

City of Luthersville

Council Minutes
September 12, 2023

Council Members Present:

Mayor Donald Cuttie

Council Members: Concetta Amey, Vallarie Cuttie, Paul Parker

Work Session:

The work session began at 5:45 p.m. with the Mayor and City Council discussing the items on the agenda; the work session ended at 6:00 p.m., followed by the regular monthly council meeting.

Call to Order

Mayor Cuttie called the September 2023, council meeting to order.

Invocation

Council Member Concetta Amey gave the invocation.

Pledge Allegiance

Mayor Cuttie led everyone present at the meeting with the pledge to the American flag.

Adopt Agenda

Paul Parker made a motion, seconded by Vallarie Cuttie, and passed unanimously, to adopt the September meeting agenda.

Public Hearing

Routine Business

Approval of Minutes:

Concetta Amey made a motion, seconded by Paul Parker, and passed unanimously, to approve the July 11, 2023, minutes.

Financial Reports:

Vallarie Cuttie made a motion, seconded by Concetta Amey, and passed unanimously, to approve the August General and Administrative, and the Water System financial reports.

Departmental Report:

Mayor's Report

Mayor Cuttie Reported the Following:

1. That the City has been awarded a couple of grants, one of which has to do with the water system and John Stover of Carter & Sloope will be giving an update. The other grant is from GDOT concerning the extension of the sidewalk of the Oaks and Mains. A meeting was scheduled for August 29th but is now postponed until October.
2. That the electrical lighting and wiring for the pavilion have been installed, and the final step for the pavilion is the WIFI installation and the city is waiting to hear back from Spectrum.
3. That the old lights in the auditorium have been replaced with LED fixtures and the lights have made a great improvement.
4. That Saturday, September 23rd is the Meriwether cleanup day. And on Monday, September 25th there will be a ribbon-cutting event for the HeadStart Program.
5. That the City has published a Request for Proposals (RFP) for the next paving project, and the request is due by September 29th.
6. That the City will hold an election on November 7th. And that two citizens qualified for each position. The last day to register to vote is Tuesday, October 10th.

Unfinished Business

2. Park and City Facility Use Ordinance:

Mayor Cuttie distributed the old park and rec ordinance from 2006 that needs to be updated. So, at the October meeting the new park and rec ordinance will be discussed as well as a fee schedule for reserving the pavilion, and auditorium.

New Business

1. Approval of Ordinance 2023-3 with the Digest and 5-Year History Setting the 2023 Millage Rate for the Fiscal Year 2024:

Mayor Cuttie reviewed the History and 5-Year Digest information with the council and citizens present. He then called for a motion to approve the ordinance.

Next, Vallarie Cuttie made a motion, seconded by Concetta Amey, and passed unanimously, to approve the ordinance to adopt the 2023 millage rate of 9.075.

2. Request for a Business License by Oscar Moreland and Located at 33 Cheryl Street:

This item was tabled at this time as Mr. Moreland was not at the meeting to answer questions.

3. John Stover of Carter & Sloope, Inc. presenting the Plan for the City's Sewerage System:

Sanitary Sewer System

The overall project includes the installation of a new sanitary sewer collection system to serve the City of Luthersville in Meriwether County. The collection system will serve an estimated 330 customers within the City limits. The collection system will include a network of primarily 8" gravity sewer mains, new 4" service laterals and cleanouts for every customer, standard 4' diameter manholes, steel casings installed by jack and bore where the sewer crosses state highways, removal and replacement of road and driveway pavements where necessary to install piping, approximately four (4) sewage lift stations which will pump through primarily 4" force mains, and one (1) main lift station which will pump all of the sanitary sewage out of town through a 6" force main. The initial force main will be over 10 miles long and will primarily be installed in the right-of-way of U.S. Highway 27 Alternate heading north. It will be connected into an existing force main which is owned and operated by the Coweta County Water & Sewerage Authority (CCWSA). The wastewater will ultimately be transported to the authority's treatment system.

Carter & Sloope completed an application on behalf of the City of Luthersville for GEFA's Septic to Sewer grant program. The City was awarded a grant of \$4.4 million dollars to complete portions of the initial sewer system installation. Based on our most recent opinions of probable project costs, this grant should cover the majority of the project costs for the pump station and force main which will transport sewage to the CCWSA. Carter & Sloope is currently in the design phase of this project. We expect to be ready to bid out the work by the end of the year. We will also complete a rate study to help the City determine an appropriate sewer rate structure to cover the obligations to CCWSA for treatment costs and operational costs of the new system as well as fund future sewer expansion.

The next step will be to add gravity sewer collection from that pump station to Opal Street. The gravity sewer to Opal St. will serve a low-to-moderate-income residential area. A CDBG grant has been applied for as of June 2023 in the amount of \$1 million to complete this portion of the work. If awarded the grant, Carter & Sloope will proceed with the design on the Opal St. sewer extension. Awards are expected to be announced in September 2023.

After the installation of the sewer to Opal St., the next priority will be to extend the sewer from the first pump station north toward downtown along Hwy 27 Alt. This sewer will pick up additional residential customers and begin to serve commercial customers. A few trailer parks in the area may allow this sewer to be funded by a future CDBG grant. Alternatively, the City could pursue the \$2.3 million GEFA loan that Carter & Sloope submitted a pre-application for in early 2023. Carter & Sloope will continue to consult

with the City to prioritize each phase of construction of the sewer system as well as to identify additional funding as needed for each phase.

Lead & Copper Rule Inventory and Planning

Carter & Sloope submitted a funding pre-application in the amount of \$200,00 through the Georgia Environmental Finance Authority (GEFA) for the City of Luthersville for the development of a lead service line inventory and a service line replacement plan. GEFA announced that the City is eligible for \$47,750 in grant funding to help cover these costs leaving the \$152,250 eligible for loan and potential principle forgiveness. Carter & Sloope is currently completing the application for the awarded grant funding through GEFA in preparation for the upcoming September 29th deadline. Carter and Sloope will also submit the pre-application on Luthersville's behalf for next year's GEFA funding for inventory development and service line replacement.

In order to meet the upcoming October 16, 2024, deadline set by the Lead and Copper Rule Revision, the City can use the funds to compile service line data from various sources, including historical records review, water meter inspection, and other field investigation methods. Carter & Sloope will assist in the creation of a Luthersville ArcGIS map and inventory to keep a record of the investigations. Any of the loan funds remaining after the inventory is complete can be applied to the required lead service line replacement. Carter & Sloope will assist in the preparation of the inventory and planning of the replacement of service lines pending the City's decision to proceed with the full funding application.

Water System Improvements

The City of Luthersville is seeking to address limitations within its water distribution system. The City currently draws its water supply from three wells. The maximum daily capacity of these wells is approximately 300,000 gallons, though the City is permitted for 432,000 gallons per day by EPD. Due to the low production rate of these wells and a growing customer base, the City is in dire need of a new well along with a chemical feed building and associated chemicals to treat for municipal use. The low production rates at the existing wells can be attributed to geologic conditions that exist in the City. All of the wells are needed to serve the City's water demands. If any of the wells were to go out of service, the City would not be able to provide sufficient service to the full customer base. A new well is needed to provide true redundancy in the system. In addition, the City has agreed to serve an additional 210 residences within the City service area to be built in the near future which could increase its billed water use by over 60%. The current wells will not be sufficient to serve this additional demand. The well and chemical feed building proposed will be key for proving safe and reliable drinking water to the City. Finally, with any remaining loan funds the City will be able to replace aging, galvanized pipes within the City system to reduce maintenance, reduce water loss, and improve performance.

Carter & Sloope submitted a 2023 GEFA DWSRF loan pre-application in the amount of \$1.5 million on behalf of the city for this work. GEFA has determined that the City is eligible for some principal forgiveness of the pending DWSRF loan, but they have yet to announce the amount of principal forgiveness that will be awarded. The project and loan are being held for the moment as the city is in discussions with the owner of a local well to

possibly purchase water from the owner or purchase the well itself. The scope for the use of these funds is broad and could be used for various water system improvements. We will work with the city to help narrow the scope of the work and prepare a rate study to help the city implement a new water rate structure to cover their current costs, some costs for future improvements, and debt service.

Next, Mr. Stover mentioned that Carter & Sloope need the city council's approval to prepare and submit the application with the deadline of September 29th for the lead service line inventory and service line replacement plan in the amount of \$47,750 from GEFA.

Finally, Mayor Cuttie Called for a motion to approve the application process. Then, Paul Parker made a motion, seconded by Vallarie Cuttie, and passed unanimously.

4. Cody Kelly of J&T Environmental Presenting a Water System Update:

Mr. Kelly began his update by mentioning that the Luthersville Water System is experiencing tremendous growth from the newly built homes. And that recently the system had a major water main break that took a while to locate. However, once located off Highway 54, the leak was repaired immediately. As a result, the system lost pressure, and air was introduced to the water system.

Mr. Kelly then went on to answer various questions from the citizens present concerning the water to their residents. For the most part, the questions surrounded the color of the water which looks like milk, and this is due to the air in the lines. He answered questions concerning the growth and people asked if the city had enough water to supply the citizens. He mentioned that the city has two options, 1) to dig a new well, and 2) to buy water from Coweta County, which Coweta Co. does not want to be a backup source of water for the city, but to have a committed amount of water bought from it, and thus, this would cause a huge water rate increase for the Luthersville water customers. He mentioned that the water system is at 2/3 of its capacity at this time, but future growth and its impact are being monitored.

Also, Mayor Cuttie interjected that the water supply is not an issue that just recently occurred, but that he and other professionals have been looking into ways to address the supply and demand. And that the growth of the water system assisted in the application process for securing a grant to supply and have backup water. He also mentioned that he and the city council agreed that the water system should be able to pay for itself and that no General Funds or SPLOST Funds would be used to improve the water system.

5. Review of sign Permit Requests (Council Meeting Handouts)

Mayor Cuttie asked Malease Burg, Chair of the Planning Commission to address the sign permits that two businesses have applied for.

Mrs. Berg mentioned that the first permit was from Corey Wargoflak, of Smith's Hardware, who asked for a variance to increase the height of his new sign from 6 feet to 12 feet as the sign will be setback further from the street so that it will be easily visible by traffic. He also wants to change the business name from Smith's to Wargo's Hardware.

Next, Mayor Cuttie called for a motion to approve the variance request as presented. And Vallarie Cuttie made a motion, seconded by Concetta Amey, and passed unanimously, to approve the signage request of Mr. Wargoflak.

Then, moving on to sign permit No.2, A J's Gab and Go Mart, since AJ was not at the meeting to answer questions concerning the sign's percentage of size to the square footage of the storefront, Mayor Cuttie called for a motion to approve the permit request contingent upon the sign's measurements meeting the sign standards of the zoning ordinance. And Paul Parker made a motion, seconded by Vallarie Cuttie, and passed unanimously.

6. Community Work Program 2023-2028 Comprehensive Plan Update:

Mayor Cuttie distributed handouts of the current 2018-2023 Community Work to Program to the city council and mentioned that the work plan is to be reviewed and updated every five years. He then mentioned that there are no decisions to be made tonight at the September council meeting, but that he would like to call a special meeting close to the end of September to give the city council time to look at their calendars and to set a time and date to meet to update the city's work program in adequate time to submit it to ThreeRivers so that 3Rivers will have it in time to include in Meriwether County's Comprehensive Plan Update.

7. Resurfacing Projects – City Hall Complex Recreation Courts:

Mayor Cuttie mentioned to the council that included in the meeting packet was the quote to resurface the basketball and tennis courts by Lowe from Jackson, GA. And that the city received five quotes, but most companies did not want to resurface, but to demolish and rebuild the courts. Also, the tennis court would be converted into 3 pickleball courts. And all the city council like the resurfacing idea.

Mayor Cuttie then called for a motion to move forward with the court's resurfacing project.

Next, Concetta Amey made a motion, seconded by Paul Parker, and passed unanimously.

Public Comments:

Limited to Three Minutes

Judy Truskolaski mentioned that there are two kids with two dogs walking the streets and putting rocks in mailboxes and Ms. Wortham mentioned that they were throwing rocks on the roof of her home. Then, Mayor Cuttie answered that he knew the kids they were talking about and that the deputies were patrolling the area, but obviously at the wrong time of day. Therefore, he will contact the Sheriff's Department to have them schedule a visit to the home of the children and address the neighbors' concerns.

Attorney Comments:

Council Member Comments:

Executive Session:

Adjournment:

With no further business to discuss, Paul Parker made a motion, seconded by Vallarie Cuttie, that passed unanimously to end the meeting.

As the meeting ended, Mr. Oscar Moreland who requested a business license came up to the mayor and inquired about the status of his request. He mentioned that he was held up in traffic coming back from Atlanta. Therefore, the September 12th meeting was reconvened.

Then, Mayor Cuttie asked Mr. Moreland how he managed a roofing company with one employee. And Mr. Moreland explained that he only did repairs for residential and commercial customers. And of course, he was instructed to not store equipment or cause traffic issues in the neighborhood with additional trucks and equipment.

Next, Mayor Cuttie called for a motion to approve the request of Mr. Moreland. And Vallarie Cuttie made a motion, seconded by Concetta Amey, and passed unanimously.

Finally, Mayor Cuttie called for a motion to adjourn once again. And Paul Parker made a motion, seconded by Concetta Amey, and passed unanimously, to end the meeting.