

Meeting Minutes: Lone Oak Council

Date: February 2, 2026

Location: Lone Oak Town Hall

Subject: Monthly Council Meeting

Present: Mayor Scott Pittenger, Councilmember Morgan Lamb, and Councilmember Jordan Linch. Councilmember Scott Amerson attended by phone

I. Call to Order

- **Call to Order:** The meeting opened at 5:30 with an invocation and the Pledge of Allegiance.

II. Approval of Agenda & Minutes

- **Agenda Modification:** An item to adopt the amended water budget was added to New Business (following Resolution No. 2026-2).
- **Approval of Agenda:** The modified agenda was motioned by Councilmember Lamb, seconded by Jordan Linch, and approved by all.
- **Approval of Minutes:** Minutes from the January 5, 2026, meeting were motioned by Councilmember Linch, seconded by Councilmember Lamb, and approved by all.

III. Public Hearing: Brandon Larry - Chisel Mill Homes Development

- Presented research on site distance protocols from GDOT and neighboring municipalities (Meriwether County, Hogansville, Grantville) to assist Planning & Zoning.
- Discussed potential development of 2-3 houses. Councilmen Scott Amerson suggested that developments of a certain size may trigger Impact Studies (traffic/environmental) per Georgia statute. General uncertainty that impact study requirements are necessary for small projects.
- Zoning Discussion: Currently, the town defaults to Meriwether County's LDR (Low Density Residential) standards (2-acre minimum) until Lone Oak finalizes its own ordinances.

- A large print format parcel map was located at Town Hall to help clarify current city and lot boundaries. Councilmen Amerson suggested an existing overlay sheet was once present indicating per lot zoning designations. Overlay sheet was not observed to be available by present Councilmen and Mayor.
- The City will continue to work with Chisel Mill Homes after local ordinances are completed.

IV. Water System Update

- **Swing Check Valve:** A new valve has been installed at Well 103 (under the water tower). Tower siphoning back into well casing issues appear resolved with this fix.
- **Shutoff Valve:** Council is exploring options for a new shutoff valve in the above-ground piping at Well 103.
- **Well 103 Structure:** Discussion held regarding a permanent concrete block structure to replace the current termite-damaged one.
 - **Estimated Cost:** Approximately **\$11,000**.
 - **Design:** Must include a removable roof or access pass-through for pump maintenance. A formal quote will be sought for future budget consideration.

V. Old Business

- **Service Disconnect (Water Tower):** Council reviewed three bids for the 200-amp replacement:
 1. **TC&C Electric: \$3,125.00** (Recommended based on cost and previous work quality).
 2. **Southern Electric: \$3,218.00**
 3. **Brian Electric: \$3,732.00**
 - **Action:** Councilmember Linch made a motion to approve **TC&C Electric** for \$3,125.00. Councilmember Lamb seconded the motion. All in favor. Motion carried.
- **Luthersville Water Emergency:** Lone Oak continues to support Luthersville via Meriwether County water pass-through. Luthersville is recovering but recently faced drops due to leaks in vacant properties. Flow is currently 60–65 GPM.
- **Intergovernmental Agreement (IGA):** Edits to the Luthersville IGA are being finalized. This will serve as a model for the Meriwether County agreement.

- **GA DEP Re-inspection:** The system received a "thumbs up" following a recent re-inspection. Chlorine residuals are stable.
- **Operations (J&T):** Operations are continuing under the previous contractual framework, although costs and scope in the prior framework were verbally negotiated down to **\$900/month by preceding Mayor Sonia Amerson**. J&T may assist with water shut-offs for non-payment; the town will cover any associated costs through service reconnection fees. J&T can also assist with water locates, however, there would be additional fees. There are also concerns about errors in data collection or other actions taken on J&T's part being the City's responsibility.
- **Town Ordinances:** There is currently no record of Lone Oak ordinances on Municode.com. It was clarified that previous references likely cited Meriwether County ordinances. The Council will focus on Planning and Zoning first in development of updated town ordinances. The Mayor will forward templates based on neighboring locales. The Council agreed to utilize **AI/ChatGPT/Copilot** systems to generate the first drafts of ordinances, which will then be refined by the Council and recorded on Municode to formalize the town's code.
- **10-Year Water Permit:** The existing permit expires June 26, 2026. Renewal documentation should be submitted by early June (preferably 45 days prior). The town must maintain a detectable residual free fluorine of 0.2 mg/L and continue monthly microbiological and chemical sampling. J&T confirmed monthly sampling is occurring. The Mayor requested physical copies of all reports for town records. The town needs to confirm it has a **Water Conservation Plan** on file with the EPD. Georgia Rural Water will be consulted to assist with this and/or a Wellhead Protection Plan, if missing.
- **Fluoride Mandate:** Fluoride is a state mandate. The Council discussed the "ballot measure" pathway for opting out, which requires a citizen-led petition (10% of voters) and a special election. Reimbursement for fluoride equipment is currently available through Georgia Rural Water. Implementation would require a new chemical building (mixing/dosing station) to house the equipment, as fluoride is corrosive. The Council preferred a solid-form fluoride system to reduce volatility and subsequent corrosivity potential. The Council will move to request bids for the construction of a chemical building and the acquisition of treatment equipment.

VI. New Business

- **Resolution No. 2026-1:** Registration and use of a **.GOV domain** name.
Councilmember Lamb made a motion to approve the use of a .gov domain, Councilmember Linch seconded the motion. All were in favor. Motion carried.
- **Resolution No. 2026-2:** Adjustment of the **Town Clerk's wage**. Discussion related to review of Water Budget by Councilmember Lamb and Mayor Pittenger, whereby funds were found and made available through adjustments to line items to accommodate an increase in wages resulting in revised Water Budget.
 - Councilmember Linch made a motion to approve the revised budget. Councilmember Lamb seconded the motion. All were in favor. Motion carried.
 - Councilmember Amerson made a motion to approve an increase to the Town Clerks wages, Councilmember Linch seconded the motion. All were in favor. Motion carried.
- **State Election Board** (Case: Randa Hartman): A letter dated Jan 16, 2026, lists the Town as a respondent in an election case scheduled for Wednesday, February 18, 2026, at 9:00 AM. Fault was found regarding the handling of a special election vs. appointment for a Council seat. The City Attorney recommends that named parties (including Scott Amerson, Sonia Amerson, Kody Forbus, Debbie Watson, Susan Banks, and the sitting Mayor) attend the meeting.
- **Open Records Request:** Jeff Conkel (Land Use Atlas, Inc.) made a request for the most recent Zoning Ordinance and Zoning Map for a national digital repository. Town Clerk Armelle will respond to the request regarding the current status of the town's records.
- **December Financials:** Council reviewed reports for 7 accounts for December. Councilmember Lamb made a motion to approve December financials, Councilmember Linch seconded the motion. Motion carried.
- **Water:**
 - **System Infrastructure** (Luthersville support): Booster Station has been upgraded with a new high-capacity booster pump (125 GPM at 100 PSI) to handle shared water loads with Luthersville. Luthersville has verbally agreed to an 80/20 cost share (Luthersville paying 80%) for the new pump and installation. The Mayor is working to formalize this. Proposed rates for Luthersville include a \$0.001 per gallon pass-through fee for Meriwether

water and commercial "outside city" rates for water sold directly from the Lone Oak tower.

- **Chisel Mill Development:** Bids for extending the water line to the development reached \$536,000. The developer proposed a cost-share where the town pays \$230,000 to bring the line to the property boundary. The Council discussed utilizing Debbie Nelson as a grant writer to seek infrastructure expansion funds.
 - **Hydrants:** Georgia Hydrant will be contact to resolve issues with fire hydrants, including 1 damaged hydrant currently stored located at the Fire Department.
 - **Primrose Road:** The water main along Primrose Road was broken today during repair related excavation of a failing roadway culvert by Meriwether County. During repair proceedings, it was discovered that the previous installer had improperly forced the PVC pipe main line to flex underneath the existing culvert, an undesirable condition. As a temporary measure, the repair team has sleeved the now exposed replacement segment of the line using repurposed materials (i.e., larger diameter HDPE pipe). To address the immediate safety risk of the exposed line and open shoulder, the county is scheduled to install a guardrail tomorrow (Tuesday 2-3). The water main's current position is precarious because it cannot be moved higher in the ground without crossing the frost line. The only viable long-term fix is to bury the line significantly deeper. This will require starting the excavation further back to properly angle the line to a target depth five feet below its current position, ensuring it clears the culvert while remaining protected from the elements. The team needs to conduct a full cost analysis for the relocation and deepening of the line. Additionally, coordination with the county must continue to ensure the guardrail installation sufficiently protects the site until a permanent solution is implemented.
- **TSPLOST:**
 - **Asphalt Options:** Councilmember Lynch is gathering bids. Two companies suggested repaving certain sections rather than patching due to road degradation. The town is exploring an Intergovernmental Agreement (IGA) with Meriwether County to have the county pave the roads at cost using County owned paving equipment.

- **Sidewalks:** Discussion on extending sidewalks toward the town limits in the Westerly and Northerly directions. Russell Arrington will be contacted for a quote.
 - **Speed Cameras:** Fact-finding revealed that Lone Oak cannot operate independent speed cameras because the town lacks a municipal court and a police force. Any such initiative would have to be run through the County.
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- **Open Council Seat:** Discussions are in progress regarding options.
 - **Mayor Pro Tem:** Tabled until next month
 - **PNC 2nd Signor:** City charter requires 2 signors. Councilmember Linch made a motion to have City Clerk Armelle Robinson added as a second signor on all accounts. Councilmember Lamb seconded the motion. Motion carried.
 - **CD Renewals:** Mayor Pittenger, Councilmember Lamb, and City Clerk Robinson will visit bank to have renewal rates increased on current CD's maturing in February.
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Adjournment

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

The council dismissed the regular meeting at 7:12 p.m.

Minutes approved by the Mayor and Council.

Minutes approved this 9th day of February 2026

Approved by,



Scott Pittenger, Mayor