

1. Mayor Pro-Tem Lewis called the meeting to order and Ald. King gave the invocation.
2. Minutes of the April 23, 1984 regular and May 7, 1984 special meetings were read and approved.
3. Mayor Pro-Tem's Comments:
- (a) Mayor Pro-Tem Lewis stated Ald. King would attend the meeting on May 21, 1984 with Jim Higdon, Director of the Dept. of Community Affairs regarding the Block Grant in the absence of Mayor Burdette.
  - (b) Mayor Pro-Tem Lewis stated the street department has been busy due to the break in the weather including storm drain work, tree trimming and etc.
4. Aldermen's Comments:
- (a) Ald. King stated the Police department made 99 traffic cases, 11 DUI cases, and issued 150 warning tickets. Fines collected for April was \$9,098.00 with 27 prisoners serving 47 days in jail. Investigators worked 76 incidents; officers answered 43 alarms; provided 103 escorts and unlocked 46 cars. The Fire department answered 21 calls, including 5 false alarms for total property damage of \$20,650.00 during April, 1984 and completed 23 building inspections.
  - (b) Ald. Bennett stated the water plant pumped in excess of 293,000,000 gallons of raw water during the month of April, 1984. The water, sewer and electric departments are operating sufficiently.
  - (c) Ald. Meadows stated his recreation and airport reports would be given at the end of the month.
5. Public Comments:
- (a) A Public Hearing was held on the James B. Langford request to rezone his house and lot on Piedmont Street from R-2 to O & I to allow for an office/home combination on the property. Ald. King stated a sign had not been placed on the property which was visible from the street as the ordinance required. Mr. Langford stated he had placed a sign in the front as he had been instructed, but that the sign could have been knocked down without his being aware since he used the back entrance. After discussion, Ald. Meadows made a motion that the applicant was in substantial compliance with the sign and the request could be considered, 2nd by Ald. Bennett with Ald. King voting negatively. Mayor Pro-Tem Lewis voted affirmatively, motion carried. Ald. King stated the area was residential and he felt it was inappropriate to rezone a single lot in the center of the R-2 zoning. He also stated a joint drive way was used for the two houses and no parking was available. Mr. Langford stated if he used part of the house for an office he would widen the drive way, tear down the existing garage in the back and use that area for parking. After further discussion, Ald. King made a motion to deny the request. There was no second to the motion. Ald. Bennett made a motion to approve for Office and Institutional zoning (O & I) 2nd by Ald. Meadows, Ald. King voted negatively, motion carried 2 to 1.
  - (b) A Public Hearing was held on the request to purchase and renovate the building east of the Post Office by Carol and Bob Nance through the Downtown Development Authority at approximately \$50,000.00. There were no public comments. Ald. Bennett made a motion to adopt a resolution approving the request and authorize Mayor Pro-Tem Lewis to sign the resolution, 2nd by Ald. Meadows with Ald. King voting affirmatively.

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- (c) A Public Hearing was held on the request to purchase and renovate the Beamer building north of Irving Ostuw on Park Avenue by Kemp Mauldin through the Downtown Development Authority at approximately \$53,000.00. There were no public comments. Ald. Meadows made a motion to adopt a resolution approving the request and authorize Mayor Pro-Tem Lewis to sign the resolution. 2nd by Ald. Bennett with Ald. King voting affirmatively.
- (d) Carsie McCall, manager of the Striker Apartments, stated the condition of the ditch between the apartments on Elm Street and the property of Mr. Jolley was unsafe and was posing a water problem for Mr. Jolley and residents of the apartments. Supt. Hobgood stated the city policy regarding drainage tile required the property owners to pay for the tile and the city would provide the labor, except in areas where the problem posed a hazard for several people and a large area. Mr. McCall stated he understood the city had an easement for a portion or all of the area in question. Supt. Hobgood stated he would verify. The Council asked a cost estimate of pipe be made and reported at the May 28, 1984 meeting.

6. Old Business:

- (a) A 2nd reading was given to the Ruth and Jewell Fuller annexation ordinance request for lot 10 of the Black Oaks Subdivision for R-1 zoning. Ald. Bennett made a motion to waive the 3rd and 4th readings and approve the annexation for R-1 since the size of the lot conformed to the code, 2nd by Ald. King with Ald. Meadows voting affirmatively, motion carried. (Ordinance No. 130)
- (b) Mayor Pro-Tem Lewis stated the Stanley Simpson annexation ordinance request had been withdrawn.

7. New Business:

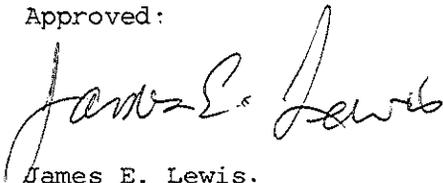
- (a) A first reading was given to an annexation ordinance request of Carriage Industries, Inc. for Tract II, in Land Lots 264, 265 of the 14th District, 3rd Section of Gordon County, Georgia for approximately 26.18 acres off South Industrial Parkway for Ind.-H zoning.
- (b) An application for annexation was presented by Pierce Nesbitt for Lot No. 125, Block K, Morning Side Addition for R-1 zoning. The Council stated the size of the lot did not conform to the city's zoning requirements for R-1 and asked Mr. Bowman to review the situation with Mr. Nesbitt.
- (c) An application for annexation was presented by Naula Labrack for Lot No. 126, Block K, Morning Side Addition for R-1 zoning. The Council stated the size of the lot did not conform to the city's zoning requirements for R-1 and asked Mr. Bowman to discuss with Mrs. Labrack.
- (d) An application for annexation was presented by Jacqueline B. Goode for parcel one on West Drive across from Belmont Church for R-1 zoning. The Council stated the size of the lot did not conform to the city's zoning requirements for R-1 and asked Mr. Bowman to discuss with Mrs. Goode.
- (e) A 1st reading of an annexation ordinance request was presented by Gene Holbrook for a lot 140' x 200' on Highway 53 East adjoining Starlite Groceries for C-2 zoning.
- (f) A request was presented by William and Norma Jackson for rezoning of the lot on Highway 156 adjoining the Health Spa to allow for retail sales. The request being to rezone from R-1 to C-2. The Council set the public hearing for May 28, 1984 at 7:30 P.M. and asked they be notified to post a notice on the property of the rezoning request.
- (g) A request was presented by Carriage Industries, Inc. for Tract I, Land Lots 264, 265 14th District, 3rd Section of Gordon County Georgia for rezoning being from C-N to Ind.-H. The Council set the public hearing for May 28, 1984 at 7:30 P.M. and asked they be notified to post a notice on the property of the rezoning request.

- (h) Hugh Dell West filed a request for a zoning variance for the former Hudgins Building on Highway 41 South which he is remodeling. The request was for a side variance of 16 ft.; a front variance of 4 ft. and 28 ft. variance for a sign on the north west property line. The adjoining property owners, Frank and Kayanne Walraven stated they had no objections to the new portion being located on the original position of the building which had been removed. Ald. Meadows made a motion to grant a 16 ft. side variance; a 4 ft. front variance and a 28 ft. sign variance, 2nd by Ald. Bennett with Ald. King voting affirmatively, motion carried.
- (i) A variance request was made by Barbara Long for 25 ft. on the east and west at the corner of Ridge Row, and 2nd Street to allow for a 12' x 22' addition to her house. Her lot dimensions being 44' on 2nd Street, 111' on Ridge Row, 24' in the back and 110' on the east side. After discussion, Ald. Bennett made a motion to approve the 25' variance, 2nd by Ald. Meadows with Ald. King voting affirmatively, motion carried.
- (j) A wine package license application was presented by James D. Thomason for the Oasis Package Store on Highway 53, East, South side. The Council set a public hearing for May 28, 1984 at 7:30 P.M., City Courtroom.
8. City Supt. Hobgood stated he had asked Sweitzer & Peoples Engineers to review the Marvin Shuler Construction Company bid for the city's water and sewer extension work for the next 12 months. He read a letter from Mr. Sweitzer stating the price was within the range of construction of this type and would recommend acceptance. Mr. Hobgood stated he recalled another occasion when a single bid for sewer work had been made to the Industrial Development for the new Industrial Park off 41 South, and it had been accepted in order to proceed with the work since the price was in an acceptable range. Based on these factors, Supt. Hobgood recommended the bid be awarded. Ald. Meadows made a motion to award the bid to Marvin Shuler Construction Company for the next twelve months for water and sewer extension, 2nd by Ald. King with Ald. Bennett voting affirmatively, motion carried. Supt. Hobgood presented bids on a Rotary mower for the street department. They were: Calhoun Farm for a Woods Rotary Cutter - \$1,895.00; North West Ga. Tractor, Cartersville, John Deere Rotary, \$1,895.00; Smith Equipment, Calhoun, for a light weight Allis Chalmers Rotary for \$1,435.00 and a heavy duty for \$1,535.00. Supt. Hobgood recommended the heavy weight Allis Chalmers from Smith at \$1,535.00. Ald. King made a motion to approve the recommendation, 2nd by Ald. Bennett with Ald. Meadows voting affirmatively, motion carried. Mr. Hobgood stated the water-sewer departments made 29 water taps and 4 sewer taps in April and was now doing water extension work on 136 - Nicholsville Road.
9. Mr. Ray Cohn of Southeastern Consultant Engineers, Inc. reviewed the city's current rate structures at length. He stated the sur charge in effect at this time was recovering the rate increase charged by the wholesalers, and he proposed the methods to incorporate the sur charge into the rates and maintain the same level of income from the electric department. No official action was taken at this time. Mr. Cohn asked the Council to review in depth and forward any questions to him.
10. (a) Attorney Thomas E. Shanahan presented the lease agreement with Mr. and Mrs. Harold Brooks regarding the two acres near the water plant as per the approval at the prior meeting. He asked the Council to review and if approved to authorize Mayor Pro-Tem Lewis to sign. Ald. Bennett made a motion to authorize Mayor Pro-Tem Lewis to sign on behalf of the city, 2nd by Ald. Meadows with Ald. King voting affirmatively, motion carried.

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- (b) Mr. Shanahan presented an In-user agreement with Data General which he had reviewed and recommended the Council sign following an addition made by him requiring the vendor to certify the computer operational after delivery in addition to the certification of HMS. After discussion, Ald. Bennett made a motion to approve and authorize Mayor Pro-Tem Lewis to sign, 2nd by Ald. King with Ald. Meadows voting affirmatively, motion approved.
- (c) The Council reviewed a lease with Carriage Industries, Inc. regarding a hanger to be located on city property at the Tom B. David Airport for a period of 15 years at which time the hanger would become the property of the city. Ald. Meadows made a motion to approve and authorize Mayor Pro-Tem Lewis to sign on behalf of the City of Calhoun, 2nd by Ald. Bennett with Ald. King voting affirmatively, motion carried.
11. Ald. Meadows made a motion to adjourn. 2nd by Ald. Bennett with Ald. King voting affirmatively, motion carried.

Approved:



James E. Lewis.  
Mayor Pro-Tem

Respectfully submitted:



(Mrs.) Cathy Harrison,  
City Clerk -- Treasurer