

Meeting Minutes: Lone Oak Council

Date: August 3, 2026

Location: Lone Oak Town Hall

Subject: Monthly Council Meeting

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

I. Call to Order

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

II. Approval of Agenda & Minutes

- **Approval of Agenda:** Councilmember Linch made a motion to amend the agenda to include quotes on a new fire hydrant. Councilmember Lamb seconded the motion. All were in favor. Motion carried.
- **Approval of Minutes:**
 - Councilmember Linch made a motion to approve the minutes from the July 6th, 2026, council meeting. Councilmember Lamb seconded the motion. All were in favor. Motion carried.
 - Councilmember Lamb made a motion to approve the minutes from the Special Called Meeting on June 29th, 2026. Councilmember Linch seconded the motion. All were in favor. Motion carried.

III. Public Hearing:

- No public hearing

IV. Water System Update

- One well reported a drop in the pumping rate. A Request for Bid (RFB) document has been drafted for an engineering evaluation of the wells condition, which includes redevelopment needs, pump status, water level analysis. The current water system operator does not perform this type of work.

V. Old Business

- **Accounting Software Inquiry Resolution:** The resolution to adopt new accounting software was concluded. Security and insurance aspects have been addressed by gWorks. The transition to the new system is expected to take 2-3 months.
- **GEFA Loan Update:** A correction on previous loan completion dates was made due to a 6 month extension during COVID. The new completion dates are January 1, 2027 and July 1, 2029.
- **Fire Hydrant Quotes:**
 - Matt Castleberry - \$7700.00 to replace damaged hydrant
 - Crawford - \$5595.00 includes everything except permitting
 - There was no response from GA Hydrant
 - Councilmember Lamb made a motion to accept the quote from Crawford. Councilmember Lynch seconded the motion. All were in favor. Motion carried
- **Historical Society Grant for Community Center:** Discussion regarding seeking grants for electrical system inspections/repairs, potential mini-split AC units to replace window units, and floor evaluation for the Community Center. Past grant applications were hindered by non-compliance issues related to the town's audit, which is still pending completion.

VI. New Business

- **Repurposing Country Store:** A proposal was received from Russell Arrington's father to lease the Country Store for a woodworking business storefront.
 - The septic issue was acknowledged; the tenant proposes using a porta-potty, which was discussed as a potential solution given county restrictions.
 - The council needs to determine a rental fee, gather more details on the proposed business, and investigate current utility costs (electricity, water, insurance) and historical lease information for the property.

- **City Hall Clean/Workday:** A clean-up / workday was scheduled for Friday, August 14th, in the afternoon. Tasks include cleaning the old fire department, the Country Store (sweeping, spider webs), and fixing the playground gate.
- **Community Cleanup day for Electronics:** A proposal was received from an individual who conducts e-waste collection events for the City of Newnan. The proposal is for a no-cost, 4-hour Saturday event to be held at Lone Oak's covered awning. The Town would handle advising the residents and the provider would manage collection. The Mayor plans to reach out to Hogansville and Luthersville to explore a joint community event.
- **Website Development/Hosting Proposals:** Proposals for an ADA-compliant, .gov website design and migration were reviewed.
 - Newnan Computer – Web Design \$5000, Hosting and maintenance - \$720 annually. Email hosting - \$1500 annually
 - Peach-sites - Web Design \$999, Hosting and maintenance - \$900 annually. Email hosting – Included
 - GovSpark - Web Design \$7000, Hosting - TBD by 3rd party. Maintenance and administration – min \$150 monthly, all calls additional \$150 per hour
 - Civic Plus – Web Design \$4000. Hosting \$3000 annually
 - VC3 - Web Design \$4000. Hosting \$3600 annually
 - Councilmember Linch made a motion to move forward with Peach-sites for website development and hosting. Councilmember Lamb seconded the motion. All were in favor. Motion carried
- **FDIC - Community Bank and Trust/Anchor Bank:** Community Bank and Trust based in LaGrange failed in June 2026 and was taken over by Anchor Bank. The Town is still working with the FDIC to secure approximately \$27,000 in funds above the \$250,000 FDIC insurance limit, due to a previously missing security document. This security document has been located, and the Town is awaiting approval for release of all funds from the FDIC's legal department. A special work session, led by Councilmember Lamb, was proposed to discuss banking strategies and funds distribution to remain below FDIC insurance limits at any single institution.
- **Georgia Uniform Chart of Accounts (UCOA) Resolution:** Resolution 2026-005 was presented, committing the town to transparent financial management and

compliance with state law requiring the use of the UCOA developed by the Georgia Department of Community Affairs.

- Councilmember Linch made a motion to adopt the GA Uniform Chart of Accounts. Councilmember Amerson seconded the motion. All were in favor. Motion carried
- **September Council Meeting:** The next council meeting was moved to September 14th due to the Labor Day holiday.

VII. Financials:

- **Approval of Financials:** Councilmember Lamb made a motion to approve May and July financials, previously distributed via email. Councilmember Linch seconded the motion. All were in favor. Motion carried.

VIII. Mayor's Comments: The following proclamation was read by Mayor Pittenger:

Joint proclamation

The Meriwether Mayors Summit - Mayor's Reading Club

Unifying for literacy & The Mayor's Reading Club.

Whereas, literacy is the fundamental building block for economic vitality, workforce readiness, and long term quality of life citizens of Mayor county in the state of Georgia; and

Whereas, research confirms that children who reach reading proficiency by the end of the third grade are significantly more likely to graduate high school and achieve lifelong success; and

Whereas, the Georgia Municipal Association through its nonprofits Georgia City Solutions and Georgia Forward have established the Mayor's Reading Club to empower local leaders to bridge the literacy gap through personal engagement, storytelling, and community leadership; and

Whereas, the cities of Gay, Greenville, Lone Oak, Luthersville, Manchester, Warm Springs, Woodbury, and have established the Meriwether Mayor's Summit, representing 100% participation of all municipalities within the county-a rare and distinguished milestone in the state of Georgia; and

Whereas, the Mayors of Meriwether have pledged to work collaboratively to host preschool elementary reading events, fostering a county-wide culture reading that prepares our youth for the America 250th anniversary and beyond; and

Whereas, this partnership between Meriwether Mayor's Summit, the Meriwether County School System, Meriwether Family Connection and our local libraries serves as a statewide model for regional cooperation and civic dedication.

Now, therefore, we, the Mayors of Meriwether County, do hereby join the Mayor's Reading Club as a unified body and proclaim the 2026-2027 Academic Year as:

“A year of literacy unity”

throughout Meriwether County, Georgia, and call upon all residents to join us in supporting our young readers, ensuring that every child in our county has the tools to write their own successful future.

Adjournment

There being no further business, Mayor Pittenger adjourned the regular meeting and entered an executive session.

The council dismissed the regular meeting at 6:28 p.m.

Minutes approved by the Mayor and Council.

Minutes approved this 14th day of September 2026

Approved by,

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

Scott Pittenger, Mayor