



City of Mountain Breezes
CLEVELAND, GEORGIA
Cleveland City Council
Meeting Minutes

Monday, March 4, 2024 - 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 – Associate Pastor of Students and Families Manning Minton, Cleveland First Baptist Church, and White County Ministerial Alliance**
- 3. Pledge of Allegiance**
- 4. Approve Agenda**

Motion by Council Member McClure, seconded by Council Member Bowen, and voted, unanimously, to approve the agenda with the following amendments:

- Remove Real Estate from item 21
- Add item 22, Discussion regarding Real Estate and Pending Litigation

PRESENTATION

5. Bates, Carter & Co., LLP

Amanda Wilkson, CPA, Bates, Carter & Co., LLP, addressed the Mayor and Council Members. She presented a SPLOST Analysis for SPLOST III and SPLOST IV. She stated that the result is the accounting shows that the general fund paid for some of the SPLOST referendum expenditures and that SPLOST needs to repay the general fund.

Motion by Council Member McDonald, seconded by Council Member McClure and voted, unanimously, to transfer \$477,714 from the SPLOST IV account to the general fund.

PUBLIC HEARING

6. Second Public Hearing and Consideration – Resolution 2024-05 to Rescind the Personnel Policy from the City of Cleveland Code of Ordinances

Mayor Turner opened the Public Hearing.

Mr. Harris discussed the item. He said that all personnel policy items will be done through resolutions in the future and not by ordinance.

There were no comments from the public.

Mayor Turner closed the Public Hearing.

Motion by Council Member McClure, seconded by Council Member Sutton, Mayor Turner stated that the first Public Hearing was held on February 12, and voted unanimously, to approve Resolution 2024-05 to rescind the personnel policy from the City of Cleveland Code of Ordinances.

7. First Public Hearing – Resolution 2024-06 Amend Future Land Use Map, Comprehensive Plan

Mayor Turner opened the Public Hearing.

Economic Development and Planning Director Tom O'Bryant addressed the Mayor and Council Members.

There were no comments from the public.

Mayor Turner stated that the second Public Hearing will be held on March 11. He closed the Public Hearing.

8. First Public Hearing – Amendment to the Noise Ordinance

Mayor Turner opened the Public Hearing.

Mr. O'Bryant discussed the draft amendments.

Zack Rickman, 113 The By Way, Cleveland, addressed the Mayor and Council to speak in opposition of the proposed amendments.

Mayor Turner stated that the second Public Hearing and possible consideration is scheduled for April 8. He closed the Public Hearing.

NEW BUSINESS

9. Resolution 2024-07 Personnel Policy Adoption

Motion by Council Member Bowen, seconded by Council Member Sutton and voted, unanimously, to approve Resolution 2024-07 Personnel Policy, originally adopted on April 10, 2023, and include any subsequent amendments made during multiple meetings including the most recent revision dated February 12, 2024.

10. Resolution 2024-08 to Amend the 2022/2023 Fiscal Budget

Finance Director John Solmon addressed the Mayor and Council Members.

Motion by Council Member McDonald, seconded by Council Member McClure and voted, unanimously, to approve Resolution 2024-08 to Amend the 2022/2023 Fiscal Budget.

11. Variance Request for an under the counter grease trap for Cleveland General Store - Chili Willie's Premium Hot Dogs

Mr. O'Bryant stated that Water Resources Director Andrea Smith recommended approval.

Debra Ridings addressed the Mayor and Council Members.

Council Member Bowen asked Ms. Riding how she would prepare the chili. Ms. Riding stated that chili will be prepared onsite but that there will be very little grease and cleaning will be consistent.

Mayor Turner asked Ms. Ridings if she understood that if the menu changes or other items are added, the variance will need to be revisited, she stated that she did understand.

Motion by Council Member McClure, seconded by Council Member McDonald and voted, unanimously, to approve the variance request for an under the counter grease trap for Cleveland General Store – Chili Willie's Premium Hot Dogs.

12. Bicycle & Pedestrian Joint Plan with White County and the City of Helen

Mr. O'Bryant stated that this is an update to an existing plan. He said the County is holding a Public Hearing in the next month or so.

13. Purchase of 2025 MV 60 loading body and Pak Mor Model HLR 24 chassis (Sanitation Truck) for the Public Works/Sanitation Department. Funding Source: SPLOST V

Public Works Director Ricky Hunt addressed the Mayor and Council Members. He discussed the current situation with trucks that are not dependable.

Motion by Council Member McClure, seconded by Council Member McDonald, to approve the purchase of the 2025 MV 607 and the Pak Model HLR 24 chassis for the Public Works/Sanitation department with costs not to exceed \$141,086.31 and \$103,967 respectively. Mayor Turner stated that the purchase is authorized under emergency conditions causing an urgency, and health and public safety concerns. The Council voted unanimously to approve Council Member McClure's motion.

- 14.** Surplus eligibility renewal and designation of authorized signers and property selectors for the purpose of executing documents for the city to be eligible to participate in the Georgia Department of Administrative Services (DOAS) Surplus Property Program

Mr. Harris stated that in the past the Council Members approved the Surplus eligibility renewal and designation of authorized signers and property selectors. He stated that it is not necessary and in future years the item will be renewed within Administration.

Motion by Council Member Bowen, seconded by Council Member McClure and voted, unanimously, to authorize the renewal of the Surplus Property Program for the city to be eligible to participate and to allow the City Administrator to execute any necessary documents on behalf of the city.

- 15.** Purchase of Server Operating System (OS) & Hardware Migration Project for City Hall and Water/Sewer. Funding Source: SPLOST V

Mr. Harris stated that this is for virtual servers and antiquated technology. He said the cost is slightly under \$20,000. The funding source for the City Hall component is SPLOST V and the funding source for the water/sewer component is out of the enterprise fund.

Motion by Council Member McDonald, seconded by Council Member McClure and voted, unanimously, to approve the purchase of Server Operating System (OS) & Hardware Migration Project.

- 16.** Purchase of 2024 Ford Maverick XL for Building Inspector. Funding Source: SPLOST V

Mr. Harris discussed the City's fleet.

Motion by Council Member Sutton, seconded by Council Member Bowen and voted, unanimously, to authorize the City Administrator to purchase a 2024 Ford Maverick XL for up to \$29,410.

17. Memorandum of Agreement with White County for sharing the County's Network to access the computer aided dispatch system and records management for Police and Fire

White County Public Safety Director David Murphy addressed the Mayor and Council Members. He said there are no costs associated.

Motion by Council Member McClure, seconded by Council Member Sutton and voted, unanimously, to approve the Memorandum of Agreement with White County for sharing the County's network to access the computer aided dispatch system and records management for police and fire.

18. Meeting and Called Meeting Minutes

- February 12, 2024, Called Meeting Minutes

Motion by Council Member McDonald, seconded by Council Member Bowen and voted, unanimously, to approve the Meeting Minutes of the February 12, 2024 Meeting.

19. Executive Session Minutes

- February 12, 2024, Executive Session Minutes

Motion by Council Member Bowen, seconded by Council Member Sutton and voted, unanimously, to approve the February 12, 2024 Executive Session Minutes.

PUBLIC COMMENTS

There were no comments from the public.

CITY ADMINISTRATOR KEVIN HARRIS

Mr. Harris addressed the Mayor and Council Members. He discussed the following items:

- Cross Over Day at the Capital, two bills to monitor, HB 514 (would create a six-month limitation on local zoning moratoriums), and HB 1044 (would raise the dollar amount of the public works bidding exemption from \$100,000 to \$250,000)
- A full-time firefighter/EMT position has been posted

CITY ATTORNEY KEITH WHITAKER

Mr. Whitaker did not have any items to report.

ANNOUNCEMENTS

Ms. Ritchie stated the calendar items.

20. Upcoming calendar items and cancellations:

- Cleveland City Council Meeting – Monday, March 11, 2024, at 6:30 p.m. at the Police Department
- Downtown Development Authority Meeting on March 14, 2024, at 3:00 p.m. at the White County Chamber of Commerce
- White County Water Authority Meeting – Thursday, March 14, 2024, at 7:30 a.m. at the Water Authority

EXECUTIVE SESSION

Motion by Council Member McClure, seconded by Council Member McDonald and voted, unanimously, to enter an Executive Session at 7:32 p.m.

21. Discussion regarding ~~Real Estate and~~ Personnel (Real Estate was removed during the adoption of the agenda)

Motion by Council Member Bowen, seconded by Council Member McClure and voted, unanimously, to adjourn the Executive Session and return to the City Council Meeting at 8:01 p.m.

Mayor Turner opened the door to allow citizens to return to the regular meeting.

Motion by Council Member McDonald, seconded by Council Member Bowen, and voted, unanimously, to approve an Employment Agreement with Kevin Harris for the City Administrator position through December of 2029.

Motion by Council Member McClure, seconded by Council Member Sutton and voted, unanimously, to enter an Executive Session at 8:04 p.m.

22. Discussion regarding Real Estate and Pending Litigation (item added during the adoption of the agenda)

Motion by Council Member McClure, seconded by Council Member Sutton and voted, unanimously, to adjourn the Executive Session and return to the City Council Meeting at 9:45 p.m.

Council Member McDonald opened the door to allow citizens to return to the regular meeting.

ADJOURN

Motion by Council Member McDonald, seconded by Council Member McClure and voted, unanimously, to adjourn the City Council Meeting of March 4, 2024, at 9:45 p.m.

Approved this 11th day of March, 2024.

Josh Turner
Josh Turner Mayor

Jeremy McClure
Jeremy McClure Council Member
Ward 3
Mayor Pro Tem

Nan Bowen
Nan Bowen Council Member
Ward 1

C.J. McDonald
C.J. McDonald Council Member
Ward 4

Annie Sutton
Annie Sutton Council Member
Ward 2

ATTEST:
Lisa A. Ritchie
Lisa A. Ritchie City Clerk