

**CITY OF CLEVELAND  
CITY COUNCIL MEETING  
JANUARY 8, 2018  
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 PRESENT:** Annie Sutton, Bradley Greene, Kevin Stanley, and Nan Bowen.

**APPROVAL OF AGENDA**

On motion by Bradley Greene, seconded by Nan Bowen, in favor – Annie Sutton and Kevin Stanley and carried unanimously, the Mayor and Council approved the agenda for the January 8, 2018 City Council Meeting

**2018 APPOINTMENTS – BOARDS AND DEPARTMENT HEADS**

On motion by Bradley Greene, seconded by Annie Sutton, in favor – Kevin Stanley and Nan Bowen and carried unanimously, the Mayor and Council approved the following appointments:

- Planning and Zoning Board – Nadine Wardenga, Chair; Ward 1 – Linda Hobbs and Jessica Adams; Ward 2 – Henrietta Sutton and Dennese Stringfellow; Ward 3 – Sam Pelletier and Jeff Groves; Ward 4 – Wilma Pittman and Arthur Palmer.
- Health Department – Nadine Wardenga
- Housing Authority – Barbara Goodger, James Turner, and resident commissioner Carolyn Trammell

**Department Heads**

Public Works Director – Donald Hunt  
Public Works Asst. Director – Ricky Hunt  
City Administrator – Tom O’Bryant  
City Clerk – Connie Tracas  
Finance Officer – Beth Rohmeyer  
Police Chief – John Foster  
Fire Chief – Ricky Pruitt  
Building Inspector – Paul Norris

**City Subcontractors**

City Attorney – Grant Keene  
Municipal Judge – Garrison Baker  
City Solicitor – staff of DA Jeff Langley  
City Defender – Todd Lord  
City Engineer – Brian Rindt  
City Auditor – Walker, Pierce, & Tuck

Mayor Shan Ash	White Co. Water Authority/ White Co. Health Dept. Board/ Cleveland Permit Committee
Annie Sutton	GA. Mtn. RC Board/Cleveland Administration/Cleveland Fire/White Co. Chamber Board
Bradley Greene	DDA Board/Cleveland Public Works/Cleveland Police
Kevin Stanley	Cleveland Permit Committee/Cleveland Public Works/Cleveland Police
Nan Bowen	<b>Mayor Pro Tem</b> /White County Family Connections/Cleveland Administration /Cleveland Fire

The Mayor and Council will need to appoint to fill vacancies for the following boards: Tree City USA, Library Board, Downtown Development Authority, and the Alcohol License Review Board. The Clerk was asked to add the appointments on the February meeting agenda.

**BRIAN RINDT – CITY ATTORNEY**

1. The 129 South water tank is complete. Staff have reported issues with the filling of the tank. After evaluation, it was found there is poor connectivity of water flow from the north end of town to the south end. The water runs through a 6” line and is not able to push enough flow to fill the tank. The demand is greater and the lines are not able to provide the needed water flow. The city may want to look at replacing the line. The target, showing the water levels at the tank, will need adjusting.  
Phoenix, contractor, installed a 6” drain valve on the tank. The valve was not in the plans. The recent freezing temperatures caused the valve to break and leak water from the tank. To repair, the tank had to be drained and a flange plug was installed to replace the drain valve. City crews conducted the work and the costs of labor, materials, and lost water will be deducted from the final payment to Phoenix.  
In anticipation of the repairs to the Warrior tank, Mr. Rindt would like to test run a shutdown of the tank for three to four days. This should give the city an indication of the impact of the Warrior tank being out of service.
2. An independent company has inspected the baffles at the wastewater treatment pond. It has been determined the majority of the baffles are at the end of use and many have collapsed and are not effective any longer. The cost to replace the baffles will run approximately \$100,000. There is a possibility of some of the baffles being repaired.  
The city has submitted the application to renew the discharge permit. EPD will issue ammonia and phosphorus requirements that are more strict than what the plant is working on with the current permit. Ammonia levels may be reduced from 10 to 2 or 3 and phosphorus, now at 10, will be reduced to less than 1. This will require a complete upgrade or a new wastewater treatment plant. EPD will give a predetermined amount of time to comply with the requirements.  
Nan Bowen asked how long would repaired baffles last at the plant. Mr. Rindt answered the repaired baffles would last long enough to get the plant in compliance with the terms of the discharge permit, but is working with Andrea Smith on the injection of the nitrifying bacteria. If the bacteria does not relieve the levels of ammonia and phosphorus, the city can consider replacing the baffles in zones 2 and 3.
3. Mr. Rindt gave an estimated cost to upgrade the water line on Hulsey Road for phase three of the DOT bypass. The city has received approval for the utility move for the 8” water line and may want to upgrade the line to a 12” line. Mr. Rindt determined the cost at \$15 to \$20 a foot at 4800 feet.
4. Mr. Rindt plans to set the bid on the repairs to the Warrior Tank for January 30, 2018.

**CHIEF RICKY PRUITT – FIRE DEPARTMENT**

1. The department responded to 111 calls in December 2017. 56 inside the city, 55 outside the city with 13 outside of the automatic aid area. The 2017 year ended with 1061 calls, 577 inside the city, 484 outside the city with 76 outside the automatic aid area.
2. The new ladder truck has been delivered. All repairs have been made and certified. Due to bad weather the department has not been able to train.
3. Chief Pruitt has received notice the funds for the air packs should be deposited within five days. The air packs have been ordered and should be delivered by the end of February.

**CHIEF RICKY PRUITT – FIRE DEPARTMENT - continued**

4. Chief Pruitt asked for approval to have Anna Robertson apply for a grant through homeland security to replace a pumper truck. The pumper truck in the fire fleet is twenty-two years in age and needs to be replaced. A new pumper truck is approximately \$350,000. According to Chief Pruitt, the grant would require the city to pay 5% of the purchase amount. Bradley Greene stated he felt it would be worthwhile to pursue the grant.

Annie Sutton asked if the Georgia Mountain RC applies for this type of grant. Tom O'Bryant answered it is not customarily a grant the RC pursues, but will inquire about the process and fees. Ms. Robertson will have an application fee and a 2% to 3% fee of the total amount awarded. Mr. O'Bryant stated Ms. Robertson has been successful in the grants she has applied for in the past. Chief Pruitt informed the deadline is February 2, 2018 and the city will miss the opportunity for another year if we do not meet the deadline.

On motion by Bradley Greene, seconded by Nan Bowen, in favor Annie Sutton and Kevin Stanley and carried unanimously, the Mayor and Council approved to contract with Anna Robertson to apply for a homeland security grant to purchase a pumper truck.

**CHIEF JOHN FOSTER – POLICE DEPARTMENT**

Chief John Foster, Police Department, did not have new business to report.

**GRANT KEENE – CITY ATTORNEY**

Grant Keene, City Attorney, discussed the council's desire to increase the per meeting pay of the mayor and council.

The City Clerk had started the process of a home rule change to the compensation, but Mr. Keene felt the provisions set by home rule were based on an opinion of the attorney general and would rather see the change go through state legislation. The council agreed and advised to proceed as directed at the December 28, 2017 City Council Meeting.

Mr. Keene will have an item for executive session concerning real estate.

**TOM O'BRYANT – CITY ADMINISTRATOR**

**1. Zoning Ordinance Update:**

- a. The development of zoning districts that currently reflect the city needs and address future growth as they relate to updated uses and development practices. (ie. Districts specifically for downtown, institutional uses, mixed use, home-based businesses and historic properties.)
- b. Update and adoption of zoning map.
- c. Re-organizing the Planning Commission and further defining their role in city planning , special studies and policy recommendation for current development and future growth.
- d. Link zoning ordinance to other city codes such as the sign ordinance and city Standard Development Specification manual.

**2. Downtown Development Authority**

Re-appointments and new appointments.

- a. Identify and develop authority member education and training.
- b. Recommended update of DDA boundaries.
- c. Define DDA needs within established boundaries (ie. Parking, infrastructure development, redevelopment of structures, design criteria).

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

**Downtown Development Authority - continued**

- d. Work closely with established organizations and agencies on issues related to downtown. (ie. City Council and Planning Commission on development policy and city codes. Downtown merchants, chamber of commerce, historic society on promotions, special events, etc.).
- e. Act as a potential conduit for funding for development and redevelopment activities through revenue bonds, grants, purchase and sale of property, etc.

**3. Property Maintenance Ordinance Code**

Hearings for the property maintenance code scheduled as follows:

- February 5, 2018 – public hearing and discussion
- February 12, 2018 – public hearing and 1<sup>st</sup> consideration
- March 5, 2018 – public hearing and 2<sup>nd</sup> consideration and adoption

Discussion will include the administration and enforcement of the code.

4. Mr. O'Bryant plans to meet with a local group on January 25 to discuss housing issues and needs.

**NEW BUSINESS**

1. On motion by Annie Sutton, seconded by Nan Bowen, in favor – Bradley Greene and Kevin Stanley and carried unanimously, the Mayor and Council voted to add Kevin Stanley to all city-banking accounts and to remove former council member Edward Young.
2. On motion by Nan Bowen, seconded by Bradley Greene, in favor – Annie Sutton and Kevin Stanley, and carried unanimously, the Mayor and Council voted to close the Truelove sewer project 10% retainage account.
3. On motion by Bradley Greene, seconded by Annie Sutton, in favor – Kevin Stanley and Nan Bowen and carried unanimously, the Mayor and Council voted to approve the minutes of December 4, 11 and 28 2017.
4. Class requests for Jack Swing and Tom O'Bryant were approved.
5. Public Comments – Beth Truelove, President White County Chamber, reminded the group of White County Day at the Capital is scheduled for February 12. Ms. Truelove informed the downtown group will attend the next city council meeting with an update of activities on the square.

**EXECUTIVE SESSION**

On motion by Nan Bowen, seconded by Annie Sutton, in favor Bradley Greene and Kevin Stanley, and carried unanimously, the Mayor and Council voted to enter into an executive session to discuss real estate and possible litigation at 7:14 p.m.

**RETURN TO COUNCIL MEETING**

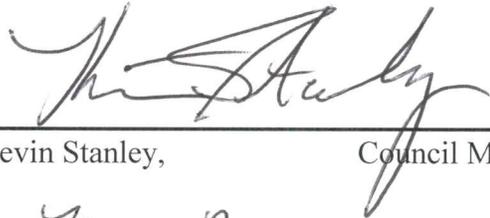
On motion by Bradley Greene, seconded by Nan Bowen, in favor Annie Sutton and Kevin Stanley, and carried unanimously, the Mayor and Council voted to return to the council meeting at 7:40 p.m. No further business was discussed.

**ADJOURNMENT**

On motion by Bradley Greene, seconded by Annie Sutton, in favor – Kevin Stanley and Nan Bowen, and carried unanimously, the Mayor and Council voted to adjourn the City Council Meeting of January 8, 2018 at 7:41 p.m.



Shan Ash, Mayor



Kevin Stanley, Council Member



Annie Sutton, Council Member



Nan Bowen, Council Member



Bradley Greene, Council Member

ATTEST:



Connie Tracas, City Clerk

