

**CITY OF CLEVELAND**  
**CITY COUNCIL MEETING**  
**JUNE 8, 2020**  
**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 Pro Tem Kevin Stanley at 6:30 p.m.

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

**APPROVAL OF AGENDA**

On motion by Nan Bowen, seconded by Bradley Greene, and carried unanimously, the Mayor Tem and Council voted to approve the agenda for the June 8, 2020 City Council Meeting.

**NADINE WARDENGA – JEFF NIX REQUESTING ANNEXATION AND ZONING FOR APPROXIMATELY 1.08 ACRES OF PROPERTY, 1706 HIGHWAY 129 SOUTH, TAX MAP AND PARCEL 048C-182**

Nadine Wardenga, Chairman Planning and Zoning Board, was unable to attend. Tom O’Bryant explained the paperwork is not complete and the request has not reviewed by the White County Commissioners. Mr. O’Bryant asked the Mayor Pro Tem and Council to postpone the decision until the process is completed.

On motion by Nan Bowen, seconded by Bradley Greene, and carried unanimously, the Mayor Pro Tem and Council voted to postpone the decision of the annexation and zoning request of Jeff Nix of approximately 1.08 acres of property, 1706 Highway 129 South, Tax Map and Parcel 048C-182. The Mayor and Council will hear the application at a regularly scheduled council meeting July 2020.

**CHIEF JOHN FOSTER – POLICE DEPARTMENT**

Chief John Foster, Police Department, was not present.

**GRANT KEENE – CITY ATTORNEY**

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

**TOM O’BRYANT – CITY ADMINISTRATOR**

Tom O’Bryant, City Administrator, did not have new business to report.

**NAN BOWEN / RON CANTRELL – TALON BUILDING PRESENTATION**

Nan Bowen, Council Member Ward 1, began by giving a history of Mr. Ron Cantrell, RCCI, and Mr. George Hlavenka.

Mr. Ron Cantrell was born and raised in White County and founded RCCI in 1981. Mr. Cantrell specializes in a TEAM approach to all aspects of a construction project. Using the design build project delivery system, he has completed many projects throughout the region and locally. For example, St. Paul Catholic Church, Cleveland Presbyterian Church, and Cleveland Worship Center. He has also completed projects and Truett McConnell University and Unicoi State Park, and of course, the Oak Springs School project, in which are very proud.

**NAN BOWEN / RON CANTRELL – TALON BUILDING PRESENTATION – continued**

Ms. Bowen introduced George Hlavenka, a licensed commercial architect in Georgia for the past forty years. During the time he partnered with NA Jacobs in Hall County, he designed the White County High School. Mr. Hlavenka brought his family to White County in 2000. He has been active in our community as past president of the White County Rotary Club, a director with the White County Chamber of Commerce, and a past member of Cleveland Better Hometown.

Mr. Hlavenka has been working with Ron Cantrell on a design build basis for the past twenty years. Now living in Hawaii, Mr. Hlavenka travels to manage his projects. The technology word enables Mr. Hlavenka to be with us through live streaming.

Mr. Ron Cantrell began by expressing his excitement to share the conceptual designs and thanked all those who have contributed to the project. There has been a tremendous effort over the last eighteen month from the council, department heads, and city staff which culminated in the designs you will see in the presentation.

In January of 2019, the City of Cleveland, entered into a Design Build Agreement with RCCI for the following services:

- To renovate the Oak Springs Building into a temporary Police Department for the City of Cleveland to later be used as a Community Center.
- To provide Design Build Services for a new City of Cleveland Municipal Complex at the location of the old Talon Manufacturing Plant.

The initial intent was to renovate the existing Talon building to house the following City of Cleveland facilities:

- Fire Department
- Police Department
- City Hall
- City Court
- Community Room
- Tenant spaces for a hometown main street façade
- City Park with walking trails and restrooms

Earlier plans included the possibility of relocating the White County Library into a portion of the building. The plan was later abandoned. *(side note: the City Council did not abandon the relocation of the library. The White County Board of Commissioners would not approve the relocation).*

One of the first tasks was to conduct an assessment of the Talon building and property:

- Environmental analysis and testing – asbestos was identified and must be remediated
- Structural inspection and analysis – the structural steel was severely compromised by rust. Mr. Cantrell began a slide show with pictures showing the pictures of the rust and how it has compromised the integrity of the steel and the building.

**NAN BOWEN / RON CANTRELL – TALON BUILDING PRESENTATION – continued**

During this analysis, the decision was made to demo most of the existing Talon building for the following reasons:

- The structural design of the existing building would have severely limited options for the new programming, such as the column layout would prevent the area to be developed for functional use.
- The existing parking did not allow desirable ADA accessibility to the facilities. Mr. Cantrell presented several slides of the property showing the existing and proposed parking for the development.
- The existing Talon building was much larger than needed for the final services desired. Mr. Cantrell presented slides of the existing footprint and of the proposed footprint of the building.
- The cost to replace or repair the rust would compromise structural steel and then to renovate the building would be more than the cost to build a new building.

Mr. Cantrell turned the presentation over to Mr. George Hlavenka to explain the current conceptual design:

Mr. Hlavenka presented the following

- Site plan
- Overall interior plan
- Front aerial view
- Left front street view
- Right front street
- Rear aerial view

Once the presentation was completed, Mayor Pro Tem Stanley opened the floor for questions.

Ms. Henrietta Sutton, Cleveland resident, asked if the community room would be used for events and occasions and if there would be fees. Mr. O'Bryant answered the room will be available to host community events, reunions, or even feeding residents if there is a need. The room can be broken down into smaller spaces for meeting use. Mr. Cantrell added the room would have expandable partitions to make smaller spaces.

Mr. Rush Mauney asked about the council member spaces. He informed the council live out of bankers boxes and it would be nice for each member to have an office so each would have a place for storage and meet with constituents. Mr. Mauney added the city will continue to grow.

Ms. Henrietta Sutton questioned if the records room could be made smaller if the community room needed more space. Mr. Mauney answered it is important to have a plan for records. The city's records are stored in different buildings and not in one cohesive place for easy retrieval. Mr. Mauney added, as a former council member, he has dealt with and tried to work through for over nineteen years what the city did not have, but needed.

**NAN BOWEN / RON CANTRELL – TALON BUILDING PRESENTATION – continued**

Mr. Mauney questioned removing the library from the plan. He is hoping stronger heads will prevail and the county will decide to work with the city and the library on the relocation. Currently there are not adequate study rooms or adequate storage or display areas for all media.

Mr. Cantrell stated removing the library away from Talon was a blessing in disguise because it would affect the parking area. Mr. Cantrell informed there is sufficient amount of room on the Oak Springs property if a decision is made to build a new library.

Mr. Mauney sits on one of the library boards and the board is still working to convince the county to locate to the area.

Mr. Cantrell reminded everyone the plan being presented in conceptual and relatively open to comments.

Mr. Mauney expressed his disappointment with the façade of the community room. The façade is very weak and if the city plans to market for weddings, reunions, parties, etc., it needs a façade that is used in photos. It needs to be a showplace.

Dean Dyer, WRWH Radio, asked the Mayor Pro Tem and Council what was the time frame on starting the project.

Ms. Bowen answered by stating the city would love to move forward but will need to obtain funding. The city will continue to work with Mr. Cantrell on the design. Mr. O'Bryant added the city will continue to gather public input.

Mr. Mauney asked if there would be area to include a space for artwork. Mr. Cantrell answered the lobby area has a large amount of space to display art. Ms. Bowen added tenant space can be used as tutoring rooms.

**NEW BUSINESS**

1. Public Comments – Mayor Pro Tem Stanley wanted to make a statement about the recent political atmosphere. Mayor Pro Tem Stanley challenged the candidates to do what is best for the city and its residents no matter what political views they may have. He recalled a story of his dad, former Mayor Don Stanley, receiving a call from a disgruntled woman because the city shop crew had not scraped her street after a bad snow storm. City crews would eventually get to the street to clear for traffic, but then the lady called Mayor Don Stanley again because her driveway was blocked from the snow scraped off the street. Mayor Don Stanley drove to the lady's home and scraped her driveway clear. He didn't ask her who she voted for or what political party she was registered with, he responded to a citizen of Cleveland that needed assistance. Mayor Pro Tem Stanley expressed the mayor and city council represent all citizens, not just the ones that may vote for you.

**NEW BUSINESS - continued**

Mayor Pro Tem Stanley also relayed the many times Mayor Don Stanley paid someone's utility bill or paid to have their water turned back on. Mayor Don Stanley felt his position was for public service and not politics. When you include politics in the mix it begins to sound dirty.

Mayor Pro Tem Stanley added there is too much politics causing too much division. The goal is to serve the public. The one vote you didn't get in this election, may be the vote you get in the next election. Mayor Pro Tem Stanley wished all the candidates luck in the election.

**OLD BUSINESS**

1. The minutes of May 4 and May 11, 202 were signed.

**ADJOURNMENT**

On motion by Bradley Greene, seconded by Nan Bowen, and carried unanimously, the Mayor Pro Tem and Council voted to adjourn the City Council Meeting of June 8, 2020 at 7:19 p.m

VACANT

Office Vacant/open Seat

Mayor



Kevin Stanley,

Council Member  
Ward No. 3  
Mayor Pro Tem



Nan Bowen,

Council Member  
Ward No. 1



Bradley Greene,

Council Member  
Ward No. 4

VACANT

Office Vacant/open Seat

Council Member  
Ward No. 2

ATTEST:



Connie Tracas,

City Clerk

