

**CITY OF CLEVELAND
CITY COUNCIL MEETING
AUGUST 6, 2018
MINUTES**

CITY COUNCIL MEETING

The City Council Meeting of the Mayor and Council of the City of Cleveland was called to order by Mayor Shan Ash at 6:30 p.m.

COUNCIL MEMBERS PRESENT: Nan Bowen, Annie Sutton, Kevin Stanley, and Bradley Greene.

APPROVAL OF AGENDA

On motion by Nan Bowen, seconded by Annie Sutton, in favor – Kevin Stanley and Bradley Greene, and carried unanimously, the Mayor and Council voted to approve the agenda for the August 6, 2018 City Council Meeting

CHIEF RICKY PRUITT – FIRE DEPARTMENT

Chief Ricky Pruitt, Fire Department, submitted the monthly statistics for July 2018. The department responded to 85 calls – 40 calls within the city and 45 calls outside the city, with 10 calls being outside the automatic aid area.

The department assisted the county with a house fire. Lightning strikes started a house fire and the county asked for assistance.

Chief Pruitt is applying for a grant to acquire five sets of turn-out gear. The grant could pay up to 70%, 80%, or 100%. The department budgeted for the gear if the grant falls short of 100% payout.

CHIEF JOHN FOSTER – POLICE DEPARTMENT

Before the meeting began, Chief Foster had the council sign class requests for Donna Sims and Sheena Wright.

Chief Foster informed the department has been very busy investigating drug deals. The officers pulled over a car with no tag and arrested a female carrying drugs, a large amount of cash, and drug paraphernalia. The department is in the process of seizing the \$10,000 cash and the BMW vehicle. Chief Foster reached out to the county in Tennessee and found the sheriff's office had conducted a home search of the suspect around the same time the suspect was pulled over by Cleveland police.

Chief Foster also informed his officers pulled over a suspect from Banks County, heading to Union County, and was found with an ounce of meth and was carrying a firearm. Chief Foster stated he is proud of his officers.

GRANT KEENE – CITY ATTORNEY

Grant Keene, City Attorney, submitted a class request for the annual City/County Attorneys conference in Athens. On motion by Nan Bowen, seconded by Annie Sutton, in favor – Kevin Stanley and Bradley Greene and carried unanimously, the Mayor and Council approved the class request for Grant Keene to attend the conference September 13 and 14.

TOM O'BRYANT – CITY ADMINISTRATOR

1. Engagement Letter and Agreement with Auditor

- a. The City of Cleveland is required by law to conduct an annual audit of its financial activities.
- b. The City has employed Walker, Pierce and Tuck CPAs, PC for several years to conduct the annual audit and provide financial reporting services to the State.
- c. The City and WPT most recently completed a three-year engagement agreement for audit services.
- d. WPT has sent the City another three-year engagement letter for audit services for 2018, 2019 and 2020.
- e. Cost for each year are \$20,750 for 2018, \$21,250 for 2019 and \$21,750 for 2020. Any additional single audit would cost \$5,000 per major program.
- f. The three-year engagement letter and agreement allows the city to plan and budget for audit services.
- g. City council will need to approve the engagement letter and agreement and authorize the Mayor to sign the document for audit services.

Mr. O'Bryant explained the three-year agreement can be terminated with notice. Nan Bowen asked if the increase in services were normal. Mr. O'Bryant answered yes, the increases were in line.

On motion by Annie Sutton, seconded by Nan Bowen, in favor – Kevin Stanley and Bradley Greene, and carried unanimously, the Mayor and Council voted to approve the audit engagement agreement with Walker, Pierce, and Tuck and authorized Mayor Ash to sign.

2. Proposal for Design Build Services with RCCI, Inc for Oaks Springs School

- a. RCCI presented ideas on renovation and use for the Oak Springs School at the July 26, 2018 council meeting.
- b. City Council voted to direct Mr. Cantrell to provide an agreement for services for the renovation of Oak Springs School and such agreement be available for approval at the August 6, 2018 City Council Meeting.
- c. RCCI has provided the city with an proposal for design build services for the Oaks Springs School in the amount of \$38,000 design and engineering and for 7% of hard construction costs
- d. City Council will need to approve the proposal agreement and authorize the Mayor to sign.

Mr. O'Bryant informed Mr. Keene reviewed the agreement and all concerns were addressed. Ms. Sutton asked Mr. Cantrell if he has designed the school to house the police department. Mr. Cantrell answered now that he is aware of the temporary use, he will begin working with the city on the design. Dean Dyer, WRWH Radio, asked what the completion date would be on the project. Mr. Cantrell answered it will depend on the actions of the city. Mr. Greene asked for a reasonable time frame. Mr. Cantrell answered it is a relatively easy job and will begin to schedule meetings on the design plans. The engineering will take six to eight weeks to complete. At the time of the engineering, RCCI will begin the testing and abatement of any possible asbestos located in the building. The company is aware of asbestos in the ceiling that will need to be addressed. The environmental assessment is \$850.00 this does not include the cost of abatement. The additional testing may result in less cost to abate. Mr. Greene stated he did not feel the full council needed to attend the design meetings, but will expect updates from staff. Mr. Greene suggested Mayor Ash, Tom O'Bryant, Chief Foster and Connie Tracas participate in the design meetings.

TOM O'BRYANT – CITY ADMINISTRATOR - continued

2. - continued – Mr. Stanley asked if the asbestos testing will be conducted during the design process. Mr. Cantrell answered yes and regardless of the use of the building, the asbestos will need to be abated. Mr. Cantrell gave an example of the roof system having three layers. The second layer has asbestos and will need to be removed due to repairs to the roof system. The environmental company will take seven samples throughout the building. Chief Ricky Pruitt asked about the lead paint. Mr. Cantrell explained the lead paint does not necessarily have to be removed but can be encapsulated. This will help with the costs of abatement.

On motion by Bradley Greene, seconded by Annie Sutton, in favor – Nan Bowen and Kevin Stanley and carried unanimously, the Mayor and Council approved the service agreement with Ron Cantrell Construction, Inc. to provide design and engineering services for the Oak Springs School and authorized Mayor Ash to sign. The motion included for Mr. Cantrell to begin the testing of the building for the need of abatement.

3. Campbell Street Culvert Replacement

- a. A large culvert located on Campbell Street near the intersection with Head Street is in need of an emergency repair. The culvert is part of the drainage for Cox Creek.
- b. The culvert was installed several years ago when Campbell Street was a county road.
- c. The culvert currently consists of two 84" x 40' galvanized pipes.
- d. The pipes have rusted from their underside and water drains "under" instead of through the pipes causing erosion under the whole structure.
- e. The erosion is causing the whole culvert structure to begin to collapse. Some of the results of this can be seen where the road is sinking around the structure.
- f. In discussing the project with Public Works it has been determined that the structure needs to be repairs as soon as possible.
- g. Staff sought costs estimates on the repair and received only one estimate from Square Deal Enterprises.
- h. It is recommended to repair the culvert with a precast box culvert instead of galvanized pipe. The box culvert will last longer and will be able to handle a larger volume of stormwater as the area develops over the next ten to twenty years.
- i. The proposed costs by Square Deal for the culvert replacement is \$89,477.00.
- j. The project would be paid for with SPLOST funds and GDOT LMIG funds.
- k. Square Deal can begin the project August 13th and has estimated that it will take about three weeks to complete.
- l. City Council will need to approve an emergency expenditure for the repair in the amount of \$89,477.00

Mr. O'Bryant informed public works have added gravel around the existing culverts to support the area until the repairs are completed. Mr. O'Bryant reminded that water from Cox Creek, beginning on Faulkner Street, runs through the area and drains a lot of water through the system.

On motion by Bradley Greene, seconded by Kevin Stanley, in favor – Nan Bowen and Annie Sutton, and carried unanimously, the Mayor and Council voted to approve the quote from Square Deal for the culvert repairs on Campbell Street in the amount of \$89,400.00.

TOM O'BRYANT – CITY ADMINISTRATOR - continued

4. Bond for Jessie Mae Thurmond Connector

- a. City Council had granted a variance to the road standard for the connector road between Plaza Parkway and Hope Drive. In the variance approval city council required a bond be issued for the road project until its completion.
- b. A letter of credit (bond) for the project was issued last August and the road has been constructed.
- c. The road was constructed over the past year.
- d. Staff has inspected the road and it meets city code. The only item left to complete is to place street signs with the road names. Developer Mr. Jadie Hatcher named the road Jessie Mae Thurmond Connector. Staff has informed Mr. Hatcher of what is needed to complete the project.
- e. Mr. Hatcher has informed the city the letter of credit is set to expire August 11, 2018. He would like the city to release the bond so he will not have to renew it.
- f. It is recommended that City Council release the bond requirement upon completion of the street sign placement.

Mr. O'Bryant informed Mr. Hatcher has not installed street lights or street signs and the city can hold the issuance of future permits until the work is completed. On motion by Bradley Greene, seconded by Nan Bowen, in favor – Annie Sutton and Kevin Stanley and carried unanimously, the Mayor and Council voted to release the requirement of the bond for Jessie Mae Thurmond Connector.

5. Building Permits for FY18

- a. Building staff has calculated the total permitting activity for FY18, July 1, 2017 – June 30, 2018.
- b. A total of 117 permits were issued; 33 residential, 78 commercial, four land disturbance and two zoning actions.
- c. These improvements within the city helped contribute to the \$3+ million increase in the city digest.
- d. This development trend is expected to continue for FY19.

6. White County Hosting GMRC Meeting- Request to Host Jointly

- a. White County is scheduled to host the Georgia Mountains Regional Commission (GMRC) meeting on September 27, 2018, 6:00 pm at Babyland General Hospital.
- b. The county has asked if the City is interested in serving as a joint host for the meeting.
- c. If the City serves as a joint host then it would share in one half of the costs of catering the meal at the meeting. The county would invoice the city on its share of the cost following the event.

On motion by Nan Bowen, seconded by Annie Sutton, in favor Kevin Stanley and Bradley Greene, and carried unanimously, the Mayor and Council voted to participate in the cost of hosting the GMRC meeting with White County.

NEW BUSINESS

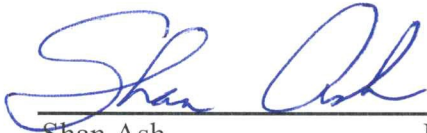
1. On motion by Nan Bowen, seconded by Annie Sutton, in favor – Kevin Stanley and Bradley Greene and carried unanimously, the Mayor and Council approved the minutes of July 2, 9, 19 (2 meetings), and 26 (3 meetings), with the correction on July 2 for the proper motion for a class requests under Chief Foster and to correct a typo under July 2, New business #3.
2. Public comments – Annie Sutton encouraged everyone to attend the play Cheever, written by Emory Jones.

OLD BUSINESS

There was no old business to discuss.

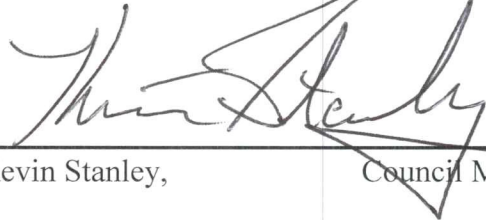
ADJOURNMENT

On motion by Annie Sutton seconded by Bradley Greene, in favor – Nan Bowen and Kevin Stanley, and carried unanimously, the Mayor and Council voted to adjourn the City Council Meeting of August 6, 2018 at 7:11 p.m.



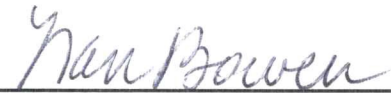
Shan Ash,

Mayor



Kevin Stanley,

Council Member



Nan Bowen,

Council Member



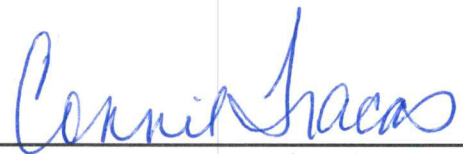
Bradley Greene,

Council Member



Annie Sutton,

Council Member

ATTEST: 

Connie Tracas,

City Clerk

