

City of Luthersville

Council Minutes
February 09, 2021

Council Members Present:

Mayor Donald Cuttie,
Concetta Amey, Ricky 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 February 09, 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

Paul Parker made a motion, seconded by Ricky Amey and passed unanimously, to adopt the February 2021, meeting agenda with two changes of 1.) To remove the agenda item No.7, and 2.) To add to agenda item No.5 the words of Local Historical District.

Public Hearing

Routine Business

Approval of Minutes:

Vallarie Cuttie made a motion, seconded by Concetta Amey and passed unanimously, to approve the January 2021 minutes.

Financial Reports:

Ricky Amey made a motion, seconded by Vallarie Cuttie and passed unanimously, to approve the General and Administration Report.

Next, Mayor Cuttie mentioned that the Water System Fund has a negative balance due to the expense adjustments of Salary and Postage that were included in the report. He also mentioned that the adjustments were approved by Mr. Vance, the City auditor, who also recommends a depreciation expense adjustment monthly. And the reason behind the adjustments is due to the agreement between the Luthersville Water System and Meriwether Co. Water Authority. The authority will be responsible for 10% of expenses over the year-end budget.

Then, Paul Parker made a motion, seconded by Concetta Amey and passed unanimously, to approve the Water System report.

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 give January 2021, library report.

Water System:

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

Meriwether County North Precinct:

A report for the period of 09/01/2020, through 12/31/2020, was included in the council packet for review.

Mayor's Report

Mayor Cuttie Reported the Following:

1. Mayor Cuttie mentioned that a factory manufacturing auto parts will be coming to the Meriwether Industrial Park and that it will supply 180 jobs. The plant will cost around 38 million to construct.
2. That Apple and Kia have been negotiating concerning the manufacturing of an Apple Car, but the agreement has not been finalized.
3. That the research/applications for grants, loans, and other means of funds for the proposed sewerage system in the City has come to a halt due to an archeological survey required by the state to ensure that there will be no disturbances to historical cemeteries that may lie along the pipeline construction routes. Therefore, the City will go ahead and conduct the survey to be ready and move forward next year.

4. That with the new administration in Washington, and its concern with the environment, that recently citizens owning 100 acres or more are being contacted by solar power companies to lease their land for solar farms.
5. That Chambliss Village, a subdivision located on Luthersville Road, is expected to build 75 homes once the legal and street matters are resolved. And that the County is looking into charging each developer of the homes an impact fee to recoup the cost of paying/resurfacing the streets in the subdivision. And during that time, the County will be paving Luthersville Road, and the City will pave the remainder of East Oak Street from Wortham Road to the City limits.
6. That up to a 50-home subdivision is in the plans for the area of Primrose and Tenney Nelson Road.
7. That at last month's council meeting filming in the City came up in conversation, and around a month ago a lady from the State of Georgia was taking pictures of downtown Luthersville and that she mentioned that she also works with Craig Dominy who is the film program director for the state. Also, that Meriwether County is working to re-establish the film industry throughout the County. In addition, Meriwether County and the City of Manchester have both adopted a media ordinance which he will look into as a model for the City's use.
8. That Meriwether County is in the process of amending its Service Delivery Strategy Plan, and the reason for the early amending procedure is to enable access to applications for Community Block Grants. The County Manager should have a copy soon to review and make ready for the City's approval.
9. That the City has advertised Bid Proposals for lawn maintenance service in the local paper for the upcoming season with changes in the frequency of cuts per month and trash pick-up in the City Park and Complex.
10. That Meriwether County pays Harris County 50K for five inmates five days a week to assist the public works department. And he is currently in negotiation with the County to buy one day a month for the City.
11. That Three Rivers Commission offers an in-school student work program assisting senior citizens, and another offered program is for graduated high school students assisting cities while gaining skill and training development. However, the City does not have the employment opportunities needed to take advantage of the programs.

Unfinished Business

1. **87 South Main Street:**

Mayor Cuttie mentioned that since January's council meeting, neither Mr. Stanley nor had his attorney made an appeal to the planning commission concerning Mr. Stanley's request to remove the stop-work order from his pole barn at 87 South Main St.

2. **Water Service Rates:**

Mayor Cuttie explained that he was working with the Rural Water Association in review of the water system's water rates, and the RWA has requested information from the City which is included in the council packet. Also, with the systems 2000 a gallon per month minimum water use, Luthersville has the lowest rate structure in the County. Plus, most of the water used is outside the City and the customers outside of the City do not contribute to the general fund or SPLOST funds used for capital projects.

3. **Family Dollar:**

Mayor Cuttie mentioned that the developer for the Family Dollar store is securing permits with the County. And included in the council packets is a photo of the Family Dollar in Hogansville, GA, in which the old Fred's building was converted into. The picture displayed the graphic color scheme on the building which is unlike the future Family Dollar store soon to be built in Luthersville at 17 North Main Street. Also, in the packets were updated drawings/renderings of the future building.

New Business

1. **Request for a Business License by Edward Gleeson and Located at 199 South Main Street:**

Mr. Gleeson explained his business plan for leasing and storage of roll-off dumpster containers. And that as soon as possible a fence will be built to store the containers out of sight at the back of the building.

Next, Vallarie Cuttie made a motion, seconded by Concetta Amey and passed unanimously, for the City to grant an occupation certificate to Mr. Gleeson.

2. **Rescinding the City's Subdivision Ordinance:**

Mayor Cuttie mentioned that the City's current subdivision ordinance which has been in effect since 2002 is outdated. In September 2020, an agreement was signed by the City and Meriwether Co. where the County agreed to perform all building permit inspections inside the City and where the City would follow the County's subdivision ordinance. In January 2021, he renegotiated the agreement with the County to allow for all building and related permits for properties inside the City limits of Luthersville to be issued by the County and to have the County continue building permit inspections for property in Luthersville. The County will be responsible for collecting all fees associated with permitting and inspections. Next, the Mayor asked for a motion to repeal the City's Ordinance No. 2002-2.

Then, Paul Parker made a motion, seconded by Vallarie Cuttie, and passed unanimously, to adopt City Ordinance No. 2021-1 and to repeal City Ordinance No. 2002-2.

3. AMI Solution for Luthersville:

Mayor Cuttie explained that this is a program offered through the Georgia Power Company for (AMI) Advanced Meter Infrastructure, and the program constitutes installation of digitally read water meters that are far better and more accurate than the digital drive-by meter reading devices. And that there are 583 meters on the water system, of which 13 are commercial meters, which would be replaced, maintained, and read the same day of each month. The monthly cost for each meter would be \$5.00, and the meter reading data would be input directly into the water system's billing software.

4. Continue Improvements to 9 East Oak Street:

Mayor Cuttie shared pictures of the outside of the old fire station building emphasizing the wood siding that had weather over the years, and that new siding needs to be installed as well as seven windows replaced. He had received a quote from Donny Shelton, of Meriwether County, in the amount of 3,800 to make the repairs.

Then, Council Member Ricky Amey mentioned that the wood should be replaced around the windows before new windows were installed and that he thought the quote was somewhat high.

Therefore, the general consensus was to seek additional estimates for the same service.

(Agenda Item No. 5 was updated to LHD)

5. Local Historic District:

Mayor Cuttie spoke about creating a historic district and a historic commission for the downtown Luthersville area. He then streamed a YouTube video presented by Leigh Burns, Preservation Planner & Certified Local Government Coordinator for Georgia. She explained the steps that it would take for a local government to create a historical district preservation commission and becoming a certified local government in the program to enable applying for federal historical preservation grant funds.

Then, Mayor Cuttie added that the Historical Preservation Division is now controlled by the Department of Community Affairs. And he mentioned that if the council is interested in the program, that at next month's council meeting they could revisit the information and take a vote.

6. City Limit Signs:

Mayor Cuttie mentioned that recently the City limit sign located at Unity Elementary School was blown down in a windstorm, and the one located at Highway 54 North was destroyed in an accident. He asked the council to look at the photo he presented of the City limit sign of Moreland, GA as an example. Therefore, the general consensus was that Mayor Cuttie would look into having

new signs made for Luthersville.

(Agenda Item No. 7 was removed from the City Council Meeting discussion)

7. Discussion of House Bill 60 and Senate Bill:

8. Georgia Economic Development Collaborative:

Mayor Cuttie attended a meeting in Woodbury, GA for a presentation by the state concerning a program put together called Place Making/Economic Development Collaborative. And the program consists of a group or team working together over a three-year period to plan, work on projects and funding, and track and have an impact analysis for the Luthersville area for a development strategy. To participate in this no-cost survey/study, the City will need three volunteers, and the Mayor acquired seven members for the City's team, and they are as follows:

Chad Caldwell, Nathan Tilson, Troy Payne, Bill and Gayle Coffee, Jimmy Gaylor, and Freddie Hines.

Public Comments

There were no public comments.

Council Member Comments

Councilman Parker asked the Mayor for clarification concerning the County handling the City's permitting process. And Mayor Cuttie mentioned that the agreement with the County and with the adoption of ordinance 2021-1, that the County will provide the services of permitting and inspections for the City. However, the City will continue to issue certificates of occupancy.

Attorney Comments

No Attorney comments.

Executive Session

Adjournment:

There being no further business to discuss, Ricky Amey made a motion, seconded by Concetta Amey and passed unanimously to end the meeting.