



*City of Mountain Breezes*  
CLEVELAND, GEORGIA  
Cleveland City Council

**Minutes**

**Monday, December 11, 2023 - 6:30 P.M.**  
**Cleveland Community Center/Police Department**  
**342 Campbell Street, Cleveland, GA**

---

**1. Call to Order**

Mayor Turner called the meeting to order at 6:30 p.m.

**PRESENT:**

Mayor Josh Turner, Council Members Nan Bowen, Annie Sutton, Jeremy McClure (Mayor Pro Tem), and C.J. McDonald

Also, present were City Administrator Kevin Harris, City Attorney Keith Whitaker, and City Clerk Lisa Ritchie

- 2. Invocation – Student Ministries Pastor Garrett Kersey, The Bridge Church, and White County Ministerial Alliance**
- 3. Pledge of Allegiance**
- 4. Approve Agenda**

Motion by Council Member McClure, seconded by Council Member McDonald, and voted, unanimously, to approve the agenda with an amendment to add item 19 RFP.

**PRESENTATIONS**

- 5. Presentation to the family of Sergeant Kenny Thompson**

Chief Shoemaker addressed the Mayor and Council Members. He presented a plaque “In memory of Sgt./Chaplain Kenny Thompson #422 End of Watch 9/21/2023” to Sgt./Chaplain Thompson’s family.

- 6. Proclamation for presentation at a later date**

Motion by Council Member McClure, seconded by Council Member McDonald, and voted, unanimously, to approve the Proclamation.

## **DEPARTMENT REPORTS**

7. Economic Development and Planning – Director Tom O’Bryant
  - November 2023 Report

Mr. O’Bryant addressed the Mayor and Council Members. He reported the following November items:

- Occupational Licenses – 2 (Boneyard Pizza, Helen Foods)
- Building Permits – 3 (Hell on Wheels and new residential)
- Building Inspections – 17 (Gateway Village, Oak Springs Cottages, Waffle House, Ellis Brothers, Truett)
- Sign Permits – 1 (Kai Tattoo and Art Studio)
- Plan Reviews – 1 (WCM Dust Enclosure)
- Current Commercial Activity – 5 (Waffle House, 6 Courthouse Square, 37 Jarrard Street, Scooters, Rogers)
- Development Inquiries – 5 (HSI Commercial, Investors Mgmt Co, Searles Foundation, J Lawson Associates, Cowart Residential)
- Grant Applications
  - Appalachian Regional Grant full application for Wastewater Treatment Plant. Moved to funding. Waiting on EDA grant to be packaged together.
  - Economic Development Administration (EDA) grant application related to Disaster Declaration FEMA-4600-DR, for resiliency relief to help fund the proposed wastewater treatment plant – additional information was requested by the agency and has been provided – the city is awaiting an announcement
  - Federal Emergency Management Agency (FEMA) Assistance to Firefighters Grant (AFG) – two bids received – certification of bids underway
  - LMIG projects proposal and application in preparation for submittal
- Infrastructure and Planning

- New well (well number 6) – Contract with American Water Specialties is being finalized
- Georgia Environmental Division (EPD) continues to research well number 7
- Survey work for Cemetery and E Kyle Streets are underway

## 8. Finance – Director John Solmon

- October 2023 Report

Mr. Solmon addressed the Mayor and Council Members. He reported the following October items:

- Fiscal Year 2024's net loss, year to date, (\$133,858), compared to Fiscal Year 2023's net income of, \$136,102
- General Fund Revenue Comparison of October 2023, \$626,420, compared to October 2022 revenue, \$575,893
- LOST and SPLOST collections are up
- General Fund Expenditure Comparison of October 2023, \$315,446, compared to October 2022 expenditure, \$277,787
- General Fund expenditures by department show Fire and Police services making up the majority of the expenditures
- Water and Sewer Fund Comparison of October 2023 net income, \$365,243, compared to October 2022 net income, (\$3,557)
- Water and Sewer Fund Expense Comparison of October 2023, \$216,379, compared to October 2022 expense, \$199,266 (due to water rights purchase from American Rescue)

## 9. Fire Department – Chief Ricky Pruitt

- November 2023 Report

Chief Pruitt addressed the Mayor and Council Members. He reported the following November items:

- Total of 123 Calls: 51 inside the city and 72 in the County
- White County Fire Department responded 3 times in the city

**10. Police Department - Chief Jeff Shoemaker**

- November 2023 Report

Chief Shoemaker addressed the Mayor and Council Members. He reported the following November items:

- Total occurrences – 2,078
- Total 2023 occurrences – 21,333
  - Public assists - 568
  - Premise checks – 1,067
  - Field interviews - 21
  - Incident reports - 48
  - Accident reports - 33
  - Investigative/supplemental - 34
  - Citations Issued - 133
  - Warnings - 167
  - Warrants - 7
  - Juveniles – 0
- Citation Breakdown
  - Misdemeanor, non-traffic - 1
  - DUI, Alcohol, & serious offenses - 1
  - Driver's license, Registration, & Insurance - 19
  - Moving violations, traffic control, etc. - 68
  - Equipment, seatbelt, etc. – 39
  - Other - 6

**11. Public Works Department – Public Works Director Ricky Hunt**

- November 2023 Report

Mr. Hunt addressed the Mayor and Council Members. He reported the following November items:

- Meter Change Out – 7
- City Hall Office Maintenance – 3
- Sewer Backup – 1
- Dumpster Repair/Replace - 1
- Miscellaneous – 1
- Check For Leak – 6
- Final Reading Do Not Lock – 12

- Garbage Request – 13
- Inspection – 4
- Cut Off and Lock Meter – Non-Payment – 13
- Garbage Request Change – 2
- Meeting with Customer – 6
- Snowbird – 1
- Final Read and Lock meter – 17
- Payment Agreement – 2
- Street Repair – 1
- Water Inspection – 21
- Residential Turn On – 13
- Commercial Turn On – 3
- Residential Just Unlock Do Not – 3
- After Hours Work – 3
- Line Inspection – 86
- Seasonal – 12
- Outside New Water Cut-In – 1
- Street R-O-W Maintenance – 3
- Meter Readings – Monthly – 2,274
- Meter Re-Reads – Monthly – 21
- Utility Locates - 78

**12. Water Resources – Water Resources Director Andrea Smith**

- November 2023 Report

Ms. Smith addressed the Mayor and Council Members. She reported the following November items:

- Water Treatment
  - Water produced by the city wells - 14.0 MG.
  - Water purchased from the County - 9.4 MG.
  - Flushed 5 hydrants at dead end lines for water quality
  - Maintenance on the north Warrior tank which included draining, cleanout, disinfection, and collection of two microbiological water samples
  - Inquiry about the sodium content in the water - 1
  - Laboratory analysis on the drinking water - 195

- Collected and shipped fluoride split sample, six microbiological samples throughout the system, and unregulated contaminant samples
- Updated Lead and Copper inventory. There are 401 service lines left to identify by the October 16, 2024, deadline. So far, 0 lead service lines have been identified
- Submitted all Monthly Operating Reports to EPD
- Water loss for the month - 29.9%
- Water Reclamation
  - Discharged 9.5 MG of treated effluent into the Testate Creek
  - Performed 108 laboratory analysis on the influent and effluent wastewater
  - Changed out and cleaned UV lights
  - Replaced thermostat for heat in chemical building
  - Submitted Discharge Monthly Operating Report to EPD
  - Received, reviewed, and filed monthly grease trap manifest
- Industrial Pretreatment
  - Issued Cobb Vantress a draft permit to discharge to our Water Reclamation facility
  - Received and reviewed a wastewater discharge permit application and baseline monitoring data results from White County Moldings
  - Reviewed Cobb-Vantress and NOK Self-Monitoring Reports

## **NEW BUSINESS**

### **13. Presentation of bids for new fire truck**

Chief Pruitt addressed the Mayor and Council Members. He stated that two bids had been received and recommend the award going to Peach State/Semal Holding, LLC. Mr. Solmon stated that the money is available and Mr. O'Bryant stated that the payment is upon delivery.

Motion by Council Member McClure, seconded by Council Member Sutton, and voted, unanimously, to approve awarding the bid to Peach State/Smeal Holding, LLC. and for a portion of funding to be paid with FEMA Grant monies and the remainder to be paid by SPLOST V.

**14. Request for purchase of a Ground Penetrating Radar**

Mr. Hunt addressed the Mayor and Council Members. He said the device will show where lines are.

Motion by Council Member Bowen, seconded by Council Member McDonald, and voted, unanimously, to approve the purchase of a ground penetrating radar with SPLOST V as the funding source.

**15. Annual Renewal of Workers Compensation insurance Coverage for 2024 - Apex/Key Risk Worker's Comp**

Ms. Ritchie stated there is a 1% increase in the price, which is based on 2020, 2021, and 2022 claims.

Motion by Council Member McClure, seconded by Council Member McDonald, and voted, unanimously, to approve the annual renewal of workers compensation insurance coverage for 2024 with Apex/Key Risk Worker's Comp.

**16. 2024 Council Meeting Schedule**

Ms. Ritchie presented the 2024 Council Meeting Schedule.

Motion by Council Member McDonald, seconded by Council Member Bowen, and voted, unanimously, to approve the 2024 Council Meeting Schedule.

**17. Approval of Meeting Minutes**

- December 4, 2023 Meeting Minutes

Motion by Council Member McClure, seconded by Council Member Sutton, and voted, unanimously, to approve the December 4, 2023 Meeting Minutes.

**UNFINISHED BUSINESS**

There was no unfinished business to discuss.

**PUBLIC COMMENTS**

There were no comments from the public.

**CITY ADMINISTRATOR KEVIN HARRIS**

**18. SPLOST Project List**

Mr. Harris provided the Mayor and Council Members with an update regarding SPLOST 2026 and provided a generic list of items such as vehicles, roads, bridges, and sidewalks, signage, etc.

**19. RFP for the sale of Real Estate located at 19 Campbell Street Item (added during the adoption of the agenda)**

Mr. Harris stated that he previously stated \$750,000 as the least amount for the bid. He stated that the assessor's valuation is more than \$1,000,000 and that the Council should consider changing the minimum amount of the bid to \$1,000,000.

Motion by Council Member McClure, seconded by Council Member McDonald, and voted, unanimously, to rescind the previous RFP and readvertise with a minimum bid of \$1,000,000.

Mr. Harris discussed the following items:

- Recognition to Andrea Smith for presenting the first Water Resources report
- Commendations to department heads for looking out for the future of Cleveland
- East Underwood Property closing documents will be complete this week
- Leadership of Council Member McClure on getting generators for all Cleveland facilities – the city is currently waiting for quotes
- The Public Works Deputy Director position has been posted internally with today being the deadline for applications
- He has been in communications with the package store applicants. Actual licenses may be granted in the spring.
- The new logo has been and will continue to be gradually applied in the next 24 to 36 months.

**CITY ATTORNEY KEITH WHITAKER**

Mr. Whitaker did not have any items to report.



**ANNOUNCEMENTS**

Ms. Ritchie provided the announcements.

- 20. City of Cleveland offices will delay opening until 10:30 a.m. on Friday, December 15, 2023.
- 21. The Mayor and Council Members District 1 and District 2 Swearing-In Ceremony and reception, will be held on Thursday, December 21, at 2:00 p.m. at Cleveland First Baptist Church.
- 22. City of Cleveland offices will be closed beginning Thursday, December 21 at 1:45 p.m. until Tuesday, December 26, at 8:00 a.m. in observance of the Christmas Holidays.
- 23. City of Cleveland offices will be closed on Monday, January 1, 2024, in observance of the New Year’s holiday.
- 24. The January 1, 2024 Council Meeting has been cancelled.



**ADJOURN**

Motion by Council Member McDonald, seconded by Council Member Bowen and voted, unanimously, to adjourn the City Council Meeting of, December 11, 2023, at 7:30 p.m.

Approved this 8<sup>th</sup> day of January, 2024.

 _____ Josh Turner	Mayor	 _____ Jeremy McClure	Council Member Ward 3 Mayor Pro Tem
---	-------	---	---

 _____ Nan Bowen	Council Member Ward 1	 _____ C.J. McDonald	Council Member Ward 4
---	--------------------------	--	--------------------------

 _____ Annie Sutton	Council Member Ward 2	ATTEST:  _____ Lisa A. Ritchie	City Clerk
--	--------------------------	---	------------