



City of Mountain Breezes
CLEVELAND, GEORGIA
Cleveland City Council

Meeting Minutes

Monday, April 8, 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 – Campus Pastor Jeff Groves, The Bridge Church, and White County Ministerial Alliance**
- 3. Pledge of Allegiance**
- 4. Approve Agenda**

Motion by Council Member McClure, seconded by Council Member Sutton, and voted, unanimously, to approve the agenda.

PUBLIC HEARING

- 5. Second Public Hearing (HEARING ONLY) – Resolution 2024-09 Amendment to the Noise Ordinance**

Economic Development and Planning & Zoning Director Tom O'Bryant discussed the drafted ordinance and stated that the current ordinance is vague and broad.

Mayor Turner opened the Public Hearing and gave the Public Hearing instructions.

The following people addressed the Mayor and Council Members:

- Troy Bennett, 117 Pine Hill Drive
- Kile Stinson, 189 Pine Hill Drive
- Kimberly Hail, 5219 Ganaby Lane
- Jim Howard, 2031 Garraax Road

Council Member McDonald stated that the current ordinance is confusing and vague. He said the city needs an ordinance appropriate for the community at large.

Mayor Turner closed the Public Hearing. He gave instructions for advertisements and to allow parties time.

DEPARTMENT REPORTS

6. Economic Development and Planning – Director Tom O’Bryant

- March 2024 Report

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

- Occupational Licenses – 2 (Renewals (345) are at 87% collected, the penalty deadline began April 1st)
- Building Permits – 7 (Anderson Power Services, Cleveland Cellars, Mountain Spirits, Justin’s)
- Building Inspections – 32 (Nacoochee Village, Gateway Village, Oak Springs Cottages, Wendy’s)
- Plan Reviews – 4 (Chic Fi La, Woodlands Camp, Cook Communities)
- Current Commercial Activity – 6 (6 Courthouse Square, Scooters, Wendy’s, Package Stores)
- Development Inquiries – 4 (Arbour Valley Communities, Land Dev Professionals, Morrow Communities)
- Grant Applications
 - Appalachian Regional Commission (ARC) Grant – waiting for Economic Development Administration (EDA) grant to be packaged together
 - EDA Grant – The city is going to be funded sometime in the future
- Infrastructure and Planning

- Phase I of Cemetery Street waterline replacement
- The new well (well 6) project under construction
- LMIG 2022-2024 projects bid selection
- New round of LMIG – no match required, city is eligible for \$68,183.33 – Applications are due June 15th
- DDA met and discussed the DCA Rural Housing Initiative for affordable owner-occupied housing. Builder is eligible for a \$1 million dollar loan and the city is eligible for up to \$2.5 million for infrastructure grants
- The drafted Zoning Ordinance is under review

Council Member McClure requested information regarding the housing initiative and the loan the city is eligible for. He stated that there are concerns that municipalities are building their own low-cost housing. Mr. O'Bryant stated that the loan is for a developer to build the housing. He continued stating that cities get involved with affordable housing at different levels with CDBG Grants and by becoming equity partners. The city's plan would be to recoup those monies back. The Grant is for infrastructure for the city and the loan is for the developer.

7. Finance – Director John Solmon

- February 2024 Report

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

- Comparison of February 2023 and February 2024
 - General Fund Revenue is down
 - General Fund Expenditures are up
 - LOST collections are up
 - SPLOST collections are up
 - General Fund Expenditures are 56% public safety (fire and police)
 - Water and Sewer Fund Revenue is up
 - Water and Sewer Fund Expenditures are down

8. Fire Department – Chief Ricky Pruitt

- March 2024 Report

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

- Total of 131 Calls: 79 inside the city and 52 in the County
- White County responded to one call in the City

9. Police Department - Chief Jeff Shoemaker

- March 2024 Report

Chief Shoemaker stated that the police department met with Woodland's about the traffic issues. He said they have an internal plan that he is optimistic about.

Chief Shoemaker stated that April is Child Abuse Awareness and Prevention Month. He invited everyone to get a pin, a \$5.00 donation, with all donations going to South Enotah Child Advocacy Center.

Chief Shoemaker stated that on Friday from 3:00 until 6:30 the police department will have a child safety seat event at First Baptist Church.

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

- Total occurrences – 2,362
 - Public assists - 616
 - Premise checks – 1,073
 - Field interviews - 25
 - Incident reports - 50
 - Accident reports - 23
 - Investigative/supplemental – 60
 - Use of Force - 0
 - Citations Issued - 144
 - Warnings - 359
 - Warrants - 11
 - Juvenile - 1
- Citations
 - Drug Arrest - 5
 - DUI - 2
 - Driver's license, Registration, & Insurance - 20
 - Moving violations, traffic control, etc. - 54
 - Equipment, seatbelt, etc. – 63
 - Other – 5

Council Member Bowen entered the meeting.

10. Public Works Department – Public Works Director Ricky Hunt

- March 2024 Report

Mr. Hunt stated that a leak has been discovered. The city should now be saving approximately 2 million gallons a month.

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

- Inside New Water Cut-In & Sewer – 1
- Water Quality - 1
- Meter Change Out – 8
- City Hall Office Maintenance – 2
- Sewer Backup - 2
- Check For Leak – 5
- Final Reading Do Not Lock – 11
- Garbage Request – 8
- Inspection – 1
- Cut Off and Lock Meter – Non-Payment – 31
- Garbage Request Change – 1
- Culvert Clean Out – 1
- Main Line Break – 1
- Meeting with Customer – 9
- Final Read and Lock meter – Disconnect - 12
- Street Repair – 3
- Meter Inspection – 26
- Residential Turn On – 23
- Commercial Turn On – 3
- Outside New Water Cut-In & Sewer Cut-In - 1
- Street R-O-W Maintenance – 1
- Meter Readings – Monthly – 2,262
- Meter Re-Reads – Monthly – 22
- Utility Locates – 80
- Inmates worked 15 of their scheduled days and were out 1 of their scheduled days
- Sanitation – Residential & Commercial – 55 loads, 177.14 tons of waste was sent to the transfer station

- Routine sewer lift station daily inspections – 9 lift stations, 7 days a week, 279 inspections

11. Water Resources – Water Resources Director Andrea Smith

- March 2024 Report

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

- Water Treatment
 - Water produced by the city wells was 14.5 MG
 - Water purchased from the County was 8.8 MG
 - Flushed 5 hydrants for water quality
 - Responded to 1 water quality service orders
 - Performed 195 laboratory tests
 - Collected and shipped for the month to EPD's lab
 - Water loss was 35.8%
 - Completed the 2024 Consumer Confidence Report (CCR)
- Water Reclamation
 - Discharged 19.2 MG of treated effluent into the Tesnatee Creek
 - Performed 108 laboratory tests
 - Replaced ballasts and 3 lamps on the UV system
 - Installed 3 diffusers for air in the front section of the pond
 - Submitted Discharge Monitoring Report to EPD
 - Submitted the quarterly report to EPD regarding the progress of construction to meet the total phosphorus effluent limit
 - Reviewed, and filed monthly grease trap manifest
 - Performed a tune-up on the dump truck
 - Serviced all blowers
- Industrial Pretreatment
 - Received Cobb-Vantress and NOK's self-monitoring reports

NEW BUSINESS

- 12.** Request for purchase of add on equipment; additional camera on driver side, two tone cab paint, and six position wireless setom for the ladder truck from Williams Fire Apparatus – FUNDING SOURCE: SPLOST V – NOTE: Item was postponed to this Meeting at the March 11, 2024 Meeting – STAFF RECOMMENDATION: Postpone until the May 13, 2024 Meeting

Mr. Harris recommended postponing the item until they can plan for all the equipment the truck needs.

Motion by Council Member McClure, seconded by Council Member Bowen, and voted, unanimously, to postpone the item indefinitely.

- 13.** Resolution 2024-10 Recognizing Georgia Cities Week, April 21-27, 2024, and encouraging all residents to support the celebration and corresponding activities

Ms. Ritchie stated that the Georgia Municipal Association is sponsoring Georgia Cities Week, April 21, 2024 through April 27, 2024. She said the City's participation will help educate and inform the public on the value of municipalities and showcase the City of Cleveland.

Motion by Council Member McClure, seconded by Council Member Sutton, and voted, unanimously, to approve Resolution 2024-10.

- 14.** Award of Bid for Road Patching and Resurfacing – FUNDING SOURCE: LMIG and SPLOST V

Mr. O'Bryant addressed the Mayor and Council Members. He stated the following:

- 5 bids were received
- The lowest bid excluded grading and limited the quantity of asphalt

Mr. O'Bryant recommended that the award be given to Garrett Paving Company with a bid of \$546,528.12.

Council Member McDonald asked Mr. O'Bryant to check on per ton pricing.

Motion by Council Member McDonald, seconded by Council Member McClure, and voted, unanimously, to award the bid to Garrett Paving for \$546,528.12 as the lowest responsive bid.

15. Award of Bid for Generators – FUNDING SOURCE: SPLOST V

Council Member McClure recused himself.

Mr. Harris recommended the award to Kelly Crane Services, the only bid that was received.

Motion by Council Member Bowen, seconded by Council Member McDonald, and voted, unanimously, to accept the bid from Kelly Crane Services for generators and automatic transfer switches.

Council Member McClure returned to the meeting.

16. Defined Benefit Retirement Plan Restated Adoption Agreement, General Addendum, and Service Credit Purchase Addendum for compliance with changes which occurred in federal tax law with the IRS on June 29, 2022, to protect the plan's tax-qualified status

Ms. Ritchie stated that the city previously adopted the Georgia Municipal Employees Benefit System Defined Benefit Retirement Plan. She stated that the plan is considered a "qualified plan" under the Internal Revenue Code, which is important to ensure the tax-exempt status of the trust fund. The restatement documents have been updated to include recent amendments and to comply with the federal tax laws. She stated that their approval will ensure the plan's tax deferred status.

Mr. Whitaker stated that he had reviewed the documents and did not have any concerns.

Motion by Council Member McClure, seconded by Council Member Sutton, and voted, unanimously, to approve Defined Benefit Retirement Plan Restated Adoption Agreement, General Addendum, and Service Credit Purchase Addendum and to authorize the mayor to sign all necessary documents.

17. Resolution 2024-11 Budget Amendment

Mr. Solmon addressed the Mayor and Council Members. He said to stay in audit compliance, a budget for ARPA had to be created.

Motion by Council Member McDonald, seconded by Council Member McClure, and voted, unanimously, to approve Resolution 2024-11 amending the budget.

18. Approval of Meeting/Called Meeting Minutes

- March 11, 2024, Meeting Minutes
- March 25, 2024, Called Meeting Minutes

Motion by Council Member McClure, seconded by Council Member Bowen, and voted, unanimously, to approve the March 11, 2024 Meeting Minutes, and the March 25, 2024 Called Meeting Minutes.

19. Approval of Executive Session Minutes

- March 11, 2024, Executive Session
- March 25, 2024, Executive Session

Motion by Council Member McDonald, seconded by Council Member Sutton, and voted, unanimously, to approve the March 11, 2024 Executive Session Minutes, and the March 25, 2024 Executive Session Minutes.

PUBLIC COMMENTS

Ms. Judy Lovell addressed the Mayor and Council. She discussed an article in the April 1936 Cleveland Courier which reported that 200 or more men and women met and established the Kiawana's Club.

CITY ADMINISTRATOR KEVIN HARRIS

Mr. Harris did not have any items to report.

CITY ATTORNEY KEITH WHITAKER

Mr. Whitaker did not have any items to report.

ANNOUNCEMENTS

Ms. Ritchie gave the announcement.

20. Upcoming Calendar items

- White County Water Authority Meeting – Thursday, April 12, 2024, at 7:30 a.m. at the Water Authority
- Downtown Development Authority – Thursday, April 18, 2024, at 3:00 p.m. at the Chamber of Commerce
- The next Council Meeting is scheduled for Monday, May 6, 2024, at 6:30 p.m. at the Cleveland Police Department
- Building Authority Meeting – July 2024

EXECUTIVE SESSION

Motion by Council Member McClure, seconded by Council Member McDonald and voted, unanimously, to enter an Executive Session at 7:34 p.m.

21. Discussion regarding Real Estate

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 10:08 p.m.

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

Motion by Council Member McClure, seconded by Council Member Bowen and voted, unanimously, to issue a Request for Proposal, RFP-24-002, for design build services for a city fire department and other city facilities including but not limited to administrative offices, police department, and public restrooms in the same or various locations to be issued on April 10, 2024.

Motion by Council Member McClure, seconded by Council Member Sutton and voted, unanimously, to release the sealed bids for the Talon property, with the earnest money for the following bidders; David Fain, Nathan Ramats, Gateway Development Group, and John Howard.


ADJOURN

Motion by Council Member McClure, seconded by Council Member Sutton and voted, unanimously, to adjourn the City Council Meeting of April 8, 2024, at 10:09 p.m.

Approved this 6th day of May, 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