



Cleveland City Council
Meeting Minutes
Monday, September 12, 2022 - 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, Rebecca Yardley, Jeremy McClure, and C.J. McDonald (Mayor Pro Tem)

Also present were City Administrator Kevin Harris, City Attorney Grant Keene, and City Clerk Lisa Ritchie

- 2. Invocation – Jamie Hudgins, Cleveland United Methodist Church**
- 3. Pledge of Allegiance**
- 4. Approve Agenda**

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

Mayor Turner introduced the item and explained the procedures governing the conduct of the public hearing. Mayor Turner asked Mr. Bennett to confirm that he has submitted the Disclosure of Campaign Contribution Certificate and that he has not, within the two years immediately preceding his application date, made any contributions aggregating \$250.00 or more to any local government official involved in the review or consideration of this application. Mr. Bennett responded that he had submitted the Disclosure of Campaign Contribution as stated by Mayor Turner.

Mayor Turner also confirmed, with Mr. Bennett, that the Tax Commissioner has certified that all property taxes for Tax Map and Parcel Number C01C- 006/007 have been paid.

PLANNING AND ZONING CHAIRMAN NADINE WARDENGA

Ms. Wardenga addressed the Mayor and Council Members.

5. Skye Construction and Development/Destin Bennett, requesting a rezoning from R-1 – Single Family Residential to Planned Unit Development (PUD) for approximately 4.83 acres, Tax Map and Parcel C01C – 006/007 located at the Angel Lane. Denied by the Planning and Zoning Board by a 3 to 2 vote at their August 25, 2022 meeting.

Mrs. Wardenga stated that the Planning and Zoning Board denied the application.

Mr. Bennett gave a presentation regarding his request.

Mayor Turner asked Mr. Bennett to verify that, as stated at the Planning and Zoning Meeting, he would be agreeable to the following conditions should the Council choose to approve the application:

- 1) Making necessary improvements to water lines including installation of a 6" water line on Angel Lane.
- 2) Installing fire hydrants every 500 linear feet along Angel Lane.
- 3) Making necessary improvements to wastewater lines and pump station.
- 4) Working with an arborist to minimize noise disturbances and increase privacy for neighboring property owners.
- 5) Working with the City to find a suitable solution for ingress and egress to Underwood St.
- 6) Providing a minimum of 3 parking spaces per unit within the development including the unit garages.
- 7) Establishing covenants for the development that will, at a minimum,
 - require that all units in the development are fee-simple, owner-occupied, and specifically prohibit use as rental properties; and
 - include the establishment of a Homeowners Association that requires membership by all unit owners and includes a member financing component to ensure the adequate maintenance of the road, parking facilities, amenities, stormwater facilities, buffers surrounding the property, and maintenance of landscaping and greenspaces.

Mr. Bennett stated that he would.

Mayor Turner asked that all those present in favor of the zoning application raise their hand. Three people raised a hand. Mayor Turner asked all those present in opposition to the application to raise a hand. Twenty-one people raised a hand.

The following people addressed the Mayor and Council Members in opposition to the application:

- Tedi Boling, 575 Campbell Street
- Polly Woods, 70 Deerfield Drive
- Bill Woods, 70 Deerfield Drive
- Claudia Brathe, 207 E. Underwood Street
- Cathy Suzy Head, 195 Head Street

In response to one of the oppositional comments and for the record, Mayor Turner stated that the City Council did not raise taxes this year.

Tom O'Bryant, Economic Development and Planning Director, addressed the Mayor and Council members. He discussed the following needs: update of the water lines, additional fire hydrants, lift station upgrade, the developer to bring the road to standard, buffer and additional green space requirements, further consistency with the Comprehensive Plan, the actual proposal, and the addition of speed tables

Council Member Yardley stated that the School Board and many other members of the community had sent as many letters in support of the project as there are comments in opposition.

Mr. Bennett stated that it will be visually appealing.

Mayor Turner closed the Public Hearing.

Motion by Council Member Yardley, seconded by Council Member McClure, and voted, unanimously, to approve the application with the following conditions:

- 1) Making necessary improvements to water lines including installation of a 6" water line on Angel Lane.
- 2) Installing fire hydrants every 500 linear feet along Angel Lane.
- 3) Making necessary improvements to wastewater lines and pump station.
- 4) Working with an arborist to minimize noise disturbances and increase privacy for neighboring property owners.
- 5) Working with the City to find a suitable solution for ingress and egress to Underwood St.
- 6) Providing a minimum of 3 parking spaces per unit within the development including the unit garages.
- 7) Establishing covenants for the development that will, at a minimum,

- require that all units in the development are fee-simple, owner-occupied, and specifically prohibit use as rental properties; and
 - include the establishment of a Homeowners Association that requires membership by all unit owners and includes a member financing component to ensure the adequate maintenance of the road, parking facilities, amenities, stormwater facilities, buffers surrounding the property, and maintenance of landscaping and greenspaces.
- 8) Greenspaces at the back of the property ()1.79 acres must remain a green space.

DEPARTMENT REPORTS

6. Wastewater Treatment Plant – Meg Mbugua, P.E., Rindt

Ms. Mbugua addressed the Mayor and Council Members. She stated that they had received comments from the Environmental Protection Division (EPD) which they responded to. She said they are waiting for further comments from the EPD. She proposed advertising on October 7 or October 10, opening bids around November 21, and then certifying bids and making award recommendations to the Mayor and Council in December.

7. Finance Department – City Administrator Kevin Harris

- Update

Mr. Harris presented the financial update. He stated that LOST has increased by approximately \$10,000 over the last month. He said the city is ahead of schedule on both SPLOST and LOST. Mr. Harris stated that telephone services, computer fees, computer software, technology, and continuous lightning strikes at the Police Department are continuing to be concerning to the budget.

8. Fire Department – Chief Ricky Pruitt

- August 2022 statistics

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

- Total of 102 Calls: 51 inside the city and 51 in the County
- White County Fire Department responded 3 times in the city

9. Police Department - Chief Jeff Shoemaker

- August 2022 statistics

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

- Total occurrences - 2,571
 - Public assists - 453
 - Premise checks – 1,424
 - Field interviews - 10
 - Incident reports - 54
 - Accident reports - 22
 - Investigative/supplemental - 82
 - Administrative duties - 292
 - Citations Issued - 84
 - Warnings - 126
 - Warrants - 24
 - Juvenile - 0
- Citations
 - Misdemeanor, non-traffic - 1
 - DUI, Alcohol, & serious offenses - 1
 - Driver's license, Registration, & Insurance - 9
 - Moving violations, traffic control, etc. - 62
 - Equipment, seatbelt, etc. - 11

10. Public Works Department – Assistant Public Works Director Ricky Hunt

- August 2022 statistics

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

- Service orders - 152
- Meters read – 2,217
- Meters re-read – 37
- Meters Cut Off - 12
- Locates – 125
- Emergency Locates - 4

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

- August 2022 Report

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

- Occupational Licenses - 3
- Building Permits - 7
- Sign Permits - 9

- Building Inspections - 18
- Plan Reviews – 1
- Zoning Application - 1
- Current Commercial Activity – 8 projects
- Development Inquiries – 5
- Grant Applications
 - Submission of a GDOT Transportation Alternative funding application to assist with preliminary engineering for a pedestrian sidewalk linking Freedom Park and City Park
 - The Downtown Development Authority reviewed the Appalachian Regional Commission (ARC) Pre-application submittal for sewer line expansion for Woodland’s Camp
- Infrastructure
 - Developing cost estimates to improve or remove the lift station on Head Street, developing cost estimates to replace the water line on Cemetery Street
 - Public Works and city engineer putting together DNR requirements for new well site
 - City is still waiting on GDOT to provide a final plan on the movement of the city water and sewer line where the culvert is collapsing on Hulsey Road (Bypass Phase 3). They are working on cost estimates to move the gates at the lift station

CITY ADMINISTRATOR KEVIN HARRIS

12. Personnel Handbook

Mr. Harris discussed the Personnel Handbook, sections 1 through 5, and the updates that have been made since the last Council Meeting.

CITY ATTORNEY KEITH WHITAKER/CO-COUNSEL GRANT KEENE

NEW BUSINESS

13. Request from Downtown Development Authority to apply for an Appalachian Regional Commission (ARC) grant for a strategic plan.

Mr. O’Bryant stated that the Downtown Development Authority (DDA) learned of a grant to fund 50%. He requested that the Council grant authority for applying for the grant.

Motion by Council Member Yardley, seconded by Council Member McDonald and voted, unanimously, to allow the submission of an application.

14. Approval of Minutes

- September 6, 2022 Called Meeting Minutes
- September 6, 2022 Executive Session Minutes

Motion by Council Member Bowen, seconded by Council Member McClure and voted, unanimously, to approve September 6, 2022 Called Meeting Minutes.

Motion by Council Member McDonald, seconded by Council Member McClure and voted, unanimously, to approve September 6, 2022 Executive Session Minutes.

UNFINISHED BUSINESS

Motion by Council Member McClure, seconded by Council Member Bowen and voted, unanimously, to approve the personnel policy, sections one through five, with corrections, and adopt at a later date.

PUBLIC COMMENTS

Beth Truelove, Chamber of Commerce, expressed her appreciation to the Downtown Development Authority.

Mrs. Wardenga discussed “Fall in Love with Cleveland” Banners.

ANNOUNCEMENTS

Ms. Ritchie gave the announcements listed in item 15. She also included the Building Authority meeting scheduled for Thursday, September 15, 2022, at 6:30 p.m. at the Police Department.

15. Upcoming calendar items:

- Planning and Zoning Meeting – Thursday, September 29, 2022, at 6:30 p.m. at the Police Department
- Georgia Municipal Association (GMA) Fall District 2 Meeting - Friday, September 30, 2022, at 11:30 a.m. at the Cateechee Center in Hartwell
- Downtown Development Authority – Thursday, October 6, 2022, at 3:00 p.m. at the Chamber of Commerce
- White County Water Authority Meeting – Thursday, October 13, 2022, 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 8:27 p.m.

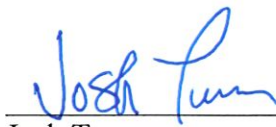
16. Discussion regarding real estate and personnel matters

Motion by Council Member Yardley, seconded by Council Member Bowen and voted, unanimously, to adjourn the Executive Session and return to the City Council Meeting at 9:01 p.m.

Council Member McDonald opened the door to allow citizens to return to the regular meeting. There were no citizens waiting to return to the meeting.

ADJOURN

Motion by Council Member Bowen, seconded by Council Member McClure and voted, unanimously, to adjourn the City Council Meeting of September 12, 2022, at 9:01 p.m.



Josh Turner

Mayor



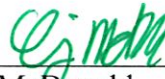
Jeremy McClure

Council Member
Ward 3



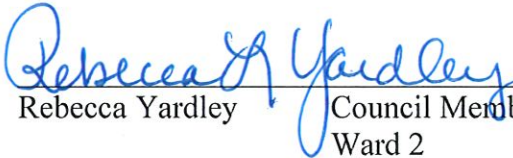
Nan Bowen

Council Member
Ward 1



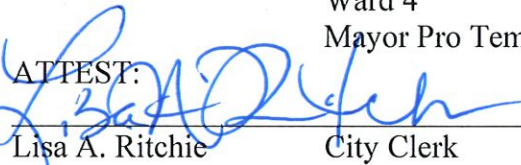
C.J. McDonald

Council Member
Ward 4
Mayor Pro Tem



Rebecca Yardley

Council Member
Ward 2

ATTEST:


Lisa A. Ritchie

City Clerk