



City of Mountain Breezes
CLEVELAND, GEORGIA
Cleveland City Council

Minutes

Monday, March 10, 2025 - 6:30 P.M.
Oak Springs Community Center/Police Department
342 Campbell Street, Cleveland, GA

1. Call to Order

Mayor Turner called the meeting to order at 6:30 p.m.

PRESENT:

Mayor Josh Turner, Council Members Nan Bowen, Annie Sutton (Mayor Pro Tem), Jeremy McClure, and C.J. McDonald

Also present were City Administrator Kevin Harris, City Attorney Keith Whitaker, and City Clerk Lisa Ritchie

2. Invocation - Lead Pastor Marc Turner, Cleveland Worship Center, and White County Ministerial Alliance

Pastor Turner was not in attendance. Discipleship & Care Pastor John Luna, Cleveland Worship Center, and White County Ministerial Alliance gave the invocation.

3. Pledge of Allegiance

Mayor Turner invited Pastor Luna's son, Leeland, to bang the gavel, and he did.

4. Approve Agenda

Motion by Council Member Bowen, seconded by Council Member Sutton, and voted, unanimously, to approve the agenda.

DEPARTMENT REPORTS

- 5. Economic Development and Planning – Director Tom O'Bryant**
- February 2025 Report

Mr. O'Bryant addressed the Mayor and Council Members. He reported the following February items:

- Occupational Licenses – 1 (renewals)
- Building Permits – 13 (Cleveland Wood Preserve, Smile Doctors, HEMC, Woods Mercantile, remodels)
- Building Inspections – 15 (Woodlands Camp, Smile Doctors, Cleveland Wood Preserve, Circle K, Atlanta Hardwoods)
- Sign Permits – 2 (United Bank Shares)
- Plan Reviews – 5 (Cowart Construction, Woodlands Camp, Smile Doctors, Southern Company Gas)
- Current Commercial Activity – 6 (Yonah Dental, Smile Doctors, Cowart Construction, 6. W. Jarrard, Atlanta Hardwoods)
- Development Inquiries – 6 (Atlanta Communities, Kemp Construction, Shibley Consultants, Precision United, PEC Plus, Realtor Association of Atlanta)
- Grant Applications
 - Submitted a Georgia Firefighter Standards & Training Fireworks Tax 2025 application
 - Received award for Georgia DOT Local Maintenance Improvement Grant (LMIG) 2025
 - Maintained report status of US EDA and ARC grants for the Wastewater Treatment Plant upgrade
- Infrastructure
 - Responded to two Open Records Requests
 - The Planning and Zoning Board met on February 27, 2025

6. Finance – Director John Solmon

- January 2025 Report

Mr. Solmon addressed the Mayor and Council Members. He reported the following January items:

- Comparison of January FY 2024 and FY 2025
 - General Fund Revenue is up
 - General Fund Expenditures are up
 - Net Income is down
 - LOST collections are up
 - SPLOST collections are up
 - Public Safety (Police and Fire) is 58% of the total general fund expenditure
 - Water and Sewer Fund Revenues are down

- Water and Sewer Fund Expenditures are up

7. Fire Department – Chief Ricky Pruitt

- February 2025 Report

Chief Pruitt addressed the Mayor and Council Members. He reported the following February items:

- Total of 113 Calls: 57 inside the city, and 56 in the County
- White County Fire Services responded into the city 4 times

8. Police Department - Chief Jeff Shoemaker

- February 2025 Report

Chief Shoemaker addressed the Mayor and Council Members. He reported the following February items:

- Total occurrences – 1,874
 - Public assist - 356
 - Premise checks – 1,090
 - Field interviews - 8
 - Incident reports – 38
 - Accident reports - 14
 - Investigative/supplemental – 43
 - Use of Force - 0
 - Citations Issued - 52
 - Warnings - 236
 - Warrants - 36
 - Juvenile – 1
- Arrests - 11

9. Public Works Department – Public Works Director Ricky Hunt

- February 2025 Report

Mr. Hunt was not in attendance. Mr. Harris addressed the Mayor and Council Members. He reported the following February items:

- Water Quality - 1
- Meter Change Out – 6
- City Hall Office Maintenance – 1
- Sewer Backup – 1
- Miscellaneous - 1
- Check For Leak – 11
- Final Reading Do Not Lock – 14

- Garbage Request – 14
- Inspection - 3
- Cut Off and Lock Meter – Non-Payment – 7
- Garbage Request Change - 1
- Culvert Clean Out – 1
- Meeting with Customer – 4
- Snowbird - 2
- Final Read and Lock Meter-Disconnect – 10
- Street Repair – 1
- Service on Vehicles - 1
- Meter Inspection – 24
- Garbage Service Discontinued – 2
- Residential Cut On - 4
- Residential Turn On – 25
- Commercial Turn On – 4
- Residential Just Unlock Do Not Turn On – 2
- After Hours Work – 3
- Seasonal - 1
- Outside New Water Cut-In & Sewer Cut In – 1
- City Property Maintenance - 1
- Street R-O-W Maintenance – 2
- Meter Readings – Monthly – 2,281
- Meter Re-Reads – Monthly – 27
- Utility Locates – 97
- Oak Springs Building Maintenance – 1
- Inmates worked 12 of 16 scheduled workdays
- Routine sewer lift stations daily inspections – 9 lift stations, 7 days a week, 279 inspections
- Sanitation – Residential & Commercial – 53 loads, 156.41 tons of waste was sent to the transfer station

10. Water Resources – Water Resources Director Andrea Smith

- February 2025 Report

Ms. Smith addressed the Mayor and Council Members. She reported the following February items:

- Water Treatment
 - Water produced by the city wells was 14.8 MG
 - Water purchased from the County was 5.5 MG

- Flushed 7 hydrants for water quality
- Performed 195 laboratory tests
- Collected and shipped required samples for the month to EPD's lab
- Submitted monthly operating reports to EPD
- Water loss was 29.7%
- Submitted the 2024 Water Audit to EPD (the score was 70)
- Water Reclamation
 - Discharged 16.2 MG of treated effluent into the Tesnatee Creek
 - Performed 108 laboratory tests on influent and effluent wastewater
 - Replaced and cleaned lamps on UV system
 - Submitted the Discharge Monitoring Report to EPD
 - Reviewed and filed monthly grease trap manifests
 - Repaired fence
 - Installed a new throttle on the backhoe
 - Greased the blowers and cleaned the air filters
 - Filled holes around the pond dike
- Industrial Pretreatment
 - Reviewed Cobb-Vantress and NOK Self-Monitoring Reports
 - Received a review of the annual Pretreatment Report from EPD

PUBLIC COMMENTS

Nadine Wardenga, Planning & Zoning Commission Chairperson, addressed the Mayor and Council Members. She asked the mayor to write a letter in support of the White County Library.

PUBLIC HEARINGS

11. Consider an application from DLBP LLC on behalf of Grace of Georgia Developments LLC, requesting annexation and re-zoning for approximately 27.19 acres, Tax Map and Parcel 048C 135 located at Donald E Thurmond Parkway and US 129S and on Underwood Farm Road. Current property owner is Ray Black. The current White County zoning classification is A-1, Agriculture Forestry District. The requested city zoning classification is PM-U, Planned Mixed Use District. The current use is vacant and single family residential. The

proposed use of this property is for medical offices, hotel, and assisted living facilities

Mayor Turner stated the item and the procedures for the Public Hearing.

Mayor Turner asked Ray Black, property owner, to confirm that he had submitted the Disclosure of Campaign Contribution Certification stating he had not, within the two years immediately preceding the application date, made any contributions aggregating \$250 or more to any local government official involved in the review or consideration of this application.

Mr. Black confirmed that he did submit the Disclosure of Campaign Contribution Certification stating he had not, within the two years immediately preceding the application date, made any contributions aggregating \$250 or more to any local government official involved in the review or consideration of this application.

Mayor Turner asked Devynn Glanz, DLBP Senior Planner, to confirm that she, representative of DLBP and requestor of the annexation and zoning request, on behalf of DLBP, had submitted the Disclosure of Campaign Contribution Certification stating she had not, within the two years immediately preceding the application date, made any contributions aggregating \$250 or more to any local government official involved in the review or consideration of this application.

Ms. Glanz confirmed that she did submit the Disclosure of Campaign Contribution Certification stating she had not, within the two years immediately preceding the application date, made any contributions aggregating \$250 or more to any local government official involved in the review or consideration of this application.

Mayor Turner stated that the tax commissioner has certified that all property taxes have been paid for this parcel. Mr. Black confirmed that all property taxes have been paid for the parcel.

Mayor Turner opened the Public Hearing.

Mr. O'Bryant addressed the Mayor and Council Members. He discussed the item and stated that the Planning and Zoning Commission recommended approving the project as proposed and with the conditions that were provided by staff. He stated that staff recommended approval for the requested annexation into the City of Cleveland, and the requested zoning of PM-U, Planned Mixed-Use, for medical offices, a hotel, and assisted living facilities as proposed in the application with conditions as follows:

- 1) The property shall be accessed from Donald E Thurmond Parkway

- 2) The proposed access from Underwood Farm Road shall only be gated, emergency access, and shall remain locked only to be utilized for emergency purposes.
- 3) City public safety shall be provided with a key to the locked gate
- 4) Future structural, site design improvements and stormwater management shall be required, stormwater retention shall be implemented to prevent all downstream stormwater impacts
- 5) All Fire and Life safety requirements shall be followed through setbacks and building codes
- 6) The applicant will work with the city to develop an approved site design and plan, and architectural plans that will serve as the zoning standards for the planned district

Chairperson Wardenga addressed the Mayor and Council Members. She said there were no objections from the community. She said the Planning and Zoning Commission's votes were unanimous for the annexation and for the development.

Dominic Lawson, DLBP LLC, addressed the Mayor and Council Members. He presented the proposal for the site.

Mayor Turner stated his concerns regarding parking spaces at the medical building. He asked to increase the parking for the medical building from 110 to 150 spaces. Mayor Turner also stated a concern regarding downhill stormwater runoff for the area to ensure the applicant's awareness of the concerns and their willingness to take additional steps as necessary in consultation with the city's engineers to ensure no additional flooding takes place above and beyond the requirements.

Mayor Turner asked those present to raise their hand if they were in favor of the item. There were several raised hands. Mayor Turner then asked those in opposition of the item to raise their hand. There was one raised hand.

Beth Truelove, White County Chamber of Commerce, addressed the Mayor and Council Members in favor of the item.

Lesa Shealy, 70 Clearview Drive, addressed the Mayor and Council Members not in favor nor in opposition. Ms. Shealy stated her concerns.

Mayor Turner closed the Public Hearing.

Motion by Council Member McClure, seconded by Council Member McDonald, and voted, unanimously, to accept tax map and Parcel 048C 135 located at Donald E

Thurmond Parkway and US 129S and on Underwood Farm Road into the city base for Ordinance 2025-01 with conditions as follows:

- 1) The property shall be accessed from Donald E Thurmond Parkway
- 2) The proposed access from Underwood Farm Road shall be gated, emergency ingress and egress only access, and shall remain locked only to be utilized for emergency purposes.
- 3) All Fire and Life safety requirements shall be followed through setbacks and building codes
- 4) Parking spaces at the medical facility shall be increased to 150 spaces

OLD BUSINESS

- 12.** Resolution 2025-13 – Rural Workforce Housing Initiative – Utility Relief Policy 10-58 *NOTE: postponed at the March 3, 2025 Meeting until the March 10, 2025 Meeting*

Mayor Turner introduced the item.

Mr. O'Bryant discussed the item and its purpose.

Council Member Bowen stated that the initiative supports low-cost houses.

Motion by Council Member McClure, seconded by Council Member Bowen, and voted, unanimously, to approve Resolution 2025-13 - Rural Workforce Housing Initiative – Utility Relief Policy 10-58.

NEW BUSINESS

- 13.** Approval of Meeting/Called Meeting Minutes
- March 3, 2025 Meeting Minutes

Motion by Council Member Bowen, seconded by Council Member Sutton, and voted, unanimously, to approve the March 3, 2025 Meeting Minutes with corrections to scriveners' errors.

- 14.** Approval of Executive Session Minutes
- March 3, 2025, Executive Session

Motion by Council Member McDonald, seconded by Council Member Sutton, and voted, unanimously, to approve the March 3, 2025 Executive Session Minutes.

CITY ATTORNEY KEITH WHITAKER

Mr. Whitaker did not have any items to report.

CITY ADMINISTRATOR KEVIN HARRIS

Mr. Harris discussed the following topics:

- Senate passing of HB591 and HB592 regarding the City Charter and Technology Fee

ANNOUNCEMENTS

Ms. Ritchie gave the announcements.

15. Upcoming Calendar items

- A Building Authority Meeting will be scheduled for April 2025
- The City Council Meeting scheduled for April 7, 2025 has been canceled
- The White County Water Authority Meeting is scheduled for Thursday, April 10, 2025, at 7:30 a.m. at the White County Water Authority
- The Downtown Development Authority Meeting is scheduled for Thursday, April 10, 2025, at 3:00 p.m. at the White County Chamber of Commerce
- The next City Council Meeting will be held on Monday, April 14, 2025, at 6:30 p.m. at the Oak Springs Community Center/Police Department
- The Planning & Zoning Meeting is scheduled for Thursday, April 24, 2025, at 6:30 p.m. at the Oak Springs Community Center/Police Department

Mayor Turner commended the Chamber of Commerce on the Taste of the Town event.

EXECUTIVE SESSION

Motion by Council Member McClure, seconded by Council Member Sutton and voted, to enter an Executive Session at 7:35 p.m.

16. Discussion regarding Real Estate

Motion by Council Member McClure, seconded by Council Member Sutton and voted, unanimously, to adjourn the Executive Session and return to the Meeting at 8:05 p.m.

Council Member McDonald opened the door to allow citizens to return to the regular meeting.

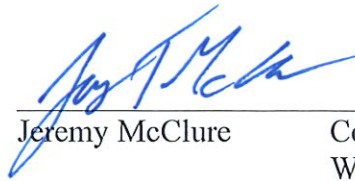
ADJOURN

Motion by Council Member McClure, seconded by Council Member Bowen and voted, unanimously, to adjourn the Meeting of March 10, 2025, at 8:06 p.m.



Josh Turner

Mayor



Jeremy McClure

Council Member
Ward 3



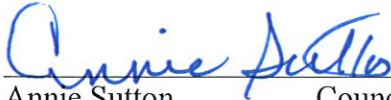
Nan Bowen

Council Member
Ward 1



C.J. McDonald

Council Member
Ward 4



Annie Sutton

Council Member
Ward 2
Mayor Pro Tem

ATTEST:


Lisa A. Ritchie

City Clerk