



Cleveland City Council Meeting Minutes

Monday, June 15, 2026 at 6:30 PM

Oak Springs Community Center – 342 Campbell Street, Cleveland, GA

CALL TO ORDER

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

PRESENT:

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

Hallie James Turner, Mayor Turner's daughter, assisted the Mayor

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

INVOCATION

1. Pastor Burnetta Armour, First Presbyterian Church of Cleveland, and White County Ministerial Alliance
Pastor Armour was not in attendance. Pastor Brian Alexander, Cleveland First Methodist Church, gave the invocation.

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

Motion by Council Member McDonald, seconded by Council Member McClure, and voted, unanimously, to approve the agenda with the following amendments:

- Move the Sanitation item to appear immediately before the Public Hearings section
- FY2025-2026 Confiscated Funds Budget Amendment

PUBLIC COMMENTS

There were no comments from the public.

2. Request for sanitation services and road closures of Brooks Street, Quillian, and a portion of East Underwood Streets for the Special Event, America 250 Celebration, scheduled for Saturday, July 4, 2026

This item was moved to this position during the adoption of the agenda.

Motion by Council Member McDonald, seconded by Council Member Sutton, and voted, unanimously, to approve the request for sanitation services and road closures of Brooks Street, Quillian, and a portion of East Underwood Streets for the Special Event, America 250 Celebration, scheduled for Saturday, July 4, 2026.

PUBLIC HEARING

3. Second Public Hearing and Consideration - Ordinance 2026-01 Repealing and Adopting the City of Cleveland Code of Ordinances

Mayor Turner opened the hearing. He stated that many of the ordinances have been in place for 50 years and were in need of updates.

Mr. Harris stated that, following the completion of the new Charter, a review of the City's Code of Ordinances was initiated. During this process, it became evident that a comprehensive update was necessary. He provided an overview of the revised code, noting that it has been aligned with the new Charter, which became effective July 1, 2026, and ensures compliance with all applicable state and federal laws.

There were no comments from the public.

Mayor Turner stated that during the City's Planning Retreat, two facilitators from the Georgia Municipal Association remarked that they had never seen a city successfully complete an undertaking of this nature. He expressed his appreciation for the accomplishment.

Mayor Turner closed the public hearing.

Motion by Council Member Bowen, seconded by Council Member McDonald, and voted, unanimously, ordinance 2026-01 Repealing and Adopting the City of Cleveland Code of Ordinances.

4. Consider a request from Cleveland First Methodist Church, Inc proposing to rezone a 0.84 acre tract, Tax Map and Parcel C01D 108, located at 152 East Kytle Street, Cleveland, Georgia 30528. The current zoning of the property is P-I, Public Institutional District. The requested rezoning classification of said tract is R-1, Single Family Residential District. The proposed use for the property is residential rental.

City Council Member McDonald recused himself due to a conflict of interest.

Mayor Turner introduced the item. He stated that if the item is approved an action amending the Official Zoning Map of the City shall be signed by the Mayor and Council and filed as a part of the official records of the City's rezoning maps and shall be altered to reflect this amendment.

Mayor Turner stated the process of the Public Hearing. Mayor Turner opened the Public Hearing.

Mayor Turner asked Ms. Clay to confirm, the representative for the Church, that she had submitted the Disclosure of Campaign Contribution Certification that the Church had not, within the two years immediately preceding the application date, made any contributions aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

Mr. Clay, 47 College View Drive, spoke on behalf of Mrs. Clay. He confirmed compliance.

Mayor Turner stated that the Tax Commissioner certified that the property is currently exempt from the property tax requirement as it is associated with Cleveland First Methodist Church. He asked Mr. Clay to confirm, which he did.

Economic Development and Planning Director Tom O'Bryant presented the item. Mr. O'Bryant stated that the Planning Commission recommends approval with conditions.

Roy Clay, 47 College View Drive, addressed the Mayor and Council Members he discussed a rental property that houses Freudenberg NOK employees. Mayor Turner asked if background checks were done prior to rentals. Todd Marks addressed the Mayor and Council Members. He stated that NOK has a thorough hiring process that includes background checks. Mayor Turner asked if the conditions of the Planning Commission were acceptable and Mr. Clay said they were.

Mayor Turner asked those in favor of the item to raise their hand. Twelve (12) people raised their hand. He asked those in opposition to raise their hand, no one raised their hand.

There were no public comments.

Mayor Turner closed the public hearing.

Mayor Turner asked the Council Members in favor of the item to raise their hand. Three (3) Council Members (Jeremy McClure, Annie Sutton, and Nan Bowen) raised their hand in favor of the item. He asked those in opposition to raise their hand, no one raised their hand, one was recused (Council Member McDonald). The item was approved by the majority raising of hands. The item was approved with the following conditions:

- 1) a communication contact be appointed by the church
- 2) parking areas be identified and designated within the easement
- 3) waste container areas be designated within the easement
- 4) landscaping provided by the church
- 5) the easement and property lines be clearly marked.

DEPARTMENT REPORTS

Council Member McDonald returned to the Meeting.

5. Economic Development and Planning Director Tom O'Bryant – May 2026 Report

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

- Occupational License - 4
- Building Permits - 6
- Building Inspections - 24
- Sign Permits - 4
- Plan Review - 2
- Current Commercial Activity - 9
- Development Inquiry - 2

Grant Applications and Administration:

- ARC well project: Currently preparing the preliminary engineering report for ARC. The survey work for the Truelove Road site is complete.
- The pre-construction meeting was held May 8th on site. Notice to proceed was issued, and the Land Disturbance permit is under review.

Infrastructure and Planning:

- Completed the monthly US census Bureau report on construction status of the WWTP expansion, including expenditures.
- City of Cleveland Planning and Zoning Board met on May 28, 2026 on the re-zoning application request by Cleveland First Methodist Church.
- Staff presented at the GMA Georgia Small Cities Conference regarding Planning for Infrastructure and Growth.
- Attended the Georgia Economic Developers Association Monthly Meeting regarding FIFA World Cup in Georgia; economic impact on small communities; local licensing with FIFA.
- Attended the quarterly Chestatee Chattahoochee RC&D meeting regarding USDA Ag assistance programs, and water resources assistance for communities.

6. Finance Director John Solmon – April 2026 Report

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

- General Fund: Revenues are up, expenses are up

- LOST and SPLOST Collections: down 2%
- Public Safety (Police and Fire) is 59% of the general fund expenditure
- Water and Sewer Fund Revenue is up and expenses are down

7. Fire Chief Jason Bryant – May 2026 Report

Fire Chief Bryant addressed the Mayor and Council Members. He reported the following May items:

- Total of 659 incidents in 2026
- Total of 128 emergency incidents
- Fire Department personnel completed 307 hours of documented training hours.
- Conducted approximately 20 fire and life safety inspections
- Completed approximately 10 plan reviews
- Continued development of the Fire Marshal's Office
- Captain Sears continued coordinating department training efforts while leading the development of the Fire Marshal's Office

8. Police Chief Jeff Shoemaker – May 2026 Report

Chief Shoemaker was not in attendance. Deputy Chief Aaron Weiland addressed the Mayor and Council Members. He reported the following May items:

Total occurrences – 2,015

- Public assist - 332
- Premise checks – 1,315
- Field interviews – 13
- Incident reports – 37
- Accident reports – 20
- Investigative/Supplemental – 19
- Use of force – 0
- Citations – 103
- Warnings – 144
- Warrants – 6
- Juveniles – 1
- Admin: Alcohol Badges, CHRI, Peddler – 25
- Arrests - 6
- Car Seat Installs - 2

9. Public Works Director Ricky Hunt – May 2026 Report

Mr. Hunt was not in attendance. Mr. Harris reported the following May items:

- Dumpster repair/replace – 1 - receiving 20 new dumpsters Wednesday
- Water Quality - 3
- Payment Agreement - 2
- Inspection - 1

- Street Repair - 2
 - Meter Change Out - 11
 - City Hall Office Maintenance - 1
 - Cut off and lock meter (nonpayment) – 29
 - City Park Repairs/Maintenance - 1
 - Check for Leak – 9
 - Final reading do not lock – 17
 - Garbage request – 12
 - Meeting with customer – 1
- TOTAL SERVICE ORDERS: 2,600

- Inmates worked 14 of their scheduled (15) workdays
- Routine sewer lift stations daily inspections – 9 lift stations, 7 days a week
- Sanitation (Residential & Commercial) – 53 loads collected, 180.41 tons of waste transported to the transfer station

Mayor Turner asked that a new dumpster in front of Tipsey Tomato.

10. Water Resources Wastewater/Water Laboratory Technician Bradley Filaski – May 2026 Report

Mr. Filaski addressed the Mayor and Council Members. He reported the following May items:

Water Treatment

- City wells produced 16.4 MG
- Purchased 5.8 MG from the County
- Flushed 2 hydrants for water quality
- Performed 195 laboratory tests on drinking water
- Collected and shipped all required monthly samples to EPD's lab
- Submitted all monthly operating reports to EPD
- Issued 2 boil water advisory to EPD
- Water loss for the month was 23.8%
- Prepared the 2026 Consumer Confidence Report
- Responded to 3 water quality work orders

WATER RECLAMATION:

- Discharged 14.3 MG of treated effluent into the Tesnatee Creek
- Performed 108 laboratory tests on influent and effluent wastewater
- Cleaned all UV lamps
- Submitted the discharge monitoring report to EPD
- Filled potholes with gravel on the road around the pond
- Greased blowers and cleaned air filters

INDUSTRIAL PRETREATMENT:

- Reviewed Cobb-Vantress and NOK self-monitoring reports

NEW BUSINESS

11. Approve Resolution 2026-07 Adopting the Master Fee Schedule for the City

Mr. Harris stated that fees have been removed from individual sections of the Code and consolidated into a single master fee schedule, making them more accessible and easier for the public to reference.

Motion by Council Member Sutton, seconded by Council Member Bowen and voted, unanimously, to approve Resolution 2026-07 Adopting the Master Fee Schedule for the City.

Council Member McDonald expressed his appreciation. He said the master fee schedule will be good for everyone.

12. Resolution 2026-08 Establishing the Parks and Recreation Board

Mr. Harris stated that the new Board will consist of five members serving three-year terms and will provide oversight for the City Park at Woodman and a new pocket park to be located at Talon Village. He further noted that the Mayor and each Council Member will each make one appointment to the Board.

Motion by Council Member McClure, seconded by Council Member Bowen and voted, unanimously, to approve the Resolution 2026-08 Establishing the Parks and Recreation Board.

13. Approve MountainCraft Builders, LLC Change Order #3 - Funded by SPLOST

Mr. Solmon stated that the change order includes soundproofing for the Council meeting room, upgrades to the double doors, installation of data drops, key fob access, fencing, and other related items, in the amount of \$10,568.49.

Motion by Council Member McClure, seconded by Council Member McDonald and voted, unanimously, to approve change order #3 in the amount of \$10,568.49.

14. Approve Resolution 2026-09 to Maintain a Temporary Moratorium on the Regulation of CBD Stores.pdf

Mr. Harris recommended maintaining the moratorium on the regulation of CBD Stores through June 15, 2027, and further recommended that no CBD stores be permitted to open within the City until a comprehensive study has been completed.

Motion by Council Member McDonald, seconded by Council Member Bowen and voted, unanimously, to approve maintaining the moratorium on Regulation of CBD Stores through June 15, 2027.

15. Approve Resolution 2026-10 to Maintain a Temporary Moratorium for New Smoke-Vape Shops for up to Twelve Additional Months

Mr. Harris recommended maintaining the moratorium on new smoke and vape shops through June 15, 2027, and further recommended that no new smoke or vape shops be permitted to open within the City until a comprehensive study has been completed.

Motion by Council Member McClure, seconded by Council Member Sutton and voted, unanimously, to approve maintaining the moratorium on smoke-vape shops through June 15, 2027.

16. FY2025-2026 Confiscated Funds Budget Amendment (added during the adoption of the agenda)

Mr. Harris addressed the Mayor and Council Members to request a budget amendment for confiscated funds. He said Judge Baker released the funds to the Police Department for the purchase of equipment. Revenue will be increased by \$2,700, and expenditures by the same amount.

Motion by Council Member McClure, seconded by Council Member McDonald and voted, unanimously, to approve the FY2025-2026 budget amendment.

CALLED MEETING/MEETING MINUTES

17. Approve June 1, 2026, Meeting Minutes

Motion by Council Member Bowen, seconded by Council Member McDonald and voted, unanimously, to approve the June 1, 2026 Meeting Minutes.

18. Approve June 4, 2026, Called Meeting Minutes

Motion by Council Member McDonald, seconded by Council Member McClure and voted, unanimously, to approve the June 4, 2026 Called Meeting Minutes.

EXECUTIVE SESSION MINUTES

19. Approve June 1, 2026, Executive Session Minutes

Motion by Council Member Sutton, seconded by Council Member McClure and voted, unanimously, to approve the June 1, 2026 Executive Session Minutes.

CITY ATTORNEY KEITH WHITAKER

Mr. Whitaker did not have any items to report.

CITY MANAGER KEVIN HARRIS

Mr. Harris did not have any items to report.

ANNOUNCEMENTS

Ms. Ritchie gave the announcements.

- 20. The Planning and Zoning Meeting scheduled for Thursday, June 25, 2026, has been cancelled
- 21. City of Cleveland Offices will be closed on Friday, July 3, 2026 in observance of Independence Day
- 22. The Cleveland/White County 250th Run for Freedom 5K will be held on Saturday, July 4, 2026, at Freedom Park. Registration is at 7:00 a.m., the 5K will be held at 8:00 a.m.
- 23. The Cleveland/White County 250th Fireworks Celebrations are scheduled for July 4th beginning at 5:00 p.m. Celebrations begin with an opening ceremony then throughout the evening, music, games, vendors, etc. will be continue until the fireworks begin at dark.
- 24. The City Council Meeting scheduled for Monday, July 6, 2026, has been cancelled
- 25. The White County Water Authority Meeting is scheduled for Thursday, July 9, 2026, at 7:30 a.m. at the White County Water Authority
- 26. The Downtown Development Authority meeting is scheduled for Thursday, July 16, 2026, at 3:00 p.m. at the White County Chamber of Commerce
- 27. The next Cleveland City Council Meeting is scheduled for Monday, July 20, 2026, at 6:30 p.m. at the Oak Springs Community Center

EXECUTIVE SESSION

Motion by Council Member McClure, seconded by Council Member Sutton and voted, to enter an Executive Session at 7:50 p.m.

28. Real Estate

Motion by Council Member McClure, seconded by Council Member Bowen and voted, unanimously, to adjourn the Executive Session and return to the Meeting at 8:58 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 Sutton and voted, unanimously, to adjourn the Meeting of June 15, 2026 at 9:00 p.m.