



City of White Georgia
City Council Meeting
June 10, 2024

Present at the meeting were Mayor Curtis Powell, Councilmembers Stephanie Nicholson, Jean Swank, Karissa Noland, and Gary Crisp, City Clerk Robin Cochran, and City Attorney Brandon Bowen.

Mayor Powell called the meeting to order at 7:00pm and led the pledge of allegiance and Councilmember Nicholson followed with the invocation.

Mayor Powell began with the review and approval of the June 10th agenda by stating that Powell received a PFAS quote from the EPD laboratory in Atlanta, Georgia and they would provide sampling for 24 samples and asked for a motion to add this to the agenda. Mayor Powell opened the floor for discussion. No discussion so Powell asked for a motion. Councilmember Nicholson made the motion to add it to the agenda under new business. Councilmember Crisp seconded the motion. Motion carried with a 5-0 vote.

Mayor Powell moved to the approval of the May 6, 2024, council meeting minutes. Powell opened the floor for discussion. No discussion so Powell asked for a motion. Councilmember Nicholson made the motion to approve. Councilmember Noland seconded the motion. Motion carried with a 5-0 vote.

Mayor Powell opened the floor for public comment portion of the meeting. Citizen Clifford Kellogg addressed the council. Kellogg wanted to express his concern with people hanging out at the basketball court late at night and suggested security cameras or forcing a stop time as they are out playing past curfew. Powell said he would get with the security team to see what it would take to install a security system. There was discussion amongst the Mayor and Chief Police, Jason Smith, on what they thought would be the best way to handle the situation and Powell stated the city would investigate it. Powell closed the public comments.

Powell moved to the public hearing for the second reading for SA Land Group Zoning of the Dunn property to R1 to R4. Ethan Calhoun addressed the council. He reminded the council what the rezoning from R1 to R4 was for the townhomes. Calhoun went over the developmental procedures and the future land use map if the rezoning gets approved and the impact the rezoning would have on the city. He continued by restating the transportation solution to ensure there wouldn't be any increase in traffic. Also, SA Land Group would also implement a turning lane, the townhomes would have an HOA, trash pick-up, and the vegetation would be left untouched to create an additional visual buffer. Powell asked the room if they had any questions. There were none, Powell asked Adam Baker, a developer with SA Land Group to speak about this development. Baker started by explaining who Ethan Calhoun was and his impact on other municipalities and why his input to this development was important to his business and the City of White. Baker reiterated all the positive points Mr. Calhoun mentioned. Baker said that they would also be looking to add a sidewalk. He went over landscaping and developmental setbacks, and he talked about code requirements and code density SA Land Group must meet during this developmental process. There was chatter amongst the mayor, city attorney, the council, and Mr. Baker. Mayor Powell opened the floor for public comments. Citizen and TOYO employee Eddie Billue addressed the council. Billue boasted about the rezoning and gave many positive outcome examples of what to expect. He continued by stating that over 200 TOYO employees have completed the survey for possible assistance in purchasing a home. Billue reiterated the distance the current employees must travel to and from work after a 12-hour work day. COO Patrick Lintz addressed the council. Lintz gave his support on the rezoning and development and reiterated his implementation of a plan to assist with transportation of TOYO employees. Mayor Powell asked if anyone else wanted the opportunity to speak either in favor or against this rezoning and development. Citizen Tim Nichelson addressed the council in support of the rezoning and development saying he is all for growth but voiced his concerns about the water quality in the city. Pastor Jerry Jude addressed the council. He voiced his concerns about the water quality in the city saying he was caught off guard. Mayor Powell reminded Jude that this was public comments for the rezoning and not water quality. Citizen, Kim Billue interrupted Jude and Powell by saying the water quality was an issue back in 2022 and nothing was done. Powell reminded her there were two tests done in 2021 and in 2023 and that is the only testing that has been done for PFAS in the city and asked Billue to give Jay (from Sweitzer's office, the

City's engineer) the opportunity to speak about it later in the meeting when they were ready to discuss the water. Jude tried to speak out on it again, but Powell told Jude he would allow him to speak on the water later as they were talking about rezoning right now. Powell asked again if anyone would like to speak in favor of or against this SA Land Group. There were none, so Powell closed the public comments. Adam Baker asked if he could address some concerns. Powell agreed. Baker thanked Jude for his comments about the water quality and informed the council SA Land Group will utilize a water line that goes from Bartow County to TOYO. Baker explained how this process would work for billing from the City of White. Baker continued by telling the council that part of this development is required to do water testing regardless of where the water is coming from or being tapped into. Mayor Powell opened the council to discussion. Councilmember Crisp mentioned that the engineer stated the city's system would have it, and now Mr. Baker said the city will have to buy it from the County. Baker stated he got a water and sewer approval letter from the city already saying it can be provided through Bartow County. Crisp wanted to speak to pastor Jude's water concern. Crisp stated that the city water is tested regularly so the city has reports. Powell reminded Crisp that the only testing for PFAS was in 2021 and in 2023, the monthly ground water testing is different. Powell asked for any other questions. No questions so Powell asked for a motion. Councilmember Swank made the motion to approve, with the conditions as shown on the plat. Councilmember Nicholson seconded the motion. Motion carried with a 3/2 vote with councilmembers Noland and Crisp opposing.

Councilmember Nicholson asked Mayor Powell if she could say a few words. Powell obliged. Nicholson spoke on pros and cons on the development, but overall is for the rezoning, but she wanted it to be known she didn't come to this decision easily as she does have the citizens in mind and does care about the needs and wants of the citizens.

Mayor Powell moved to the second reading of the Storm Water Ordinance. Powell opened the floor for public comments. There were none and Powell closed the public comments and asked the council if they needed to discuss anything before proceeding. No one spoke. Powell asked for a motion. Councilmember Nicholson made the motion to approve the Ordinance. Councilmember Crisp seconded the motion. Motion carried with a 5-0 vote.

Powell moved to the sign ordinance update. Powell reminded the council of the purpose of the ordinance. Powell opened the floor for public comments.

There were none. Mayor Powell closed the public comments section and gave the floor to the council members. Councilmember Swank made the motion to table until July's meeting in 2024 so she can review and get more information. There was some discussion amongst the council and the mayor. Mayor Powell asked for a second to table. Councilmember Crisp made the motion to table until next month's meeting. Councilmember Swank seconded the motion. Motion carried with a 5-0 vote.

Mayor Powell moved to the first reading for Stephanie Beck at 458 Old Tennessee Hwy. from R4 to Industrial Heavy. Powell said Beck spoke with him earlier and asked for it to be tabled until July. Mayor Powell asked for a motion to table. Councilmember Nichelson made a motion to table this until next month's meeting. Councilmember Crisp seconded the motion. Motion carried with a 5-0 vote.

Mayor Powell moved to announcements and reports. City Clerk Robin Cochran addressed the council to give her report. Cochran stated that she received one RFP for the audit, Estes & Walcott, and they are wanting to start July 1st. Cochran stated this is the only company who responded and agreed to do the audit for all four years. Mayor Powell asked for a motion. Councilmember Nichelson made a motion to approve. Councilmember Noland seconded the motion. Motion carried with a 5-0 vote. She updated the council on the 2025 festival, still needing sponsors for this event. Cochran continued by announcing Code Red as the city's mass alert system and stating that the Fines and Forfeitures Schedule Update had been sent to the judge and was returned with a couple of recommendations, to which Cochran and councilmember Nichelson had already made the updates and presented the council with a copy. Mayor Powell opened the floor for discussion. No discussion so Powell asked for a motion. Councilmember Nichelson made the motion to approve the Fine/Forfeitures Schedule effective July 1. Council member Crisp seconded the motion. Motion carried with a 5-0 vote.

Chief Smith addressed the council to give his report on the Police Department. Smith stated that it's been business as usual and had nothing to report.

Water Superintendent Jimmy Nichols addressed the council to give his report for his department. Nichols stated that he had a list of nine items to surplus and gave their minimum bids. Powell asked for comments, but

there were none, so Powell asked for a motion on Nichol's surplus list with its minimum bids. Councilmember Nicholson made the motion to approve. Councilmember Noland seconded the motion. Motion carried with a 5-0 vote.

Mayor Powell moved to New Business, the bid proposal for the yard repair at 66 Richards Rd stating that was the only bid he received. Powell opened the floor for comments and discussion. Councilmember Nicholson said she would like to get a couple more bids before taking a vote. Councilmember Crisp asked to go into executive session to discuss. Attorney Brandon Bowen asked Crisp for what reason, Crisp stated that it was for possible litigation. Bowen reminded the council that to go into executive session due to possible litigation there must be a credible threat of lawsuit being filed, and since there is no lawsuit being filed, it wouldn't qualify. There was chatter amongst the council and attorney. Councilmember Crisp motioned to table this topic until July's meeting. Mayor Powell asked for a second motion to go into executive session, there was not a second, the motion died. Powell stated there was a motion to table until July's meeting and asked for a second. Councilmember Nicholson seconded the motion. Motion carried with a 4-1 vote (Powell opposing).

Mayor Powell moved to the PFAS EPD Lab quote. Powell stated they would do 24 test samples and test for a year, however if during the testing process it comes out the city's numbers are staying steady, they will cut those numbers down to cost per sample. As of right now, it would cost \$350.00 per sample, \$8400.00 in total. Powell opened the floor for discussion. Councilmember Nicholson asked about the other wells. Powell said the wells they were concerned about are well 1 and 2 and if the city tested the other wells, it would be an additional \$350.00 per well. There was discussion amongst the council and Jay Renew (From Sweitzer's office, the city engineer). Mayor Powell asked if anyone else had any questions or concerns. No questions so Powell asked for a motion. Councilmember Crisp made the motion to approve. Councilmember Swank seconded the motion. Motion carried with a 5-0 vote.

Mayor Powell gave the floor to Jay Renew. Renew said he was working with Bartow County on a water connection, the closest connection point being on Richards Road. Renew stated he was still waiting for word back from the county and gave a time frame of 1-2 weeks. Renew continued by stating that water exploration does take some time and that he was working with a

geologist right now and it would be a few months before that option was available. Powell stated that if the city decided to connect into Bartow's water there could be potential increase in fees with the county. There was discussion amongst the council and Jay Renew. Mayor Powell opened the floor for discussion. Citizen Kesha Fussell spoke out on exploring different water sources. There was more discussion. Pastor Jerry Jude asked to speak again. Jude told the council he was offended he got interrupted by Powell when he tried to speak on water quality. Powell admitted it wasn't his intent to offend, he was trying to keep the meeting on track, and they were discussing rezoning, not PFAS. Powell asked if anyone else wanted to speak. Council member Nichelson gave her perspective as an elected official. After Nichelson finished her speech, several citizens shared rebuttal words. Citizen conversation was stopped by Mayor Powell, and he asked for a motion to adjourn. Councilmember Nichelson made the motion to adjourn. Councilmember Crisp seconded the motion. Motion carried with a 5-0 vote and the meeting adjourned at 8:30pm.

Respectfully submitted,



Robin Cochran
City Clerk

Attest:



Curtis Powell, Mayor