

**CITY OF CLEVELAND**  
**CITY COUNCIL MEETING**  
**MAY 3, 2021**  
**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 Josh Turner at 6:30 p.m.

**COUNCIL MEMBERS PRESENT:** Nan Bowen, Rebecca Yardley, Kevin Stanley, and Bradley Greene.

**APPROVAL OF AGENDA**

On motion by Bradley Greene, seconded by Nan Bowen, in favor – Rebecca Yardley and Kevin Stanley, and carried unanimously, the Mayor and City Council approved the agenda for the May 3, 2021 City Council Meeting.

**RESOLUTION 2021-10 – TO APPROVE THE AMENDED AND RESTATED GMA 401 (a) DEFINED CONTRIBUTION PLAN AS OF JANUARY 1, 2018 PER IRS REQUIREMENTS**

Mayor Josh Turner reminded the City Council the documents for resolution 2021-10 were reviewed and discussed at the April 12, 2021 City Council Meeting.

The IRS is requiring the amended agreement as it relates to the city's defined benefit plan. The IRS is requiring changes to retirement age and how long a beneficiary may collect from the plan.

Mayor Turner asked if there were any questions regarding the changes. There were no questions.

On motion by Nan Bowen, seconded by Kevin Stanley, in favor – Rebecca Yardley and Bradley Greene and carried unanimously, the Mayor and Council approved Resolution 2021-10 to approve the amended and restated GMA 401(a) defined contribution plan as of January 1, 2018 per IRS requirements.

**PROCLAMATION 2021-12 – NATIONAL SMALL BUSINESS WEEK**

Mayor Turner read Proclamation 2021-12 National Small Business Week to celebrate small businesses in our community and nation-wide.

WHEREAS, America's progress has been driven by pioneers who think big, take risks and work hard; and

WHEREAS, from the storefront shops that anchor Main Street to the high-tech startups that keep America on the cutting edge, small businesses are the backbone of our economy and the cornerstones of our nation's promise; and

WHEREAS, small business owners and Main Street businesses in CLEVELAND, GA have energy and a passion for what they do; and

WHEREAS, when we support small business, jobs are created and local communities preserve their unique culture; and

**PROCLAMATION 2021-12 – NATIONAL SMALL BUSINESS WEEK - continued**

WHEREAS, because this country's 28 million small businesses create nearly two out of three jobs in our economy, we cannot resolve ourselves to create jobs and spur economic growth in America without discussing ways to support our entrepreneurs; and

WHEREAS, the President of the United States has proclaimed National Small Business Week every year since 1963 to highlight the programs and services available to entrepreneurs through the U.S. Small Business Administration and other government agencies; and

WHEREAS, Cleveland, GA supports and joins in this national effort to help America's small businesses do what they do best – grow their business, create jobs, and ensure that our communities remain as vibrant tomorrow as they are today.

NOW, THEREFORE, We, Mayor and City Council of Cleveland, GA, do hereby proclaim May 2 through May 8, 2021 as National Small Business Week "You Built This"

GIVEN UNDER HAND AND SEAL, by proclamation of the Mayor and City Council of the City of Cleveland, Georgia, this 3rd day of May 2021.

On motion by Bradley Greene, seconded by Kevin Stanley, in favor – Nan Bowen and Rebecca Yardley and carried unanimously, the Mayor and City Council approved proclamation 2021-12 National Small Business Week.

**GRANT KEENE – CITY ATTORNEY**

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

**TOM O'BRYANT – CITY ADMINISTRATOR**

**1. Demolition of Talon Building**

- a. In order to move forward with future construction of the city municipal complex the existing old factory building must be abated and demolished. City Council voted at the March 1, 2021 city council to have the building abated. The next step is the demolition of the dilapidated industrial structure.
- b. The original discussion and estimate on the cost of demolition of the structure placed the costs around \$275,000. However, the city's design build consultant, Ron Cantrell Construction Incorporated, determined that commercial demolition costs were on the decrease and recommended that they city could take advantage of much better pricing.
- c. Staff asked RCCI to solicit bids for demolition of the building and provide a proposed cost estimate for city council to consider.
- d. RCCI received three bids with the low bid and recommended bid provided by Blue Ridge Grading. RCCI has provided City Council with a cost estimate of \$132,451.20. This cost estimate includes a contingency in the amount of \$18,144.00. (If the contingency is not utilized, then the city will not be charged for the amount.)
- e. The demolition will be funded from General and Water funds.

**TOM O'BRYANT – CITY ADMINISTRATOR - continued**

Demolition of Talon - continued

- f. City Council will need to vote to allow RCCI to move forward with the demolition of the old Talon Building at a cost of \$132,451.20.

Mr. O'Bryant reiterated the amount is significantly less than a past quote of \$275,000. There is \$18,144 built in to the cost for contingency, but if all goes well it may not be used.

City Clerk, Connie Tracas, asked the council if she could tag items in Talon to be saved for historical purposes.

On motion by Rebecca Yardley, seconded by Bradley Greene, in favor – Nan Bowen and Kevin Stanley, and carried unanimously, the Mayor and City Council approved the work-change order for RCCI to demolish the Talon building at \$132,451.20 and added the city clerk be given the opportunity to tag items that should be preserved for historical purposes.

Ms. Yardley asked about the estimated time for the demolition, and Mr. O'Bryant answered it may be this week.

**2. Lodging and Vacation Rental in the City – Update of City Codes**

- a. The City continues to grow as community to live, but it is also becoming a destination for visitors and tourist.
- b. The City currently allows lodging use at hotel/motel properties in the B-2 Highway Commercial District, and at “tourist homes” in the R-2 residential district (provided they are located on a major thoroughfare). The language in the current city code needs to be updated to reflect the nature of lodging, including extended stay, and the use of properties for vacation rental.
- c. Staff will be preparing draft ordinances and amendments for vacation rental and extended stay lodging to the City’s Planning and Zoning Board for their review, input and recommendations to city council. This will most likely require at least two meetings by the board for review and develop a draft for city council consideration.
- d. The issue of extended stay lodging will also include meeting residential occupancy code requirements and place time limits on stay.
- e. Vacation rental will consider allowing the use, but minimizing its impact on surrounding properties.

Mr. O'Bryant added he is working, along with Chief Shoemaker, amendments to the Hotel/Motel ordinance. The two motels have been leasing rooms on a monthly basis as if it's a residence. The city would like to address and make clear definitions of hotel/motel and extended stay facilities. Facilities should be brought up to code and made safe for families using motels as extended stay. The motels in Cleveland do not provide adequate accommodations and need to be brought up to code if the extended stay zoning is put in place.

**TOM O'BRYANT – CITY ADMINISTRATOR - continued**

**Lodging and Vacation Rental in the City – Update of City Codes – continued**

Mr. O'Bryant will work with Enota 9<sup>th</sup> District to discuss the issues of the homeless using motels as long-term residences.

Mayor Turner expressed his appreciation of the city reviewing these issues. Both are very important initiatives. Mayor Turner would like to include 9<sup>th</sup> district as well as Family Connections in addressing misplaced families.

The Planning and Zoning Board work session is scheduled for May 20, 2021 6:30 p.m. at 342 Campbell Street.

**NEW BUSINESS**

1. On motion by Bradley Greene, seconded by Kevin Stanley, in favor – Nan Bowen and Rebecca Yardley, and carried unanimously, the Mayor and City Council voted to approve the draft minutes of April 5 and April 12, 2021.
2. Public comments – there were no public comments

**OLD BUSINESS**

There was no old business to discuss


The Mayor, City Council, and City Administrator, recognized City Clerk, Connie Tracas, for her work as Municipal Clerk. Municipal Clerks Week is May 2 through May 8.


The group expressed their appreciation for the years of service and work by Ms. Tracas. Ms. Tracas thanked everyone for all the support.


**ADJOURNMENT**

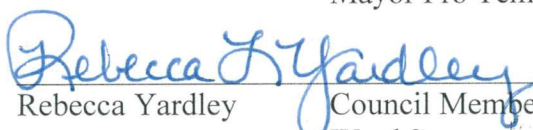
On motion by Rebecca Yardley, seconded by Nan Bowen, in favor –Kevin Stanley and Bradley Greene, and carried unanimously, the Mayor and Council voted to adjourn the City Council Meeting of May 3, 2021 at 6:52 p.m.

  
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Josh Turner Mayor

  
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Kevin Stanley Council Member  
Ward 3

  
\_\_\_\_\_  
Nan Bowen Council Member  
Ward 1  
Mayor Pro Tem

  
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Bradley Greene Council Member  
Ward 4

  
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Rebecca Yardley Council Member  
Ward 2

ATTEST:   
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Connie Tracas City Clerk

