

# *City of Luthersville*

Council Minutes

April 13, 2021

## **Council Members Present:**

Mayor Donald Cuttie,  
Concetta Amey, Vallarie Cuttie, Paul Parker

---

## **Work Session:**

The work session began at 5:30 p.m. with the Mayor and City Council discussing items on the agenda, the work session ended by 6:00 p.m. followed by the regular monthly council meeting.

---

## **Call to Order:**

Mayor Cuttie called the April 13, 2021, council meeting to order.

## **Invocation**

Council Member Concetta Amey gave the invocation.

## **Pledge of Allegiance**

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

## **Adopt Agenda**

Vallarie Cuttie made a motion, seconded by Concetta Amey, and passed unanimously, to adopt the April 13, 2021, meeting agenda with no changes.

## **Public Hearing**

## **Routine Business**

## **Approval of Minutes:**

Paul Parker made a motion, seconded by Vallarie Cuttie, and passed unanimously, to approve the March 2021, minutes.

## **Financial Reports:**

Concetta Amey made a motion, seconded by Paul Parker and passed unanimously, to approve the March 2021 Financial Reports for the Operational and Enterprise Funds.

## **Departmental Reports**

### **Fire:**

Chief Haney was not available to give his report for the volunteer fire department.

### **Library:**

Librarian, Gerilene Clemons was not available to share her March library report.

### **Water System:**

James Stephens was not present at this time to give the report for the water system.

### **Meriwether County North Precinct:**

Sheriff Chuck Smith distributed the quarterly activity report for the Precinct, and also possible changes for the law enforcement coverage for the city to include a pay increase for the deputies that work our area and the use of county vehicles to be considered.

### **Mayor's Report**

#### **Mayor Cuttie Reported the Following:**

1. Mayor Cuttie mentioned that the Federal Government is issuing grants to the State through the American Relief Plan. And the state will distribute funds to each City based upon the 2010 Census and that Luthersville should receive 260K. The funds must be used by December 2024 or they will have to be returned, and the funds will be audited for the applicable usage as the City of Luthersville qualifies to use its funds for improvements to the water and sewage systems.
2. Mayor Cuttie mentioned that a notice was published in the newspaper to hold a talk session on May 4, 2021, at 1:00 pm in the auditorium concerning the request of Crawford Grading & Pipeline to install an air curtain burner that burns wood.
3. Mayor Cuttie mentioned that the city has posted a request for qualifications (RFQ) on the Department of Administrative Services' website for the qualifications of an engineer concerning the development of the city's sewerage system and that it is a requirement to qualify for future funding for the project.
4. That he received correspondence from the Georgia Rural Water Association about Serveline, a company from Tennessee, which is offering insurance plans for water customers concerning leak protection.

5. That the program offered free to the City by the State, called Place Making/Economic Development, to assist with future planning, development, funding, etc. has been taken over by the county and has evolved into tourism benefits for the Meriwether Co. Chamber of Commerce. Thus, he would like to call several special meetings with the city council to discuss long-range planning, funding, and charter review to name a few of the items that are of concern for the progress of Luthersville and that this Thursday and Friday he will attend two virtual seminars presented by the Georgia Department of Community Affairs and focused around the city's comprehensive plan that deals with these types of items.

### **Unfinished Business**

#### **1. Mowing and Landscaping Contract:**

Josh Brooks of Brooks Lawn Care and Landscaping was not available to answer the city council's questions concerning the city's contract for the current cutting season.

#### **2. Fire Hydrants:**

Mr. Chestnut was not available to submit his report of the city's 156 fire hydrants that are in and out of the city. And Mayor Cuttie mentioned that in speaking with Fire Chief Allen Smith of Meriwether County, that he suggested painting all the fire hydrant's bases silver for better visibility and paint the caps a color to determine/rate the water flow pressure of the area, and that if the city would buy the paint that the county would paint the hydrants for us.

Then, Mayor Cuttie requested a motion to purchase the paint from the city's local hardware store to move forward with the project.

Next, Concetta Amey made a motion, seconded by Paul Parker and passed unanimously, to paint the fire hydrants.

#### **3. Filming in Luthersville - Permit:**

Included in the council packets is a permit application to authorize filming in the city. Mayor Cuttie during his research located the permit and mentioned that most cities use the permit instead of an ordinance for the filming process. He also said that he would tweak the permit to be suitable for Luthersville and will include it in next month's packet for approval.

#### **4. Nine East Oak Street – Old Fire Station:**

Mayor Cuttie asked the City Council what they would like to do with the property at 9 East Oak Street. Do they wish to sell, lease, or keep the property for city use? And the general consensus from the council is to keep the property to support future projects of the city park. However, in the meantime, the building can be leased for three to five years until the projects are underway.

## **New Business**

**1. Request for a Business License by Larry Woods and Located at 256 Opal Street to Operate a Lawn Service:**

Mr. Woods was not at the city council meeting to answer the questions concerning his business license request. However, council decided to approve his request for an occupational license contingent upon that all equipment remains off the street and the driveway of his property.

Next, Paul Parker made a motion, seconded by Vallarie Cuttie and passed unanimously.

**2. Request for a Business License by Thelanda Jones and Located at 5 East Oak Street to Operate an Antique Store:**

A representative of the corporation attended the council meeting concerning the request for a business license and answered questions and in particular, the display of indoor furniture remains indoors, and only outside furniture and items for outside be displayed in the fenced area. Also, parking was of concern, and the representative mentioned that they will park on the side of the building.

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

**3. The Luthersville Planning Commission's Recommendation for Rezoning 6.11 Acres at 125 South Main Street:**

Roger Mohlenhoff, the Planning Chair, gave a presentation speech outlining various items of the proposed request for rezoning from general commercial to general industrial. The company, Southern Ready Mix, and owner David Whittaker, is requesting to build a concrete mixing plant on the property.

Next, Vallarie Cuttie made a motion, seconded by Paul Parker and passed unanimously, to publish the request in the "Vindicator" and post the property for a public hearing to be held at the next council meeting.

**4. Water Rate Analysis by Bill Powell from Georgia Rural Water Association:**

Mr. Powell included in the council packets a presentation of the Luthersville Water system's operating budget and the need to increase the water rates for consumers due to the lack of funds to maintain the system. He recommended an increase over the next two years. And the city council will consider his recommendation during the upcoming budget preparation.

## **Adjournment:**

Since Ricky Amey was not present at the council meeting, and Concetta Amey had a prior engagement and needed to leave the meeting by 7:30 pm, the quorum did not remain in place.

Next, Paul Parker made a motion, seconded by Vallarie Cuttie, and passed unanimously to end the meeting until Wednesday or Thursday of the week.

## **Reconvened at 6:15 PM, 14 April 2021**

In Attendance: Ricky Amey, Concetta Amey, Paul Parker, Vallarie Cuttie, Danielle Sewell, Donald Cuttie

### Item #5 AMI Proposal from Ga Power

Consideration and comprehensive discussion of the benefits of replacing all of the City's water system meters with Advanced Meter Infrastructure from Georgia Power. Funds from the Rescue America Plan monies coming to the city may be used for the one-time fees necessary to implement this solution.

- Council Member Parker made a motion to approve and proceed with the AMI agreement with Georgia Power.
- Council Member Cuttie seconded the motion.
- All approved.

### Item #6 Water Contract Amendment

Given their support for the Georgia Power AMI proposal, SG Technologies offered to amend our contract with them to eliminate all Locate Fees so as to assist with financing this solution.

- Council Member Cuttie made a motion to approve the amendment to our contract with SG Technologies.
- Council Member Parker seconded the motion.
- All approved.

### Item #7 SafeBUILT Resolution

The city has previously entered into a contract with SafeBUILT for enforcement of our zoning ordinances as well as the enforcement of the city's ordinance adopting the IPMC. This resolution clarifies SafeBUILT's authority to issue citations for violations which may require an appearance in the Municipal Court of the City of Luthersville.

- Council Member Parker made a motion to approve the Resolution.
- Council Member Concetta Amey seconded the motion.
- All approved.

### Item #8 Weather Sirens / Alternatives

A discussion of possible warning alternatives took place. No decision was reached other than an agreement to continue the discussion at future council meeting or work sessions. The council did agree that some effort must be made by the city to make residents aware of the various warning opportunities but no definitive action was agreed upon.

#### Item #9 City Hall, Wing A Demolition

The council agreed that the portion of the City Hall Complex identified as Wing A is a safety hazard, particularly as more and people begin using the complex area for recreational purposes.

- Council Member Parker made a motion to accept the proposal from Crawford Grading and Pipeline to demolish Wing A and remove all of the associated debris.
- Council Member Ricky Amey seconded the motion.
- All approved

#### Item #10 Recreation Areas

A thorough discussion around the absence of recreational facilities for the city's younger children took place. The benefits to the children in general that result from recreational opportunities include not only their physical development, but social, self-esteem, mental and ethical development as well. The benefits to the community include: reduced juvenile delinquency, increased positive behavior, improved educational performance and decreased health care costs. The discussion resulted in a decision to place new recreational equipment at both the City Hall Complex and at the North end of the City's downtown park. In addition, the Council would like to see, for safety reasons, a fence installed around the facility to be located at the City Park.

- Council Member Concetta Amey made a motion to purchase a new recreational structure for both the City Hall complex as well as at the City's downtown park and to have these structures, as well as fencing around the structure at the City's park, professionally installed. The motion included a budget of \$65,000.00 for this project.
- Council Member Cuttie seconded the motion.
- All approved.

#### Item #11 Regional Ag Tech Facility

Mayor Cuttie made a presentation regarding the proposed use of the recently closed George E. Washington Elementary school. There is an effort underway to use this facility for an Agricultural Technology institution to find solutions to critical sustainable food and energy through technology. The opportunities that will be made available to the region, including Luthersville, are many. They include not only educational and employment opportunities, but will encourage coordinated zoning activities and agriculture industry development and expansion. First however is the need for those professionals who assist with the pursuit of funding which itself requires funding.

- Council Member Parker made a motion to contribute \$500.00 toward finding and funding the Grant Writers for this effort.
- Council Member Concetta Amey seconded the motion.
- All approved.

## Item #12 Meriwether County Cleanup Day

Mayor Cuttie discussed the Cleanup Day scheduled for Saturday, 17 April 2021. These events usually run smoothly. There is always more junk than handling capacity. Nonetheless it's better to have it brought here than dumped along side a road somewhere. It's the discarded furniture, appliances, tires and other junk strewn along our streets which present the biggest challenges. Getting help picking up this junk is always a challenge. There are several folks, with pickup truck and trailer, willing to help with this situation, but there is usually something expected in return.

- Council Member Cuttie made a motion to pay up to \$200.00 for this assistance.
- Council Member Concetta Amey seconded the motion.
- All approved

There were no public comments.

Council Member Comments:

Council Member Cuttie asked about actions being taken on the Bank Building. Mayor Cuttie responded that we are preparing an RFP for the electrical work needed in the building. This should be published within the next two weeks.

Council Member Parker noted that Jeff Scogin has offered to analyze the bank building's septic tank, the connections to it and the drain fields at an estimated cost of \$600.00.

Attorney's Comments:

No attorney comments

No need for an Executive Session.

At 7:40 PM

- Council Member Concetta Amey made a motion to adjourn.
- Council Member Cuttie seconded the motion.
- All approved.