding for Emergency Generator:** A proposal was received from Electrician, Scott Sawyer in the amount of $23,787.00. Carlton spoke with Sawyer and the price was higher because of the size of the generator needed. Town Administrator, Matheson asked Electrician, Thomas Blevins for another estimate. Hager suggested receiving other proposals before deciding. The issue was power needed to run the 5 HP Pump.
2. **Updated Zoning Application:** Attorney Justus recommended there was no point in making any changes at this point; just comments that the Planning Board could consider. Councilmember Carlton suggested there were underlying policy issues with the New Zoning Application that the Planning Board should work on before the form is ready.
3. **Award of Bid for Leaf Removal:** We received a total of three bids. One from Scott Kamps son in the amount of $8,000.00, Scott Kamps for $7,600.00 and Jonathan Holder for $7,800.00. Scott Kamps withdrew his bid. Justus stated Scott’s son does not have the capacity to contract due to being under the age of 18. Councilmember Carlton made a motion to award the bid to Jonathan Holder. Predmore seconded. The motion passed unanimously.
4. **Follow up on Brookfield:** Councilmember Carlton recommended taking action on behalf of the permit holders who have not received anything from Brookfield regarding dock permits. Hager will reach out to Brian Noonan regarding this situation.
5. **Agreement with NC DOT for Salt:** The NC DOT determined they have not been billing/charging the TOLS for Salt and they would like us to sign an agreement. Councilmember Carlton asked if we would have to pay back retroactively for the salt. Town Administrator Matheson will reach out and get an answer regarding that. Carlton made a motion to approve this agreement (going forward only) and asked that Hager and Matheson work out any retroactive payment if any applies. Predmore seconded. The motion passed unanimously.

**Discussion:**

1. **Town-Wide Road Conditions:** The shoulder of the roads on Black Bear Trail and Snowbird Trail are caving in. The TOLS received one estimate around $17,000.00. We are waiting on one bid from the Aldridge Brothers. This will be discussed at the Public Hearing on April 24, 2021 regarding the budget. This will be paid for out of reserves to cover the cost. Councilmember Carlton suggested this is an item for further discussion during the budget year. Property Owner Glenn Barnett suggested that other roads should be considered as well, specifically Wachacha.
2. **Brief Report on FY 21/22 Budget Development:** Councilmember Predmore, Town Clerk Postell and Town Administrator Matheson are working on figuring out how many vacant lots are located with the TOLS and determining if we can charge a vacant lot an availability fee for water. Matheson also reached out to clerks all over the state and they stated that they do in fact charge this fee for vacant lots and some stated they do not. Justus stated a vacant lot can be charged an availability charge. This will be part of the budget hearing.
3. **Update on Southwest Commissions from Diana Simons:** A stretch of highway going towards Tapoco has now been named the Ronnie Millsap Highway. Also, the environmental review has been approved for Corridor K. In Swain County, road work has begun to fix the sinkhole near the beginning of NC 28 four lane. Councilmember Carlton asked Simons to check into the museum that will be located behind Wehrloom Honey and report back at the next council meeting.
4. **Water Fees for Vacant Lots:** Predmore gave an update on the vacant lots. We have received maps from the county to determine who owns the vacant lots within the town, and which lots have structures on them as well.
5. **Resolution in Opposition to Co-Opting Local Zoning by the NC Legislature:** Councilmember Carlton spoke with Justus regarding this. Justus wrote the legislation. The bills consists of different components referring to housing, zoning reform, and codifying case law. Councilmember Carlton highlighted his concerns regarding the future of the TOLS. Carlton made a motion to write a letter in opposition to the bill. None seconded. The motion died. Hager recommended the planning board discuss this with Justus.
6. **Easement Research:** Councilmember Predmore reviewed meeting minutes from 2000 and 2001 and the word “easement” was not found in those minutes.

**Announcements:**

1. We will continue to meet by Zoom due to the current outbreak in our county. We will post notice of all meetings on website, Town Hall, and Front Entrance.
2. A Public Hearing will be held on Saturday, April 24, 2021 at 10:00AM regarding the proposed budget for year 21/22. This meeting will be held via Zoom unless otherwise notified. Information will be sent out at a later date.
3. The next council meeting will be held May 13, 2021 at 10:00 AM. This meeting will be held via Zoom unless otherwise notified. Information will be sent out at a later date.

**Motion to Adjourn:**

Councilmember Haag made a motion to adjourn the meeting. Simons seconded. The meeting was adjourned at 11:03AM.

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Jim Hager, Mayor Morgan Postell, Town Clerk