

City of White Georgia City Council Meeting December 4, 2023

Present at the meeting were Mayor Curtis Powell, City Clerk Robin Cochran, Councilmembers Stephanie Nicholson, Kim Billue, Gary Crisp, Charles Buttrum, and City Attorney Brandon Bowen.

Mayor Powell led us in the saying of the Pledge of Allegiance. Councilmember Nicholson followed with a prayer.

Mayor Powell asked for a motion to add two things to the agenda, PFAS remediation and GPS for city vehicles. Councilmember Nicholson made the motion. There was chatter amongst the council. Councilmember Crisp asked for signage on all city vehicles be added as well. Mayor Powell asked again for a motion to add these two items to the agenda. Councilmember Billue made a motion and Councilmember Buttrum seconded the motion. The motion passed with a 4-0 vote.

Mayor Powell asked for a motion to approve the October 2nd minutes. Councilmember Billue made a motion, and Councilmember Nicholson seconded the motion. The motion passed with a 4-0 vote.

Mayor Powell asked for a motion to approve the November 6th minutes. Councilmember Billue made a motion to approve, and Councilmember Crisp seconded the motion. The motion passed with a 4-0 vote.

City Clerk Robin Cochran gave the water dept report. She stated the city used 2,740,900 gallons of water in November. Cochran reported that the trash truck was still in the shop and there were three water leaks for the month of November. Cochran announced the trash pick-up schedule for the week of Christmas and stated there will be a dumpster for the citizens at city hall during that week for any excess trash.

Chief Jason Smith reported for the Police Department stating relocation of the homeless who were camping behind the Shell Gas Station had been accomplished. Councilmember Buttrum asked how many campers there were. Chief Smith stated six.

Cochran reported the results of the general election held November 7, 2023. She stated that Karissa Noland got 75 votes, Jean Swank got 68 votes, Charles Buttrum got 55 votes in the race for City Council with Noland and Swank declared the winners. Curtis Powell got 64 votes and Jane Richards got 49 votes in the race for Mayor with Powell being declared the winner. Cochran stated that the newly elected candidates would take office Jan 1, 2024. She asked for

a motion to accept the election results. Councilmember Buttrum made a motion to accept the results of the election and Councilmember Crisp seconded the motion. The motion passed with a 4-0 vote. Cochran continued with the second reading of the 2024 Budget and asked for approval. Councilmember Nichelson made a motion to approve the 2024 Budget. No one seconded, the motion failed.

Mayor Powell moved to unfinished business with the Wayne Davis Concrete plant rezoning. Attorney Leslie Simmons representing Wayne Davis Concrete, stated that they already presented the application to rezone the Yancey property. Councilmember Nichelson made a motion to approve the rezoning but with these conditions to put in a vegetation barrier to cut down extra noise/dust and if they need to do any type of crushing, not between 11pm and 6am. City Attorney Brandon Bowen asked Councilmember Nichelson if those were conditions to her motion to which she responded, "yes". Councilmember Crisp seconded the motion. Motion passed with a 3-1 vote with Councilmember Billue voting nay.

Mayor Powell moved forward to the rezoning of the parcel in between Signs and More and the Shell Gas Station from C1-C2. Richard Prince, Petro Partners, presented the council with a mockup of the building stating that the majority of the building will be for warehousing. Prince continued by explaining how his business will recycle the fuel they bring in to prevent it from going to the landfill. Councilmember Crisp asked if the tanks would be visible from the road. Prince ensured the tanks would be on the backside of the gated property and he'd do everything he could to prevent them from being visible. Councilmember Billue asked what would be in the tanks. Prince stated a mixture of sludge, gas, and water. Mayor Powell asked Prince what is a reportable spill, how he handles reportable spills, and how he mitigates the spill. Prince stated a reportable spill is 25 gallons in the state of GA, but that his company reports anything over 2.5 gallons and anything over 5 gallons they report to local fire department and let them decide. Prince stated to take it a step further, he's going to put the double walled tanks in a containment area so if there was ever a spill it would be contained, and they have spill response material on site. Mayor Powell opened the floor for public comments. Citizen Kesha Fussell asked Prince if he was able to share the pictures with them and asked where each component goes when he separates it out. Prince stated the water and fuel would go to recycling facilities. As for the sludge, he stated he worked with CW Matthews in the past, and they would use the sludge to mix in with their asphalt. Mayor Powell asked for a motion to approve the rezoning. Councilmember Buttrum made a motion to approve, and Councilmember Crisp seconded the motion. Motion passed with a 4-0 vote.

Mayor Powell moved to new business. First reading of the zoning application 092023001, S. Nelson Properties LLC, at property address 3338 Hwy 411, parcel number W004-002006 which is currently zoned as Industrial General, and they are wanting to rezone to R1. Attorney Leslie Simmons stated they want to put in 6 residential lots on the section of the property not in the flood plain. There was chatter amongst the council and City Attorney Brandon Bowen about the rezoning and annexation.

Mayor Powell continued with the first reading of zoning application 112023001, Talmar Capital, at property 1491 Cass-White Road, parcel number 009-0298-00 wanting to rezone from A1 to R4. Bradley Barnett with Talmar showed the council a mockup of what they have planned and said if the rezoning gets approved, they want the annexation to go forward. Barnett stated the project would be approximately 150 townhome units with a minimum of 1600 sq ft. Citizen Eddie Billue who works at Toyo Tires speaks up and says he's all for the townhomes as is everyone else he works with as they drive from Alabama, Tennessee, and other north GA cites. There was chatter amongst the council about the City's water and sewage capacity. Barnett stated that the city would receive at least \$300,000 in permitting fees. Mayor Powell asked if there will be an HOA. Barnett said yes. Councilmember Billue asks about the price point on the townhomes. Barnett with Talmar stated it would be around \$350,000 per townhome. Mayor Powell asked if the homes were going to be for sale and not to rent out. Falmar's spokesperson said "yes". Mayor Powell asks if they plan on reaching out to GDOT to talk about any potential traffic problems. Talmar's Barnett said they will when the zoning gets approved. Citizen Jean Swank asked about a timeline. Barnett stated that it would be 6-9 months to go through the engineering process and another 12 months after that for the development process. Mayor Powell opens the floor for public comments. There was some discussion amongst the citizens. Mayor Powell asks if there are any further comments to please approach the podium.

Mayor Powell gives the floor to the City Attorney Brandon Bowen. Bowen talks about the settlement for PFAS in the city water and the decisions that come with opting in and opting out. Bowen suggested we do not opt out. He stated we did not need a motion if the city opts in. The council agreed to opt in, no motion was made.

Mayor Powell asked for Christmas gifts for city employees. Councilmember Crisp makes a motion for \$50 cash bonus for each city employee, and Councilmember Nichelson seconded the motion. Councilmember Billue did not vote on the motion but stated no conflicts. Motion passed with a 4-0 vote.

Mayor Powell reported on the GEFA grant for the PFAS mitigation. He stated the grant was for \$1.8 million dollars. Mayor Powell asked for a motion to accept the GEFA grant. Councilmember Nichelson made a motion to accept the GEFA grant, and Councilmember Crisp seconded the motion. Motion passed with a 4-0 vote.

Mayor Powell asked about getting GPS for city vehicles and Councilmember Crisp wants to ensure the city logo is on all city vehicles. Councilmember Buttrum made a motion to approve GPS/City Logo for all city vehicles and Councilmember Billue seconded the motion. Motion passed with a 4-0 vote.

Mayor Powell opened the floor for public comments. Citizen Eddie Billue passed out information on the hazards of a concrete plant stating eventually the runoff will seep through and affect our ground water.

Mayor Powell asked for a motion to adjourn. Councilmember Billue made the motion and Councilmember Nicholson seconded the motion. Motion passed with a 4-0 vote. Meeting adjourned at 8:05 p.m.

Respectfully submitted,



Robin Cochran

City Clerk

City of White

Attest:



Curtis Powell, Mayor

City of White