

**CITY OF CLEVELAND**  
**CITY COUNCIL MEETING**  
**JUNE 10, 2019**  
**MINUTES**

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**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 Nan Bowen, seconded by Kevin Stanley, in favor – Annie Sutton and Bradley Greene, and carried unanimously, the Mayor and Council voted to approve the agenda of the June 10, 2019 City Council meeting.

**NADINE WARDENGA – PLANNING AND ZONING – WAFFLE HOUSE ANNEXATION  
ORDINANCE 2019-05 AND ZONING B-II HIGHWAY COMMERCIAL BUSINESS**

Mayor Ash asked if any one present, for or against the annexation and zoning of the property, have contributed to the campaigns of the mayor and council. No one has contributed.

Ms. Nadine Wardenga, Planning and Zoning Board Chair, read the minutes of the May 24, 2019 Planning and Zoning Meeting for the consideration of the application from Waffle House for the annexation and zoning of Tax Map and Parcel 048C 161A, 1769 S Main St., Cleveland. GA. The intended use of the property is B-II highway commercial business.

At the planning and zoning meeting, Mr. O'Bryant informed the applicant needs city utilities to locate to Cleveland, thus the need for annexation. At the May 6, 2019 White County Board of Commissioners meeting, the White County Board of Commissioners approved the annexation per the guidelines of the city/county service delivery agreement.

Ms. Henrietta Sutton made a motion to recommend the annexation of Tax Map and Parcel 048C 161A, and Mr. Jeff Groves seconded the motion.

At the Planning and Zoning Meeting, Ms. Linda Hobbs, planning member, asked about the parking. Mr. Juan Del Rio, applicant representative, stated most of the parking will be to the front of the building, but the company has additional parking in the shared parking lot with other businesses in the area.

Ms. Wardenga asked Mr. Del Rio if the restaurant would be opened twenty-four hours and he answered yes.

Henrietta asked how many employees, Juan stated three cooks and five servers per shift. Totaling about 30 employees depending on the Waffle House location.

Ms. Wilma Pittman made the motion to recommend the zoning classification of B-II Highway Commercial Business for Tax Map and Parcel 048C 161A, second by Henrietta Sutton.

**NADINE WARDENGA – PLANNING AND ZONING – WAFFLE HOUSE ANNEXATION  
ORDINANCE 2019-05 AND ZONING B-II HIGHWAY COMMERCIAL BUSINESS - continued**

Nadine informed Juan that he would need to attend the next meeting on June 3<sup>rd</sup> at 6:30 at the same location to answer any questions from the Council.

Mr. Juan Del Rio, representative for the applicant Waffle House, engineer for Waffle House through his business Contineo, informed he feels the restaurant will create jobs and Waffles House is proud to locate to Cleveland.

Annie Sutton asked about the shared parking. Mr. Del Rio stated the parking will be shared with Anytime Fitness and the car shop. Mr. Del Rio was asked if he had signed easements for the shared parking. Mr. Del Rio stated the company did have signed easements. Mr. Grant Keene, City Attorney, confirmed the company did have extensive easements and access rights to the property.

Ms. Sutton asked if the full board approve the annexation and the zoning of the property as it was not stated in the planning and zoning minutes. Ms. Wardenga stated yes, the board approved the annexation and zoning.

Mr. O'Bryant informed the city had initial concerns with DOT access rights and storm water planning, but the company is addressing the issues. Mr. Del Rio stated the development will not affect the nearby creek. Mr. Greene asked if the building will meet required setbacks. Mr. O'Bryant answered yes and there is a landscaping plan. Mr. O'Bryant is conducting a plan review of the development.

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 annex Tax Map and Parcel 048C 161A, 1769 S Main St., Cleveland. GA.

On motion by Kevin Stanley, seconded by Bradley Greene, in favor – Nan Bowen and Annie Sutton, and carried unanimously, the Mayor and Council voted to zone Tax Map and Parcel 048C 161A, 1769 S Main St., Cleveland. GA. B-II Highway Commercial Business.

Debbie Gilbert, White County News, asked what the target date is for the opening. Mr. Del Rio answered they would like to start building within two months and open by December of this year.

**BRIAN RINDT – CITY ENGINEER**

1. Mr. Rindt introduced Jacob Dewoody, an engineer with his firm working on the utility relocation for phase three of the bypass. Mr. Rindt informed DOT will be letting the project soon.
2. Mr. Rindt discussed the city's wastewater permit and the new phosphorus limits imposed on the city. Mr. Rindt presented a chart of effluent and influent flows, provided by Andrea Smith, City

Cleveland Water/Wastewater Supervisor, and recommends the city build a new facility to increase the flows.

3. Mayor Ash asked if there was an update on installing the water line on the Roy Head Bridge. Mr. O'Bryant answered no. The plans are being reviewed by DOT Bridge office.
4. Mr. Rindt invited the mayor and council to dinner in Savannah during the GMA conference.

#### **CHIEF JOHN FOSTER – POLICE DEPARTMENT**

Chief John Foster, Police Department, gave an update on the RedSpeed camera program. The company can set the parameters of the speeds that would be chargeable offenses. Chief Foster has an issue with the contract. The contract is for five years or the city reimburses for equipment and labor if cancelled before five years. Chief Foster would like to negotiate to a three-year contract. The Mayor and Council advised to move forward.

#### **GRANT KEENE – CITY ATTORNEY**

Grant Keene, City Attorney, did not have new business to discuss.

#### **TOM O'BRYANT – CITY ADMINISTRATOR**

1. The 2019/2020 liability insurance was submitted to the mayor and council for approval. Kern Parks, Norton Insurance, has presented a renewal proposal from Selective Insurance. The company sends the city's policy out for bid to obtain the best quote. The proposal shows a 2% increase from the previous year. The amount of the proposal is \$104,474.00. The increase is due to new vehicles and equipment and the cyber liability insurance.  
On motion by Kevin Stanley, seconded by Bradley Greene, in favor – Nan Bowen and Annie Sutton, and carried unanimously, the Mayor and Council voted to accept the quote from Selective/Apex/XL Caitlin Liability Insurance for the 2019/2020 policy period in the amount of \$104,474.00.
2. City activities
  - a. To improve safety, overhead lights have been installed along the walking path at Woodman Park.
  - b. The RFQ (request for qualifications) for the sewer plant upgrades has been placed on the city website and the state procurement registry.
  - c. Reminder of the work session with Ron Cantrell on Oak Springs on June 17<sup>th</sup> at 6:30 p.m. in the City Hall Annex.
  - d. The 2019 Farmers Market will begin Saturday, June 22. The market will be held each Saturday through the summer and early fall until Agri-Fest which is scheduled for September 28<sup>th</sup>.

#### **NEW BUSINESS**

1. On motion by Bradley Greene, seconded by Annie Sutton, in favor – Nan Bowen and Kevin Stanley, and carried unanimously, the Mayor and Council voted to approve the class request for Beth Allen to attend GASB training for continued certification. The fee for the class is \$249.00.



2. Public comments – Beth Truelove, White County Chamber, thanked the mayor and council for the annexation of the Waffle House. Debbie Gilbert asked if she thought it would stimulate business in the area. Ms. Truelove answered it is always a good sign for a business to move into a community.  
Bradley Greene congratulated Annie Sutton on becoming the GMA District 2 First Vice-President. Ms. Sutton expressed she will do the best job she can representing the city and will make the city proud.

### OLD BUSINESS

1. The minutes of May 2019 were signed.

### ADJOURNMENT

On motion by Kevin Stanley, seconded by Nan Bowen, in favor – Annie Sutton and Bradley Greene, and carried unanimously, the Mayor and Council adjourned the meeting of June 10, 2019 at 7:02 p.m.



Shan Ash,

Mayor



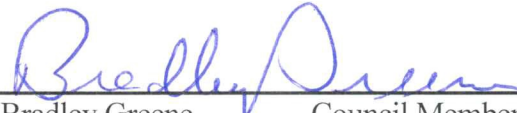
Kevin Stanley,

Council Member



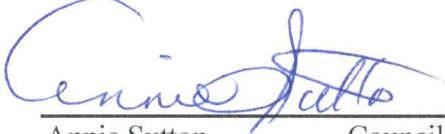
Nan Bowen,

Council Member



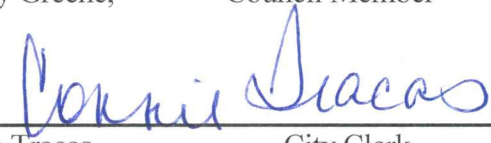
Bradley Greene,

Council Member



Annie Sutton,

Council Member

Attest: 

Connie Tracas,

City Clerk

