

Meeting Minutes: Lone Oak Council

Date: January 5, 2026

Location: Lone Oak Town Hall

Subject: Monthly Council Meeting – Municipal Operations, Development, and Infrastructure

Present: Mayor Scott Pittenger, Councilmember Scott Amerson, Councilmember Morgan Lamb, Councilmember Jordan Linch, and attorney Catherine Miles Jenkins

Administrative & Governance

- **Call to Order:** The meeting opened with an invocation and the Pledge of Allegiance.
- **Swearing-In Ceremony:** * **David Scott Pittenger** was sworn in as Mayor.
 - **Eric Jordan Linch** was sworn in as a Council Member.
- Councilmember Scott Amerson made the motion to accept the agenda and Councilmember Morgan Lamb seconded the motion. Vote: All were in favor. Motion carried.
- Mayor Pittenger asked if there were any changes or additions to last month's minutes. Councilmember Lamb asked for a motion to accept the December minutes. Councilmember Amerson seconded the motion. Vote: All were in favor. Motion carried
- **Open Council Seat:** The Council initiated a process to fill one vacant seat, including reaching out to previous candidates.
- **Committee Formations:** Resolved to create a **Public Utilities Committee** (advisory) and a **Planning & Zoning Committee** to manage town growth.

II. Public Hearing: Chiseled Mill Homes Development

- **Proposal:** Brandon Larry (Land Acquisition Manager) proposed building 2–3 homes on a 6-acre parcel on Sharon Iverstone.
- **Zoning & Standards:** * The town clarified current low-density requirements (2-acre minimum, 200 ft frontage).

- Council expressed a preference for larger homes (2,000–2,500+ sq ft) to maintain local property values.
- New zoning ordinances (potentially adopting Meriwether County's R1 classification) are expected by **February 2**.
- **Future Development:** Larry expressed interest in a 30-house project outside city limits. The Mayor proposed **annexation** to provide city water rates and streamlined zoning.

III. Water System Status & Infrastructure

- **Emergency Assistance:** Lone Oak provided emergency water to Luthersville during a severe shortage. Formal contracts for this inter-municipal agreement are being drafted.
- **Critical Repairs:**
 - **Leaks:** A major hydrant leak (discovered by Jordan Lynch) was resolved; two other hydrants require excavation/repair.
 - **Equipment:** Failing check valves are causing water to siphon back into wells. Georgia Rural Water will assist with free labor for replacements.
 - **Mapping:** Georgia Rural Water will use Ground Penetrating Radar (GPR) to map the system's unmapped 2-inch lines within the Water Tower – Treatment Building complex.
- **SCADA & Security:** Approved a \$7,500 SCADA system for remote monitoring and a Cuddy Link camera network for plant security.
- **Water Operator (J&T):** Performance concerns were noted regarding data collection and a recent EPD Notice of Violation (NOV). The Council is exploring alternative operators as the current contract is month-to-month.

IV. Financial & Operational Updates

- **Roads & Funding:** The town is currently ineligible for LMIG grants due to late audits. However, **\$50,000 in Old T-SPLOST funds** must be spent within 11 months. Proposed uses include flashing stop signs and radar speed cameras.
- **Electrical Compliance:** Bids are under review to fix "illegal" non-code electrical setups at the well house; a decision is set for **January 27**.

- **Administrative:** New official emails are being set up via Microsoft Exchange. The town office will be closed in early February for required staff training.
 - After discussion, November financials were approved.
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Action Items & Next Steps

- **February 2 Meeting:** Brandon Larry to present a detailed plat for the Sharon Iverstone project.
- **Zoning:** Council to finalize and present new zoning ordinances.
- **Water Permit:** A new committee (Mayor and Morgan) will begin the 10-year permit renewal process due in June.
- **Maintenance:** Secure quotes for a new chlorine injection point and execute well house electrical repairs.

Adjournment

There being no other business, Mayor Pittenger adjourned the regular meeting.

The council dismissed the regular meeting at 8:15 p.m.

Minutes approved by the Mayor and Council.

Minutes approved this 29th day of January 2026

Approved by,

A handwritten signature in black ink, appearing to read "Scott Pittenger", written over a horizontal line.

Scott Pittenger, Mayor