



**CITY OF WALESKA  
COUNCIL MEETING MINUTES  
April 7, 2025**

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

**Absent:** Logan Patrick - 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**  
Mr. New, the homeowner of 184 Forest Glen Dr., came before the council to request that his zoysia turf be replaced due to a water leak repair. This leak was repaired around December. Mr. Lumpkin has photos of the condition of the yard after the leak was repaired which do show there was damage to the turf. Mr. Blackwell assured Mr. New that the city would make this right and instructed Mrs. Kirsch to take care of this matter. Mrs. Kirsch will reach out to Mr. New tomorrow to organize the repair. Mr. New thanked the council for their time.

**Item 4: Consideration to Approve Regular Council Meeting Minutes March 17, 2025**

Mayor Mary Helen Lamb asked for a motion to approve the Regular Council Minutes for March 17, 2025. A motion was made by Councilmember Greene, seconded by Councilmember Cochran, and approved by all members present.

**Item 5: Abbington Hall – Mr. Coogle & Mr. Holbert with Rea Ventures**

- Mr. Coogle provided copies of the plans for both buildings that will be located at 471 Grady Street and updated the council on the status of the plans, the communication he has had with Turnipseed Engineers, and discussed the sanitary sewer. Mr. Meier addressed the notation on page C3 of the plans Mr. Coogle provided which states the sanitary sewer will be deeded to the City of Waleska. A private company, which is what Abbington Hall is, cannot own a sanitary sewer. A sanitary sewer must be owned by a municipality. Mr. Coogle has approached the city council in the past (around 2021) at which time according to Mayor Lamb the council gave their approval of the City of Waleska acquiring the sanitary sewer and maintaining it. That agreement also stipulated that Rea Ventures would pay the City of Waleska \$300,000.00 up front before construction starts and agreed to also pay the City of Waleska for the monthly service fee whatever that turns out to be. There was discussion amongst the newer council members that were not at the meeting in 2021 as to why the city had to agree to this owning of the sanitary sewer. In the conversation of 2021, there was mention of a letter that would be sent to Mr. Coogle/Rea Ventures in reference to DHS and the City of Waleska taking ownership for the \$300,000.00. Mr. Coogle said he has that letter which states that the council at the time did approve this agreement, and he will email that to Mrs. Kirsch. Mr. Meier will also look in his records for a copy of the letter as he was the legal representative at that time. Mr. Coogle stressed to the council that his company has spent a large sum of money thus far on this project and mentioned that his company has also gone as far as having added this address to the historic register. The council agreed to wait for Mr. Coogle to send Mrs. Kirsch a copy of the letter to DHS about the sanitary sewer and have Mr. Meier review that documentation. Mr. Coogle will be at the next meeting to continue the discussion. His inspector also assured the council that he had examined the system that is in the ground at this point, has a detailed spreadsheet of the specifications and his findings and will send that to Mrs. Kirsch so she can share with the council.

**Item 6: Water System Report**

- Mrs. Kirsch updated the council that she had received an email from Kendal Supply stating they will not be going up on the cost of their supplies through June 30, 2025. This update is due to the tariff changes.

- Mrs. Kirsch updated the council that she had mailed a certified letter to the owner of 495 John Cline Lane about capping the line at the road. Mr. Paul called Mrs. Kirsch when he received the letter and told her he was okay with the City of Waleska capping that line. Mr. Lumpkin will take care of this soon.
- Mrs. Kirsch and Mayor Lamb let the council know they had had a meeting with several people at Cherokee County about new homes coming into the City of Waleska and new homes being built in Cherokee County that would tie into the water lines serviced by the City of Waleska. The arrangement for now is that all plans rather it be a new home or commercial building, all additions to homes such as decks, and all ADU's (assessor dwelling units), and all pools must have plans that are brought before the city council for review. If the council looks at the project and agrees it will be okay for the owner to move forward with the permitting through Cherokee County Mrs. Kirsch will let her staff know it is okay to sell a water meter if the project is new construction. Cherokee county will know they are okay to go ahead with the permitting process if the owner or developer has the water meter receipt. If the project is an addition, Mrs. Kirsch will type up a letter and send to the county and notify the staff.
- Mr. Lumpkin presented two quotes for the supplies he needs for the water system. One was from Fortiline for \$1,928.92 and the other was from STAline for \$2,514.85, The council approved the Fortiline quote. A motion was made by Councilmember Greene, seconded by Councilmember Cochran, and approved by all members present.
- Mr. Rogers updated Mrs. Kirsch and the council that he had completed the Project Performance Worksheet for the GEFA loan a couple of weeks ago.
- Mrs. Kirsch notified the council that the water loss had gone up to 4.8 million gallons. Mr. Lumpkin and Mrs. Kirsch discussed their trip to the City of Marietta Water Department and all they had learned there. Mr. Lumpkin is continuing to do data logs on a couple of large meters, one being at Cherokee Academy whose water usage went up 60,000 gallons, the other is the bypass meter at Chestnut Hill. Mr. Lumpkin changed the register on the meter at Chestnut Hill several weeks ago and is keeping an eye on that usage. Mrs. Kirsch shared that the folks at the City of Marietta Water Authority suggested doing a small pilot with Neptune meters. After much discussion the council agreed that Mrs. Kirsch and Mr. Lumpkin can contact the company/salesperson that the City of Marietta uses and perhaps they can come to a council meeting soon for a demonstration and provide costs. In the meantime, Mrs. Kirsch and Mr. Lumpkin have a meeting with them as to the price for a small pilot program based on a 3-month period.

- Mr. Lumpkin discussed with the council how Mr. Purcell with Kendall Supply suggested on a recent visit that Mr. Lumpkin have meters at all the city's fire boxes. Mr. Lumpkin will come up with an inventory list of how many the city has and their locations and work on adding meters to these.
- Mr. Lumpkin will reach out to the two fire departments that are on the City of Waleska's water system about using a portable meter for the fire hydrants they use to fill the trucks. Mr. Lumpkin said a firetruck holds 1,000 gallons of water and the city does not currently have meters installed on fire hydrants. Mr. Lumpkin and Mrs. Kirsch feel like the fire departments will work with the city to provide a monthly log of water usage using this portable meter.

**Item 7: City Manager's Report**

- Mrs. Kirsch updated the council on the date of repair for the two outside gas lines which should be by the first of May.
- Mrs. Kirsch updated the council that she had reached out to Cherokee County Parks and Recreation about repaving or replacing the basketball court at Cline Park. The county emailed back stating they do not have the funds in the budget to replace but they will fill in the cracks. They also mentioned there is an erosion issue.
- Mrs. Kirsch updated the council on the decrease in SPLOST money for the month of March. According to an email Mrs. Kirsch received from the county March 2024 was down as well.
- Mrs. Kirsch informed the city council of the funds received from LMIG for FY23, FY24, FY24SUP, FY25. FY24SUP is a 0% match while the others are a 30% match each which equals a total of \$40,041.62 in revenue and \$8,689.76 for the 30% match. Mrs. Kirsch had applied for the repaving of Grady Street (east side) and Byers Street. Cherokee County has worked with Mrs. Kirsch and put together a cost to repave Grady Street (east side) at \$36,626 and to repave Byers Street the cost is \$11,924. Mrs. Kirsch also informed the council that she had applied for the FY25SUP, which will be a 0% match. That application has been approved, and the city is waiting for the funds to arrive. That amount is TBD but should be in the range of \$12,000.00. Mrs. Kirsch will coordinate with Cherokee County who will draw up an IGA for the city council and city attorney to review. After that is approved a start date will be determined for these projects. A motion was made by Councilmember Bosch, seconded by Councilmember Cochran, and approved by all members present to move forward with the IGA and paving of Grady Street (east side) and Byers Street.

- Mrs. Kirsch presented plans for the following locations: 559 Bartow Street – deck addition, 1022 Cable Road – new home, 1743 Darby Road – new home, 1013 Cable Road – new home, 1017 Cable Road - new home, 2020 Darby Road - new home. The council agreed all these plans can proceed with Cherokee County to go through the permitting process.
- Mrs. Kirsch mentioned she had received an email from Cherokee County that the Highpointe Development had resubmitted their plans for review. The first round of reviews has rejected the plans. This development is located on Lower Burriss Road and will have 63-lot single family detached subdivision. There was discussion about the elevation and how to get water to these homes. The council advised Mrs. Kirsch that the developer will be required to purchase a pump station and after the development is complete then the City of Waleska will service that development. Of course, the developer will need to provide Turnipseed Engineers with plans to be approved.
- Mrs. Kirsch requested that the council approve a full-time position for a water meter technician. Mr. Lumpkin is solely responsible for the 220 miles of water line, all 811 locates, maintaining two above ground water tank locations as far as grass maintenance goes, one ground storage tank's grass maintenance, several pump stations, grass maintenance, all sidewalks, all grass cutting and maintenance of city hall. Mrs. Kirsch feels the city can justify another full-time water/maintenance employee. Mrs. Kirsch has done research on several online job posting sites and would like to offer \$40,000.00 plus benefits. A motion was made by Councilmember Blackwell, seconded by Councilmember Brown, and approved by all members present to post a full-time position on the city's website, indeed, and the city's Facebook page.

**Item 8: City Attorney's Report**

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

**Item 9: Mayor's Report**

- None

**Item 10: Council Remarks**

- Councilmember Cochran mentioned that the city of Ball Ground had recently passed an ordinance pertaining to housing improvements. This ordinance will help them to address a situation where a house has become "run-down" or is "dilapidated" or "abandoned". Mr. Cochran requested that Mrs. Kirsch reach out to the city manager of Ball Ground for a copy of this ordinance and bring it to the next council meeting.

Mrs. Kirsch will call the city manager tomorrow and obtain a copy of that ordinance for the council meeting on the 21<sup>st</sup> of April.

**Item 11: Adjourn Regular Council Meeting**

APPROVED THIS 21<sup>st</sup> DAY OF April, 2025.

Mary Helen Lamb  
Mary Helen Lamb, Mayor

Attest: Kim Kirsch  
Kim Kirsch, City Clerk