

**CITY OF CLEVELAND
CITY COUNCIL MEETING
FEBRUARY 11, 2019
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 Bradley Greene, seconded by Kevin Stanley, in favor – Nan Bowen and Annie Sutton, and carried unanimously, the Mayor and Council voted to approve the agenda of the February 11, 2019 City Council Meeting.

2019-02 RESOLUTION – AMERICANS WITH DISABILITIES TRANSITION PLAN

The Mayor and City Council held the second public hearing and consideration for the Americans with Disabilities (ADA) Transition Plan.

Mr. O'Bryant explained the plan identifies public facilities, and within the city's jurisdiction and control, eliminate barriers to disabled persons in public facilities.

Mr. O'Bryant was contacted by the owners of the City Hall Annex building offering to assist in transitioning the building to an ADA facility. Mr. O'Bryant did not receive further comments from the public.

The signed plan will be forwarded to the Georgia Department of Transportation for compliance of grant and funding requirements.

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 Resolution 2019-02 ADA Transition Plan.

CLEVELAND DEBT POLICY – (DRAFT) DISCUSSION

Mr. O'Bryant presented a draft debt policy for the Mayor and Council to consider. Mr. O'Bryant offered the following points:

- a. The City Council has taken actions to pursue the development of a municipal complex to better serve the citizens and businesses within the city and community at large. These actions include the purchase the Talon Property, taking ownership of the old Oak Springs School and selecting a firm for the design and construction of these properties.
- b. The re-development and adaptive re-use of these properties will require a significant capital investment. While the city does have certain funds available to help pay for a portion of capital projects it would take years to accumulate all the funds necessary to re-develop the properties. Therefore, the use of long-term financing is an option for City Council to consider in the development of the municipal complex.
- c. The City has primarily relied on current revenues and cash set-asides to finance its capital improvements. The City believes in funding a significant portion of capital improvements on a "pay-as-you-go" basis. However, the City has employed long-term financing for large

CLEVELAND DEBT POLICY – (DRAFT) DISCUSSION - continued

- capital utility projects such as the Truelove wastewater main upgrade and the US 129 North wastewater extension.
- d. As the Council considers long-term financing for the municipal complex it is prudent that the Council also consider a debt management policy as part of the overall city financial management. Some agencies that provide capital financing for long-term public assets, such as a city hall, require their clients to have debt management policies to guide city officials on the proper use of debt to fund capital projects.
 - e. Staff has researched and prepared a draft debt management policy for City Council to review and consider putting into place.
 - f. The primary objective of the policy is to establish conditions for the use of debt and create policies that: minimize the City's debt service and issuance costs, retain the highest credit rating, and maintain full and complete financial disclosure and reporting.
 - g. The Debt Management Policy addresses the following issues: legal and regulatory requirements, guidelines for use, planning for debt, procedures and practices to achieve objectives, types of permitted debt, financing alternatives, debt structuring and marketing, prudence, selecting and retention of service providers, debt targets, disclosure, monitoring and compliance and reporting.
 - h. Staff will be working with the City Council over the next month(s) to review the policy in detail, answer questions and refine the draft as needed.

Mr. O'Bryant informed city staff is developing a Capital Improvement Plan as a guide for short and long-term projects. The City's current list of projects totals approximately \$17 million. Mr. O'Bryant would like to work with Grant Keene, City Attorney, on the language of the policy and how it will apply to the funding sources available to the city.

Mr. O'Bryant added he is currently researching funding sources for the Talon/Oak Springs Municipal Complex. City staff held a conference call with USDA in which were told the city was eligible for a loan but did not explain the process of eligibility or the process to receive a loan. City staff will follow up with USDA for more information.

City hall staff plan to meet with Ron Cantrell on Wednesday to discuss office needs and functionality for the municipal complex. This is just the beginning of the design phase of the building. Mr. O'Bryant will arrange for the other departments, to be housed in the complex, to meet with Mr. Cantrell.

The Mayor and Council was informed of an online class to develop a debt policy, which explains the process in "laymen's terms".

Mayor Ash stated the city needed to look into reinstating the Downtown Development Authority. Mr. O'Bryant, through his inquiries with other cities, has found the majority has used the Georgia Municipal Association's loan program as a funding source.

CHIEF JOHN FOSTER – POLICE DEPARTMENT

Chief John Foster, Police Department, did not have new business to report, but informed he would have three months of statistics at the next council meeting.

GRANT KEENE – CITY ATTORNEY

Grant Keene, City Attorney, did not have new business to report, but will have an item for executive session concerning real estate.

TOM O'BRYANT – CITY ADMINISTRATOR

Mr. O'Bryant reminded the council of a resolution signed in May 2018 to reduce the speed limit in from of Truett McConnell University (TMU). The resolution was forwarded to Senator Steve Gooch and the Georgia Department of Transportation (GDOT). Since that time, TMU has been diligently working with state officials and GDOT to have the speed reduced. Mr. O'Bryant received notice of a meeting to be held February 21, 2019 with TMU Board of Directors and GDOT. Mr. O'Bryant forwarded the information to Chief Foster, as his department is responsible for traffic and safety. Bradley Greene asked when the meeting would begin and Mr. O'Bryant stated the meeting will begin at 1:30 p.m. and added the board would probably love to hear from the council on this issue.

Mr. O'Bryant has forwarded speed information data gathered from the city's speed and traffic count equipment.

Mr. O'Bryant will have an executive session item to discuss personnel issues.

NEW BUSINESS

1. Public Comments – Debbie Gilbert, White County News, informed the city “accidentally” turned her water off, but corrected the situation when she informed city staff.
2. Mayor Ash went on a ride-a-long with the police department and stated his appreciation of the job the police department does for the city. He stated the department is aware and professional. Chief Foster added there are areas in need of repairs and noted the areas of drug use. Chief Foster extended an invitation to the council to ride along to view the areas of the city.

OLD BUSINESS

1. The minutes of January 2019 were signed.
2. Public comments – Annie Sutton thanked city staff for attending her presentation on the history of Oak Springs School held at the White County Historical Society's monthly meeting. Debbie Gilbert, White County News, mentioned the teachers from the school were from Cartersville and questioned why there was no local teachers. Ms. Sutton admitted she has not looked into that, but felt Cartersville was most likely the area black teachers were educated and were sent to various schools. The teachers stayed in Cleveland during the school year and would go home on weekends or during the summer breaks.

EXECUTIVE SESSION

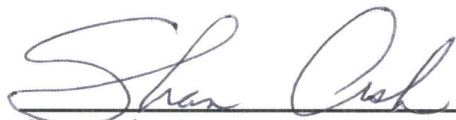
On motion by Annie Sutton, seconded by Nan Bowen, in favor – Kevin Stanley and Bradley Greene, and carried unanimously, the Mayor and Council, voted to enter into an executive session to discuss real estate and personnel issues at 7:01 p.m.

RETURN TO CITY COUNCIL MEETING

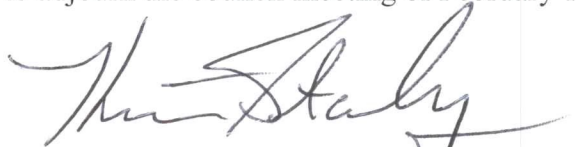
On motion by Annie Sutton, seconded by Kevin Stanley, in favor – Nan Bowen and Bradley Greene, and carried unanimously, the Mayor and Council voted to return to the City Council Meeting of February 11, 2019 at 7:48 p.m. No further business was discussed.

ADJOURNMENT

On motion by Annie Sutton, seconded by Kevin Stanley, in favor – Nan Bowen and Bradley Greene, and carried unanimously, the Mayor and Council voted to adjourn the council meeting of February 11, 2019 at 7:49 p.m.



Shan Ash, Mayor



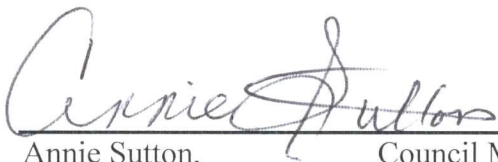
Kevin Stanley, Council Member



Nan Bowen, Council Member



Bradley Greene, Council Member



Annie Sutton, Council Member

ATTEST: 

Connie Tracas, City Clerk

