

City of Luthersville

Council Minutes

March 12, 2024

Council Members Present:

Mayor Leonard Sewell

Council Members: Concetta Amey, Ricky Amey, Melissa Wortham

Work Session:

The work session began at 5:47 p.m. with the Mayor and the 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 Sewell called the March 12, 2024, council meeting to order.

Invocation

Council Member Concetta Amey gave the invocation.

Pledge Allegiance

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

Adopt Agenda

Melissa Wortham made a motion, seconded by Ricky Amey, and passed unanimously, to adopt the March meeting agenda with one amendment of item No. 5 added.

Public Hearing

Mayor Sewell called for a motion to enter the public hearing concerning the request of Lauren Lucus to operate a used auto sales/brokerage site at her residential property located at 187 East Oak Street. Then, Concetta Amey made a motion, seconded by Ricky Amey, and passed unanimously.

Mayor Sewell asked for anyone present at the meeting who would like to speak in favor of the request. And no one came forward.

Mayor Sewell asked that anyone present who would care to speak against the request. And again, no one came forward.

He then asked for a motion to end the public hearing and to return to the regular council meeting. Next, Ricky Amey made a motion, seconded by Concetta Amey, and passed unanimously.

Routine Business

Approval of Minutes:

Ricky Amey made a motion, seconded by Concetta Amey, and passed unanimously, to approve the February, 2024, minutes with one correction.

Financial Reports:

Mayor Sewell did not call for an approval vote of the financial documents.

Departmental Reports

Mayor Sewell mentioned that included in the council packets are the traffic control reports by the North Precinct for January and February, and that no deputy was present to review the report with the audience.

Mayor's Report

Mayor Sewell Reported the Following:

1. That he would like to welcome the city's new attorney, Robert T. Trammell, Jr.
2. That the HeatStart Enrichment Program began the first week of January and everything appears to be running smoothly.
3. That in February he attended his first class of the Meriwether Leadership Program and found it to be very informative.
4. That he also in February attended the Newly Elected Training course in Athens.
5. That the Luthersville Complex kitchen and city hall have sprung a few leaks that were repaired by D&D Roofing.
6. That the city has published an RFQ for grass-cutting bids.
7. That the HVAC for the complex's cafetorium stopped working and Webb's HVAC repair services took care of the issue.
8. That the special called meeting for the city council on February 20th, the city council decided to terminate/withdraw its GDOT sidewalk project due to the cost being well over 3 million dollars.
9. That the Luthersville Social Club will host an Easter event on Saturday, March 30th at noon to be held at the complex pavilion.

Unfinished Business

1. Request for a Special Use Permit by Lauren Lucus to Amend the Zoning Ordinance to Include Auto Brokerage as an Applicable Home-Based Business:

Mayor Sewell explained that the planning commission had recommended approval of the request to the city council, and he then called for a motion by the council to amend the zoning ordinance.

At this time, the city attorney mentioned that he had reviewed the forms submitted by Ms. Lucus and the application language or request made for a variance conflict with R45 section 8.5 of the zoning ordinance concerning home-based businesses. And that a text amendment to the zoning ordinance or a rezoning of the property is needed.

Then, Mayor Sewell called for a motion to table the unfinished business until next month's meeting. Next, Melissa Wortham made a motion, seconded by Ricky Amey, and passed unanimously.

Finally, Mayor Sewell called for a motion to allow the city attorney to draft a text amendment to the zoning ordinance, and Ricky Amey made a motion, seconded by Concetta Amey, and passed unanimously.

2. Request for a Business License by Lauren Lucus of 187 East Oak St. to Operate a Used Car Retailer Home-Based Business:

This item is included with the above request to table until next month.

New Business

1. Request of Cody Kelly for J&T Environmental Services, Inc. to Address the City Council:

Cody Kelly began by mentioning that within the city's water system are old cast iron pipes that have rusted over time. And to combat the issue of dirty water J&T are flushing fire hydrants more often.

And next week, J & T will install new taps at the pumping stations to introduce phosphate to the water system which will coat the old pipes, and this will reduce the sediment, rust, and dark water that the pipes produce.

In addition, the coated pipes will help lower the lead and copper numbers of the water samples that have been creeping up over the past few years, which are recorded on the water system's annual CCR that is reported to the Dept. of Natural Resources.

Also, Mr. Kelly answered questions from citizens concerning the water system.

2. John Stover of Carter & Sloope Engineering Services to Address the City Council:

John Stover of Carter & Sloope Engineering Services began by mentioning that he wanted to give an update on the three projects that they have going on with the City of Luthersville.

First Mr. Stover gave an update on the Lead and Copper Inventory Rule that requires all state-registered water operating systems to inventory their lead and copper pipes and periodically test, and by October of 2024, Luthersville must have its inventory completed and submitted to the Environmental Protection Agency.

In addition, Carter and Sloope applied for a grant in 2023 to acquire funds that the EPA placed through GEFA to distribute to help cities with their lead and copper inventory. And the City of Luthersville was awarded 47K in a grant and C & S also applied for a 50% principal forgiveness loan of 153K, and the application will go before the GEFA board this month of March.

Secondly, Mr. Stover updated the city council on the Clean Water State Revolving Fund grant applied for under the Septic to Sewer program. He mentioned that they applied on behalf of the city, and the city was awarded 4.4 million in straight grant funds. He mentioned that these funds would go toward phase one of the sewerage system to install the main septic pump station south of town as a force pump to then pump sewerage north to Coweta County for treatment. He also mentioned that they had applied for in 2023 a CBDG, however, GEFA did not want to fund the grant request until phase 1 is completed.

Thirdly, Mr. Stover gave an update concerning the Drinking Water State Revolving Fund. And that last fall Carter & Sloope applied for funding through GEFA for a new well, and the city will receive 1.5 million for the project with 90% of the funds being a grant and leaving a 150K loan to pay over the next 20 years. After the state environmental studies are completed by May, the application will go before the GEFA board in August. After the loan documents have been received by the city, the first step is to find and complete a test well for water quality.

Next, Mr. Stover proceeded to continue to answer questions from the city council and citizens concerning the three projects.

Finally, he ended by mentioning that Carter and Sloope have assisted the city in acquiring 6.1 million and with 5.8 million in free grant money. And ending with thus far 226 thousand dollars of loan amounts payable over 20 years at 3% interest.

3. Request of Wesley Bellamy from 48 East Oak St. to Address the City Council Concerning Public Safety and Cameras:

Mr. Bellamy was not present for the meeting.

4. Recommendation/Donation to the Luthersville Social Club for the Community Easter Egg Event:

Mayor Sewell read aloud the event flyer asking for donations and volunteers.

5. Steve Young of 103 East Oak Street Requests to Address the City Council:

Mr. Young began by mentioning the routine maintenance he must do at his home due to the dirty water. He then moved on to mention the trash he must pick up on his street, and he should not have to do this. And that the grass cutters just run over the trash without picking it up. He then showed some pictures of the trash that people had dumped on Opal Street.

He then asked if the city could hire a street department person to help with the trash around the city.

Mayor Sewell replied that he and the city council have had discussions concerning a contractual basis street maintenance department.

Public Comments:

Limited to Three Minutes

Attorney Comments:

Bod mentioned that he is looking forward to working with the Mayor and Council.

Council Member Comments:

Council Member Melissa Wortham mentioned that the council members and citizens of Luthersville should get together and have a pruning and cleanup day and get to know one another.

Executive Session:

Adjournment:

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