



**CITY OF WALESKA  
COUNCIL MEETING MINUTES  
March 17, 2025**

**Present:** Mary Helen Lamb - Mayor  
Dennis Cochran - Pro Tem  
Eddie Blackwell - Councilmember  
Logan Patrick - Councilmember  
Michael Greene - Councilmember  
Kim Kirsch - City Clerk/City Manager  
Chris Lumpkin - Water Maintenance  
John Meier - City Attorney  
Lamar Rogers - Turnipseed Engineers

**Absent:** Kristi Bosch - Councilmember  
Peter Brown - Councilmember

- Item 1: Call to Order**  
Mayor Mary Helen Lamb called the meeting to order, with a quorum present.
- Item 2: Pledge of Allegiance/Innovation**  
Mayor Lamb led the Pledge to the Flag
- Item 3: Five Minute Public Hearing**  
None
- Item 4: Consideration to Approve Regular Council Meeting Minutes March 3, 2025**  
Mayor Mary Helen Lamb asked for a motion to approve the Regular Council Minutes for March 3, 2025. A motion was made by Councilmember Cochran, seconded by Councilmember Greene, and approved by all members present.
- Item 5: Water penalties and non-payment – Second Read to Amend Resolution 26-62**
- A motion was made to approve amendment of 26-62 by Councilmember Cochran, seconded by Councilmember Greene, and approved by all members present.

- Mrs. Kirsch will send this to municode to be codified and uploaded to the City's website.
- Mrs. Kirsch will have Mrs. Smith put notice of this amendment on the City's website and the City's Facebook page to give the public ample notice.

**Item 6: Mr. Hawthorne – new development presentation off Hwy. 140**

- Mr. Hawthorne provided the council with a map of the proposed development off Hwy. 140. This would be a 60-estate lot (5+ acre tracts) on 333.81 acres. Mr. Hawthorne told the council that the developer/owner would be willing to put in \$1MM of their own money with the stipulation that the city would pay them back over time. The proposal was that as new homes tap into this line within the development itself and any other homes that could access this line, the city would give a certain amount of that tap fee back to the developer/owner. Another point Mr. Hawthorne made was this could help the city with water capacity and allow for more fire hydrants. Councilmember Greene pointed out that this could also force the city to purchase another water tank as this piece of property sits at a high elevation. The purchase of a new water tank is not within the city's budget. Mr. Hawthorne did point out that you could see the Atlanta skyline from this property due to elevation. Councilmember Cochran asked if the owner would be willing to pay for, and not recoup monies back from the city, for an engineering study and drawing to be done along with anything DOT might require. The council will wait for Mr. Hawthorne to go back to the developer with the thoughts and questions of the council members.

**Item 7: Robert West – Staline Waterworks**

- Mr. West and Mr. Allison gave a presentation for Staline Waterworks. This would involve the city switching to a new metering system. No hard numbers were discussed. The estimated cost to switch over to Staline would be in the ballpark of \$500,000.00. This system would provide homeowners with greater transparency of any leaks they might have. More discussion needs to be had as to the main line leaks and how to better monitor those.

**Item 8: Proclamation for CAP**

- Ms. Meek with The Children's Haven presented Proclamation for CAP to the council. April is Child Abuse Prevention Month. This is a very good organization in that it helps prevent child abuse and neglect as well as helping to educate and council families across Cherokee County. Mayor, Mary Helen Lamb gladly signed the proclamation and took time to take photos with Ms. Meek and staff.

**Item 9:      Water System Report**

- Mr. Rogers informed the council that he has not heard anything else from High Point.
- Mr. Rogers told the council that he has not had any further communication with the owners of 471 Grady Street/Abbingdon Hall but will keep this on the radar.
- Mr. Lumpkin discussed a meter situation with the council that is located at the end of John Cline Lane. Mr. Lumpkin told the council that at the end of the road there is a gate and beyond that gate there is a meter that has not been used/billed for usage in many years. Mr. Lumpkin would like permission to cap that line at the end of the street. This would be beneficial for ease of access and if there were ever a leak, he would be able to repair it without crossing onto private property. He had received a bid of \$1,800.00 to have this done. The council agreed it would be good to have this situation corrected. Councilmember Patrick had information on the owner of the property and their mailing address. Mrs. Kirsch will work with Mr. Meier and send a certified letter to the owner stating we will cap the line. Mr. Lumpkin will coordinate with the contractor to have this job completed.
- Mrs. Kirsch and Mr. Lumpkin did a quick review of the status on the Chestnut Hill meter. Mr. Lumpkin has replaced the register on the city's side. Mr. Lumpkin will continue to monitor this via data logs for accurate use.
- Mrs. Kirsch presented the numbers Mrs. Smith had given her in reference to the total gallons of water loss on the customers side from February to March. The total was 813,680 gallons. The city did receive the money for these gallons, but they are calculated into total water loss. Mrs. Smith will continue to track all leak repairs.
- Mrs. Kirsch notified the council that she had emailed Mrs. Bracken about the use of SPLOST money for the GWI quote in replacing the pump station at Dry Pond. Mrs. Kirsch also sent the quote from GWI to Mr. Rogers and he has approved all items. Mrs. Kirsch will stay in touch with GWI as to date of installation.
- Mr. Rogers and Mr. Meier discussed the contract for Gaines Utility. Turnipseed Engineers are making some adjustments to the wording of the contract and will send new copies to Mr. Meier to certify for the city. The original contract had stated that Mr. Meier was certifying for both the city and Gaines Utility. Since Mr. Meier has nothing to do with Gaines Utility he cannot certify with his signature on their behalf.

- Mrs. Kirsch and Mr. Lumpkin informed the council that they had an agreement signed for property located at 751 Upper Burris Road stating Mr. Lumpkin/City of Waleska could relocate the water line from their property to the right-of-way. The homeowner agreed and signed giving permission. The city did agree to cover that small section of line for the next year.
- Mr. Lumpkin and Mrs. Kirsch told the council that they had physically gone to each of the city's 19 large meters and recorded all the information using two different reading devices. They then compared those numbers to what the city has in its billing system. Three of the meter's numbers do not match as far as the multiplier. Eight of the meters have 8 dials when that number should be 7 dials. Mr. Lumpkin and Mrs. Kirsch will continue to find answers as to why these numbers do not match and Mr. Lumpkin is doing data logs on most of the large meters at this point so we have backup information. Mr. Lumpkin and Mrs. Kirsch will reach out to Kendall Supply, who helps with the billing, to have a meeting and discuss why these numbers do not match and how to correct them in the system. To their minds, all numbers should match on every meter in the system and the field to have accurate usage.
- Mr. Lumpkin and Mrs. Kirsch are still researching water loss and where it comes from. There is a question whether it is in the billing system or out in the field or a combination of both. The question that has come up in the last couple of weeks is the "number of dials". Mr. Lumpkin and Mrs. Kirsch will continue to research. They have a sit-down meeting with the City of Marietta Water Authority at the end of this week and will report back on what they learn. The City of Marietta has been kind enough to offer advice due to their large water system.

**Item 10: City Manager's Report**

- Mrs. Kirsch notified the council that it had been brought to her attention that the bank account for the ARPA funds had been receiving a \$15.00 service charge for the past three months. Mrs. Bracken had moved the bulk of this money with the approval of the council three months ago, but a small amount of interest earned was still sitting in the account. Mrs. Kirsch went to the bank and spoke to the branch manager who kindly agreed to refund the service fees, move that along with the balance of \$256.13 of earned interest to the general fund account. The ARPA bank account is now closed.
- Mrs. Kirsch presented pool plans for 9126 Fincher Road to the council. The council agreed these plans are acceptable and can now be processed by Cherokee County for permitting approval. Mrs. Kirsch will let her staff know

and she will call the contractor and email the county to say that these can move forward in the process.

- Mrs. Kirsch updated the council on the DOT/LMIG grant amounts that have now been awarded to the city. For FY23, FY24, & FY25 = \$28,965.92 with a 30% match. These funds are to repave Grady Street from Reinhardt College Pkwy. to Fincher Road. Mrs. Kirsch mentioned that she had the name of two contractors to reach out to for the repaving of Grady Street that runs beside the old RM Moore Elementary School and behind Reinhardt University. Councilmember Cochran mentioned that Mrs. Kirsch contact Cherokee County as they may be able to pave this for the city with the city reimbursing them for the cost. Mrs. Kirsch will update the council at the next meeting what she is able to find out.
- Mrs. Kirsch gave the council a handout on all grant balances. This was for informational purposes only.
- Mrs. Kirsch updated the council about a small gas leak that happened at City Hall on March 7<sup>th</sup>. Two outside gas lines need to be replaced due to pitting. Mrs. Kirsch has a contractor looking into this and will have this repaired as soon as possible.

**Item 11: City Attorney's Report**

- Mr. Meier asked about the past due property taxes for Mrs. Rowe. Those taxes have been paid.

**Item 12: Mayor's Report**

- None

**Item 13: Council Remarks**

- None

**Item 14: Adjourn Regular Council Meeting**

**Item 15: Enter Executive Session**

**Item 16: Adjourn Executive Session**

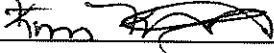
**Item 17: Enter Regular Council Meeting**

**Item 18: Adjourn Regular Council Meeting**

APPROVED THIS 7<sup>th</sup> DAY OF April, 2025.

Mary Helen Lamb  
Mary Helen Lamb, Mayor

Attest:

  
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Kim Kirsch, City Clerk