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On Tue, Aug 12, 2014 at 2:41 PM, W Logan <waltlogan@hotmail.com> wrote:
Jack,

It has been a year and still no response to the eleven questions sent to you in August 2013. In light of your announcement that annexation is still a consideration it would seem to be appropriate to consider answering the questions. You did indicate in two different emails last year that the responses would be forthcoming.

Regards,
Walt Logan

Logan, Judge Walt

From: W Logan [REDACTED]
Sent: Thursday, August 14, 2014 9:22 AM
To: walt logan
Subject: FW: Eleven Questions >>> One year later

Walt,

Thanks for your patience. Answering your message dropped off my task list. I apologize.

1. The lake and the dam apparently are not included in the property that would be transferred to the town. If that is a decision made by the Task Force to not have the town take over the responsibility of the lake and dam, why? Owning the lake bed and a 100 year old dam seem to have little benefit and much potential cost/liability.

The Lake and the dam are a part of the property owned by the SEJ. The only property that would be conveyed if annexation were to occur are the streets within those sections of Lake Junaluska where private residences are located.

2. Assume that annexation occurred and the dam remained the property/responsibility of SEJAC. If the dam required substantial repairs, say \$250,000 or much more, from whom would the money come from? How would such repairs be funded? Is there currently an estimate of repairs needed on the dam and if so what is the estimated total cost?

The cost of any repairs to the dam, whether Lake Junaluska is annexed or not, will be the responsibility of the Board of Trustees of Lake Junaluska Assembly, Inc. They have authorized the establishment of an endowment fund for the preservation and maintenance of the lake which will include the dam.

3. Assume that annexation occurred and the lake remained the property/responsibility of SEJAC. Over the years the lake has required maintenance which cost would continue in the future. Where will the funding for maintenance of the lake

come from ? Based on the past few years, what would the annual cost of upkeep for the lake total ?

We are estimating that the cost of appropriately maintaining the lake, the dam, the areas immediately around the lake (including the walking path) will be approximately \$400,000 a year. Again, the Board of Trustees will be responsible for finding these funds for this purpose, as they have in the past.

4. Post annexation would the security contract be cancelled and the lake be serviced only by Waynesville PD ? How much has that contract been annually for each of the past three years ?

Security for Lake Junaluska is now being provided by the Haywood County Sheriff's office. I don't have the exact figure but it will be around \$300,000 a year. If annexation were to occur, the Waynesville Police Department would be responsible for basic security. The Conference Center may choose to purchase additional security from the county or another third party provider if it was deemed necessary.

5. SEJAC would retain substantial property after annexation according to the proposed map. Would the property owners be looked to regarding any cost whatsoever regarding the maintenance or any other expenditures regarding property owned by SEJAC ?

No, only if the property owners choose to do so. We have invited people to support the maintenance of the lake and the areas surrounding the lake by creating the Friends of the Lake program.

6. Why does SEJAC feel it is necessary to retain the ability to assess property owners if annexation were to occur with the town of Waynesville ? (Many property owners are of the false opinion that there would be no more assessments.)

The Board of Trustees, through the action of the Executive Committee, recently affirmed that the option of assessments after annexation, if it were to occur, would only occur with the advice and consent of the Junaluska Assembly Community Council.

7. There seems to be substantial concern at the lake regarding the lease of the former chicken restaurant and in particular the potential sale of alcoholic beverages on the property. Is there a provision in the lease prohibiting the sale of alcoholic beverages? If not, why not? (Many people have been told by the staff at the restaurant that once annexation goes through that alcohol will be available to customers.)

The lease with the tenant of One Love, the restaurant where Granny's once was, specifically prevents the sale of alcohol.

8. One of the main reasons given for seeking to become part of the town of Waynesville as the condition of the sewer and water system. Reviewing the minutes of the Task Force meetings did not reveal why more consideration was not given to the lake becoming part of the Junaluska Sewer & Water District. What would have been the cost to property owners for that alternative? Given that the joint study proposed a ten year upgrade of the system, what upgrade schedule was proposed by the District? Is there a folder of information available for review by property owners regarding information on the District?

The Junaluska Sanitary District option was considered by the Municipal Study Task Force along with the option of remaining unincorporated. The task force determined that remaining unincorporated was the fallback option but not the best option. The logic used by the task force was that since JSD purchased its water and sewer services from the Town of Waynesville, just as we do now, there would be no advantage

9. Why did the Task Force not engage the services of an attorney who practices in the specialized area of annexation to represent the interest of SEJAC and the property owners whose property the group sought to annex to the town ? Was any attorney consulted on the question of whether SEJAC or the Task Force had any authority to represent/speak for private property owners prior to voting as a committee for annexation ? (The representation was made to the Senate Finance Committee that neither the town or SEJAC claims any authority to speak for the 800 plus private property owners.)

We did seek legal counsel related to all of these issues.

10. There are many who are very concerned that the very nature of Lake Junaluska would be changed by becoming a neighborhood of the town of Waynesville. The former town of Hazelwood is but a memory that is fading as years pass since the former town became part of Waynesville. What steps are contemplated if annexation occurs to maintain Lake Junaluska's separate identity ?

Lake Junaluska will always be Lake Junaluska. There are two areas of Lake Junaluska, north of County Road and south of Dellwood Road, that have Waynesville mailing addresses. No one who lives in these areas do not think of themselves as living at Lake Junaluska. Hazelwood continues to be known as Hazelwood by almost everyone and they don't have a lake. See my column in this month's Lake Views and News for further thoughts on this issue. http://www.lakejunaluska.com/i/downloads/LVN_8_14.pdf

11. How much has been spent from funds raised from assessments on the expense of considering annexation ? Have assessment funds been used to pay for the several trips to Raleigh to lobby for annexation and if so, how much ? Have any expenses for town representatives or for the hiring of a lobbyist been paid for using funds raised by assessment and if so, how much ?

\$0.00 All funds were paid for from Conference Center accounts.