

City of White Georgia City Council Meeting September 11, 2023

Present at the meeting were Mayor Curtis Powell and Councilmembers Stephanie Nicholson, Kim Billue, Gary Crisp, and Charles Buttrum.

Mayor Powell called the meeting to order at 7:05pm and led with the pledge of allegiance. Council Member Nicholson followed with a prayer. Afterward, Mayor Powell asked everyone to join him in a moment of silence for the victims and their families who suffered a great loss on this day 22 years ago.

Mayor Powell asked for the approval for the August 7th minutes. Councilmember Nicholson made a motion to approve the minutes with Councilmember Billue seconding the motion. Motion carried with a 4-0 vote.

Mayor Powell continued with the first reading of the zoning application submitted by Mr. Prince with Petro Partners, application number 072023-001. Prince stated that they're looking to rezone the property between the shell and the sign shop to C2 for office space and facilities. Mayor Powell reminded the council that the property in question that is being heard today is to be zoned from C1 to C2 if the motion carries. Councilmember Billue asked Mr. Prince what other than office space would be there? Mr. Prince stated that there will be some process tanks to separate the contaminants from the water. Powell asked Prince if he had his bigger version of his concept on paper? Prince brought it forward for the Mayor and Councilmembers to view. Powell asked if there was an existing easement there, to which Prince said yes. Councilmember Billue asked about the process and how it worked. Prince explained the entirety of the job and responsibilities of his company. He stated his company cleans fuel tanks, they get water and trash out of them, and sends them off to different places to recycle the product so it doesn't go into landfills. Powell asked if the waste will be taken away. Prince stated that once processed out they're left with a sludgy material and that goes to a title D landfill. Council Member Buttrum asked if there was anything flammable? Mr. Prince said yes, but it will be a double wall container and they'll have a containment space. Councilmember Crisp asked about truck traffic. Prince stated that his business has a Dodge 3500 and 20 foot trailer that will leave in the morning, and they're usually gone 3-4 days before they come back, there would be virtually no impact on traffic. Prince continued stating they might have one or two trucks a month that pick up the recyclables. Councilmember Buttrum asked if Prince had any existing processing places to which Prince replied, no. He said he is new to this but has run a facility like this. He went on to say he's been doing this since 2008 and has run a processing facility for a company South of Atlanta. The City Attorney, Elliot came in at 7:15pm. Councilmember Buttrum asked if Prince had any business in Bartow County.

Prince said no, but the gentleman south of Atlanta doesn't do much commercially, he does a lot of airport operation, and Prince stated that he works very closely with the EPD and the Georgia Fire Marshall. The council all told Mr. Prince they'd help him get started because there is a need for this in the state. The next closest one is in Savannah, Georgia. Councilmember Buttrum asked about the smell to which Prince assured him that there would be no smell. Councilmember Billue asked about the environment and hazards. Prince informed everyone that they are taking steps to contain everything, and he explained that there are rules in place for reportable incidents, but as a company has never had a reportable incident which is anything 25 gallons or more. Mayor Powell opened the floor for public comments on the application. No one came forward. Powell closed the public comments section.

Mayor Powell moves to application 002, but states that Attorney, Leslie Simmons had previously told the mayor that she was going to be late and tells Mr. Davis she asked to move his application to the bottom of the agenda. Davis stated he was fine with that.

Mayor Powell says we need to back up as we have one more set of meeting minutes to approve, we were able to find the February 6th, 2023, recording and used that to create the minutes. Councilmember Buttrum asked when it was emailed to them. Powell stated it was sent last Tuesday. Buttrum said he didn't remember receiving those minutes to read. Buttrum asked Councilmember Crisp if he got the minutes, to which he replied he didn't think so. Mayor Powell suggested tabling this until October. Councilmember Buttrum made a motion to table with Councilmember Crisp second. Motion passed with a 4-0 vote. Powell informed council that copies of minutes were emailed on Aug 29th.

Jimmy Nichols was unable to make it to the meeting so no water dept report was presented.

Chief Smith stated everything has been running smoothly. His department continues their daily stops on Richards Road getting the trucks that are crossing the tracks. Smith stated they will continue to follow the school buses in the afternoon. Mayor Powell asked about the link regarding the motor carrier compliance division and asked if we have been forwarding those company names to the Federal Government? Chief Smith stated no, citations have been written under city ordinance so it's not a state offense. Councilmember Nicholson said she wanted to take this opportunity to educate people about going around vehicles who are turning left on to Hwy 411. Smith stated that this is an ongoing issue and there are appropriate places to pass. He sees issues at East Rocky and West Rocky and at the Shell Gas Station, as well as using the turning lane at the post office to go around vehicles. He stated an appropriate place to pass right is in front of the Doller General which has a lane that allows passing. Smith stated he knows this is an issue and he and his team are doing what they can to address it.

City Clerk, Robin Cochran was unable to attend this meeting. Her assistant, Brianna Shuping reported for city hall. Shuping stated who qualified for the upcoming election:

for Mayor, Curtis Powell and Jane Richards, and for City Councilmember, Jean Swank, Karissa Noland, and Charles Buttrum. She stated that the early voting would be held at the board of elections in Cartersville from October 16th-21st, October 23rd- 28th, and October 30th- November 3rd. The last day to register to vote is October 10th. Shuping stated the general election is November 7th White Methodist Church from 7am-7pm.

Mayor Powell stated he got an update from the engineer firm doing the PFOS study, we did get all the letters and did meet the categorical exclusion which means we didn't have to do any of the environmental parts up front. The engineer already ran the notice because by law we must give a 30-day notice that we are moving forward with the project and the engineer will start on the three pronged approach to determine which method would be the best to mitigate the PFOS in the water.

Mayor Powell moved to unfinished business. The first thing on his agenda was the Baseball field lease. Powell asked the City Attorney, Elliot, if he and Bowen were working on the lease. Elliot stated they are in the final stages of getting it all tidied up. Powell asked for a motion to be tabled until the next meeting. Councilmember Buttrum motioned to table and Councilmember Crisp seconded the motion. Motion passed with a 4-0 vote.

Mayor Powell moves to new business. Powell started with the first reading of the adult entertainment ordinance. He said that he spoke with our City Attorney, and Bowen suggested revising the ordinance. He stated it did go before the planning and zoning committee on August 17th and was recommended for approval. Mayor Powell stated it was sent out to all council members for review and asked if anyone had questions. Councilmember Buttrum asked Councilmember Billue if she had any questions as he thought she mentioned a question she had. Councilmember Billue said she didn't have a question, just some things she's observed. Powell asked if there were any suggestions or anything they'd like to include. Councilmember Nichelson said under location it says it must be 100 ft from a licensed daycare or worship center or anywhere that sells alcohol and that would put it at the North end of the city. Powell stated that the supreme court ruled that they have the first amendment right to come in. The only thing we can do is try to limit what it brings with it and with this it really limits it to the north end of the city. Councilmember Crisp asked what the zoning would be. Mayor Powell stated it would be heavy industrial. City Attorney Elliot stated adult entertainment is protected by the first amendment and stated that that was a strong protection. Ordinances in the past have gotten shut down because it completely bans or focuses limiting the ability to establish a location and what this ordinance does, it doesn't prevent them from coming in, it manages the negative secondary effects of the adult entertainment establishments. The goal is to allow it to happen, but to protect our city by managing the secondary effects. Powell said that his only concern is he wants to make sure we have enough of a handle on it that they can't come in under false pretenses of something else. Elliot continued stating that they'll still have to apply for the necessary permits, so it'll be clear if they're trying to come in and get something in under our noses. With the things they must follow to get the permits and the Ordinance

it will keep people from wanting to come in under false pretense. Council member Nichelson asked what the North end of the town was zoned. Powell states it is industrial and over by Bobby Lowery is Industrial. Councilmember Nichelson asked if they come up here to rezone to HEAVY industrial, can we just say no? Mayor Powell told her no; you must have a legitimate reason. Nichelson asked about the fees and asked if we were still in the negotiation stage of discussing these fees. Mayor Powell said yes, this is the first reading, it won't be voted on tonight.

Mayor Powell moved on to the North Georgia Water Audit. Powell stated we only had one responsive bidder. Keck and Wood were the only bidder to the RFP that was sent out in August. Powell asked for a motion to enter into an agreement with Keck and Wood to perform the audit work. Councilmember Billue made a motion to enter into an agreement with Keck and Wood. Councilmember Nichelson seconded the motion. Motion carried with a 4-0 vote.

Mayor Powell moved on to talk about putting GPS in the city vehicles. Powell stated he talked with Peter Olsen, and they switched to Verizon a couple years ago and are very happy. Councilmember Crisp suggested waiting until we see what the money situation will be. Councilmember Nichelson said that she agreed with Crisp. Councilmember Buttrum suggested tabling this discussion for now. Powell asks for second, Councilmember Nichelson seconded. Motion passed with a 4-0 vote.

Mayor Powell moved on to the new sanitation fee schedule. Powell stated he did a cost revenue analysis and discovered we were in the red monthly, so we need to consider increasing the rates. Powell reminded everyone that we still have a loan with GEFA for the trash truck. We owe about 7 payments or \$19,000 annually. Councilmember Crisp stated 7 payments of \$19,000 that's more than we owe on it. Powell said yeah, there was the water dept truck in the same loan. Councilmember Billue reminded Mayor Powell that it was another police vehicle we bought when we bought the trash truck. Councilmember Buttrum said we paid \$116,000 for the trash truck. Councilmember Billue said it only ended up being about \$80,000 for the trash truck when we got the grant. Councilmember Crisp asked if we could use the SPLOST money to pay it off. Powell stated yes. Councilmember Buttrum said that's what he'd recommend. Powell said with the money we could pay the truck off and the two police cruisers with SPLOST money. Councilmember Crisp asked if it was coming out of the 2020 SPLOST. Powell said we could use the 2014 and the 2020 SPLOST we can use them together. Crisp said he'd have to read it again and he does have questions as to what the money can be used for. Powell said he was wondering the same thing and he was talking with the accountant, Tammy Galvis and she said these are the same, the only difference is the amount that we allocated for each. We can use the SPLOST money and we're able to pay off the GEFA loan with just the 2014 SPLOST. Crisp said he'd be fine with it. Powell said he reached out to Peter and talked to him about this, and he said it was a great idea and any type of vehicle is a capital investment. Powell said the only issue is we're going to have to move the money into the 2014 SPLOST account because it's currently sitting in Water/Sewer account. For accounting purposes, it needs to come

out that account. Even doing it this way, Powell says we still need to increase the fees. Councilmember Crisp asked if we take our trash to the dump. Powell said that it goes to the transfer station run by Waste Management. Councilmember Buttrum asked how they charged us. Powell said by the ton. Councilmember Nicholson said that it was best as it is, because our truck won't be subject to all the tire damage we'd endure if we took the trash directly to the landfill. Crisp reminded everyone that that's just a hazard of the landfill. He used to haul 2-3 loads a week and came across a flat occasionally. Councilmember Buttrum asked what we're paying Waste Management every time versus what the landfill would charge. Council member Billue said you also must factor in tires. Mayor Powell said we just got a bill for a couple of tires, and it was over \$600 for that replacement. Council member Buttrum asked if Waste management recycles plastic. Mayor Powell says no, it strictly just keeps us from having to go the dump. Powell stated he will find out the cost of Waste management and the cost of us taking it to the landfill ourselves. Powell asks for a motion for the fee schedule to be tabled so he can investigate further. Councilmember Crisp made a motion to table. Councilmember Buttrum seconded. Motion passed with a 4-0 vote.

Mayor Powell called up Mr. Davis and stated he was trying to wait for Attorney, Leslie Simmons to show. Application number 072023-002 Wayne David Concrete across from TOYO plant. Powell said that the Planning and Zoning met on August 17th and recommended approval for this request. Mr. Davis states that he's been in business for over 50 years and that they do serve Bartow County, but this would be a new location for him. Powell asked about air quality. Davis stated that they have an air quality permit as well as a storm water management permit. Davis reported they will be using an engineer from Breman Georgia- Simple Solutions. Councilmember Crisp asked if the project would take the whole property. Davis said yes, the whole 14 acres and they will remove the trailers and houses. Crisp asked about the hours of operation. Davis stated it would depend on demand. Councilmember Billue asked how this business would be beneficial to the citizens in the city. Davis stated it should create some jobs in the area and he wants to hire as many locals as possible. Davis continued by saying the driver's pay scale is \$25 an hour at 5 years you're looking at around \$30 an hour. Billue asked how many people it would employ. Davis stated initially be about 10-12 people, 7-8 trucks, and 3-4 personnel members in the yard. He stated they offer health benefits, retirement, and insurance. Councilmember Buttrum asked if they're going to be like the plant South of the property now. Davis stated it will be similar, yes. Mayor Powell asks how much they would be doing out of that plant per year. Davis said he estimated \$100,000 a year with about \$80,000 to build the plant. Davis stated the investment would be 1.7 million and would go on our tax base, so that would help. Billue reminded him that we don't have city taxes, so it really wouldn't benefit us. Mayor Powell opens the floor for the public to speak. No one spoke. Powell closed the public speaking portion of the meeting.

Mayor Powell asks Chief Smith if anyone has signed up for the public comments. Mayor Powell calls on Jean Swank. Mrs. Swank starts by saying she is running for a seat on the council along with Charles Buttrum and Karissa Noland. Mrs. Swank said

she wanted to let everyone know she really thinks there's a lot of enthusiasm to bring the city together and she wants to help. The planning and zoning commission thought about what was needed to make White more attractive to visitors. A nice restaurant, shopping centers, and other things. She wants to create an inclusive community where we can get together for events. Mrs. Swank went on to say that she and Councilmember Nichelson are especially interested in the elderly in the community. Mrs. Swank started sharing ideas about fun things they could do with the senior citizens if they were able to get to the clubhouse or reception hall one day a week. Swank said she is very comfortable with this part of her job and said she's not comfortable going door to door campaigning. She also told everyone that she had signs in her car if anyone wanted one to put in their yard. Nichelson took this moment to publicly thank Swank for her time during the transition between clerks and that her hard work didn't go unnoticed. Mayor Powell Seconded the compliment.

Mayor Powell asks for a motion to adjourn. Councilmember Buttrum made the motion with Councilmember Crisp seconding the motion. Motion passed with a 4-0 vote. The meeting adjourned at 8:05PM

Respectfully submitted,



Robin Cochran
City Clerk

Attest:



Mayor Curtis Powell