

JUNE 13, 1994

7:00 P.M.

REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
226 SOUTH WALL STREET

PRESENT: JOHN D. MEADOWS, III, MAYOR
THOMAS H. BOND, MAYOR PRO-TEM
JOHN D. SHELTON, COUNCILMAN
PAUL MCENTIRE, COUNCILMAN
JIMMY PALMER, COUNCILMAN

ALSO: KELLY CORNWELL, DIRECTOR UTILITIES/PUBLIC
WORKS
WILLIAM P. BAILEY, CITY ATTORNEY
CATHY HARRISON, CITY ADMINISTRATOR

1. Mayor Meadows called the meeting to order, and City Attorney William P. Bailey gave the invocation.
2. Mayor Meadows led the group in the Pledge of Allegiance to the U.S. Flag.
3. Minutes of the May 23, 1994 Regular Meeting and May 25, 1994 Special Meeting were approved as written.
4. Mayor's Comments:
 - a. Mayor Meadows reminded the Council of the meeting scheduled for June 20, 1994 in lieu of the normal meeting for the 4th Monday, since the City Council will be attending the GMA business meeting in Savannah.
 - b. Following discussion, Councilman Palmer made a motion to approve the Nutrition Program Agreement between the city of Calhoun and the Coosa Valley Regional Development Center Aging Program with the City agreeing to provide a driver and vehicle expense with the RDC providing the vehicle, food and food handling employees. The Agreement to be for the Fiscal Year July 1, 1994 through June 30, 1995. The motion was 2nd by Mayor Pro-Tem Bond with Councilman Palmer, Mayor Pro-Tem Bond, Councilman Shelton and Councilman McEntire voting affirmatively, motion carried.
 - c. The entire City School Board and City School Superintendent attended the meeting, and gave a review of their financial projections for the next fiscal year for the local share budget. School Board Chairman George Crowley reviewed the expenditures for the coming year, stating that operating expenses for the local share will remain at the same level as the prior year, however, there will be increases in the debt service requirements since the School Board will no longer be able to direct funds for retirement of school bonds from capital outlay funds as in the past. Following discussions with the School Board as to line items in the local share projections, the session was closed, and Mayor Meadows commended the School Board Officials for their service to their community and their diligence in providing an excellent school system for the citizens of Calhoun.
 - d. Mayor Meadows announced that bid openings will be held on June 20, 1994 at 4:30 P.M. at City Hall for the Airport Phase I Project.
 - e. Mayor Meadows announced that a bid opening will be held on July 12, 1994 at 2:30 P.M. for the dechlorination and sludge burner projects for the Waste Treatment Plant.
 - f. Mayor Meadows announced a CDBG Public Hearing will be set for June 20, 1994 at 7:00 P.M. regarding the project

which will be submitted to DCA for approval.

- g. Wayne Morris, representing Fortis Insurance Benefits stated that as agent for the City of Calhoun, he had obtained bids from two competitive bidders other than Fortis, and that once again the Fortis bid was lower than either. He also stated the City, thus far on an immature year had experienced a good year, however, a full year's claims will not be completed until the next three months. He also stated that according to projections from the Fortis Benefits Company, additional fixed cost and additional reserved cost would be incurred, therefore, rates should be increased to meet those costs. His recommendation after several meetings with City staff and with representatives of Fortis Benefits would be to increase the employee monthly cost from \$180.77 to \$190.00, and to increase the dependant cost from \$148.63 per month to \$155.00 per month. In his recommendation, he also stated that the City installed a fully insured short term disability coverage for the prior year, and based on the activity for that year, and at the request of the staff and he concurred that it would be appropriate to include this in the self insurance program. The proposed rates take this into consideration, and it will become self funded under the new rate structure. Following review, Mayor Pro-Tem Bond made a motion to accept the agent's and staff's recommendation to renew the Fortis Benefits Contract for another year, and to accept the rate levels of \$190.00 per month for employee coverage to be borne by the City of Calhoun, and \$155.00 per month dependent coverage borne by those employees with dependent coverage. The motion was 2nd by Councilman McEntire with Mayor Pro-Tem Bond, Councilman McEntire, Councilman Shelton and Councilman Palmer voting affirmatively, motion carried.

5. Council's Comments:

- a. Mayor Pro-Tem Bond stated the Street Department had continued to work at the closed landfill, extensively at the golf course on the lake project, and had been patching streets and cutting right-of-ways for city streets throughout the city during the month of May, 1994.
- b. Councilman Shelton stated the Fire Department answered one home call, six vehicle calls, two land fires, nine false alarms, three hazardous material and eight other calls for an estimated damage of \$8,225.00 for the month of May. The Police Department made 297 arrests with 18 being DUI, collected \$22,977.00 in fines, issued 114 warning tickets, 121 parking tickets, investigated 178 incidents, 94 accidents, provided 59 escorts and responded to 88 burglar alarms. The Fire inspector inspected 10 new facilities, 12 existing facilities and seven annual inspections.
- c. Councilman McEntire stated the Water Treatment Plant pumped 394,402,00 gallons of raw water for the month of May for an average of 12.722 MGD. The Waste Treatment Plant treated an average daily flow of 9.395 million gallons with BOD effluent being 27, suspended solids 28, and COD being 154. The Water/Sewer Construction Department installed 51 water taps, seven sewer taps, 3,795 ft. of two inch PVC Water Line, 14,240 ft. of six inch PVC water line and 550 ft. of eight inch sewer line.
- d. Councilman Palmer stated the Electric Department sold 23,925,365 KWH of electricity during the month of May to a customer base of 3,721. They provided 50 inspections during the month and set six meters. The Building Inspector issued permits for four residential buildings

in May for construction cost of \$320.00, one industrial facility for \$467,122.00, two commercial permits were issued, one for Winn Dixie for \$1,800,000.00, and one for the GB&T 2nd site for \$312,000.00.

6. Public Hearings & Comments:

a. Mayor Meadows stated the continuation of the Revolving Loan Public Hearings would be opened. The first being Terry R. and Stacy D. Timms for \$50,000.00 to purchase and renovate three buildings in the downtown area. Project cost of \$100,000.00 with approximately five jobs to be created as a result of the loan. Harrison reported the Loan Advisory Commission had met on June 3, 1994, and recommended that the loan be made provided the City of Calhoun took a 1st mortgage on the real estate, and provided the City had control of the full \$100,000.00 to assure that all funds are directed toward the project. The 2nd being the American Home Fashions Request for a \$300,000.00 working capital loan to meet the growth demand of the company. The project would enable retainage of 113 jobs. Harrison stated the Loan Advisory Commission met on June 3 and again on June 10 regarding the application. Following negotiations with an adjoining bank which would be issuing credit in the amount of \$1,600,000.00, a pro rata sharing of security interest of assets was not possible, therefore, the owners of the business proposed to secure the \$300,000.00 loan from the City of Calhoun Revolving Loan Program by means of a personal guaranty of a local investor, that investor being Larry Thomason. Councilman Bond stated he was familiar with the financial statement of Larry Thomason, and would recommend the loan based on the guaranty. The hearings on both projects were closed. Councilman McEntire made a motion to approve the Terry R. and Stacy D. Timms application for \$50,000.00 based on the recommendation of the Loan Advisory Commission for a 1st mortgage on the property, with the City in control of the total project cost, 2nd by Councilman Palmer with Councilman McEntire, Councilman Palmer, Councilman Shelton and Mayor Pro-Tem Bond voting affirmatively, motion carried. Mayor Pro-Tem Bond made a motion to approve the American Home Fashions Loan Request of \$300,000.00 in order to retain 113 jobs with the personal guarantee of Larry Thomason provided the company provide life insurance payable to the City of Calhoun on the life of Larry Thomason for a five year loan period, with a balloon payment if necessary, 2nd by Councilman McEntire with Mayor Pro-Tem Bond, Councilman McEntire, Councilman Shelton and Councilman Palmer voting affirmatively, motion carried.

b. A 2nd reading of the Carriage Industries Annexation Ordinance Request for two tracts of property at the intersection of Highway 41 and 53 for approximately 2.5 acres for C-2 zoning was given. A public hearing was opened and the Zoning Advisory Board recommended approval for the request stating the C-2 zoning was appropriate, and was within future planning guidelines. There were no other comments and the hearing was closed. Councilman McEntire made a motion to waive the 3rd and 4th readings, and to approve at the requested zoning, 2nd by Councilman Palmer with Councilman McEntire, Councilman Palmer, Councilman Shelton and Mayor Pro-Tem Bond voting affirmatively, motion carried.

Ord. No. 546

c. A 2nd reading of the Annexation Ordinance Request of four lots owned by Charles R. Rickett and Geneva R. Owens at the Highway 41 and 53 intersection with three of those lots facing West Belmont Drive for C-2 zoning. The

Ord. No. 543

public hearing was opened, and the Zoning Advisory Board recommended the request be approved since those lots were a part of the overall project as the Carriage Industries lots, and was within long range planning guidelines. There were no other comments and the hearing was closed. Councilman Shelton made a motion to waive the 3rd and 4th readings and to approve at the requested zoning, 2nd by Councilman Palmer with Councilman Shelton, Councilman Palmer, Councilman McEntire and Mayor Pro-Tem Bond voting affirmatively, motion carried.

Ord. No. 542 d. A 2nd reading of the Charles Rickett Annexation Ordinance Request for one lot facing West Belmont Drive at Highway 41/53 intersection for C-2 zoning was given. A public hearing was opened, and the Zoning Advisory Board recommended the request be approved based on conformity to long range planning. There were no other comments, and the hearing was closed. Councilman McEntire made a motion to waive the 3rd and 4th readings and to approve, 2nd by Mayor Pro-Tem Bond with Councilman McEntire, Mayor Pro-Tem Bond, Councilman Shelton and Councilman Palmer voting affirmatively, motion carried.

Ord. No. 547 e. A 2nd reading of the Deborah Mulkey/Patricia Holbrook Teague Annexation Ordinance Request for a lot at 171 West Belmont Drive, SW for R-1 zoning was given. A public hearing was opened, and the Zoning Advisory Board recommended approval stating the lot contained a home, and was near the auto parts; that the property would eventually be commercial, however, it was presently used as residential property, therefore, the recommendation was to approve at the requested zoning. There were no other comments, and the hearing was closed. Mayor Pro-Tem Bond made a motion to waive the 3rd and 4th readings, and to approve for R-1 zoning, 2nd by Councilman Palmer with Mayor Pro-Tem Bond, Councilman Palmer, Councilman Shelton and Councilman McEntire voting affirmatively, motion carried.

Ord. No. 544 f. A 2nd reading of the Ray G. and Betty B. Robinson Annexation Ordinance Request for a lot at 103 East Fuller Street for R-2 zoning was given. A public hearing was opened, and the Zoning Advisory Board stated the house and lot was directly behind Checkers Restaurant on Highway 53, East, fronted on East Fuller Street, and was appropriate for R-2 zoning since it abutted R-2 zoning. There were no other comments, and the hearing was closed. Councilman McEntire made a motion to waive the 3rd and 4th readings and to approve for R-2 zoning, 2nd by Mayor Pro-Tem Bond with Councilman McEntire, Mayor Pro-Tem Bond Councilman Shelton, and Councilman Palmer voting affirmatively, motion carried.

Ord. No. 545 g. A 2nd reading of the Mike Meadows Annexation Ordinance Request for a lot at 309 Belwood Road, former Richardson home, and five acres for C-2 zoning was given. A public hearing was opened, and the Zoning Advisory Board recommended approval since the property was in an area currently zoned C-2. There were no other comments, and the hearing was closed. Councilman Palmer made a motion to waive the 3rd and 4th readings and to approve for C-2 zoning, 2nd by Mayor Pro-Tem Bond with Councilman Palmer, Mayor Pro-Tem Bond, Councilman Shelton and Councilman McEntire voting affirmatively, motion carried.

h. A public hearing was opened on the Zoning Variance Request of Calvary Church of God in Christ, Reverend Mott for set backs 20 ft. off McConnell Road and 30 ft. off Court Street for construction of a new church. The Zoning Advisory Board recommended approval of the request, there was no further discussion, and the hearing was closed. Mayor Pro-Tem Bond made a motion to approve, provided all utility set backs are met, 2nd by Councilman

Shelton with Mayor Pro-Tem Bond, Councilman Shelton, Councilman McEntire and Councilman Palmer voting affirmatively, motion carried. Reverend Mott asked the Council to consider waiving the building permit fees. Mayor Meadows stated the City would review its prior policy regarding building permits for churches, and would notify Reverend Mott by June 20, 1994.

- i. A public hearing was opened on the City's 1994-95 Budget for the General, Enterprise Funds, Special Project and Debt Service Funds for the City of Calhoun. Harrison stated the proposed budget was a balanced budget with revenues projected for the General Fund in the amount of \$8,516,663.00, W/P/S Enterprise revenues of \$29,283,602.00, Golf Enterprise \$921,848.00, Special Projects \$10,619,335.00, Water/Sewer Debt Service \$772,912.50, School Bond Debt Service \$764,973.00 and Long Term Golf Debt Service \$399,271.26 for a total budget of \$51,278,604.76. Harrison stated the Special Projects Revenues represented primarily SRF and GEFA loans for capital projects to the Waste Treatment Facility, to the Depot and to the Water Treatment Facility. She stated the anticipated transfers from the WPS to General Fund were \$3,438,308.00. Following a review of these items, the public hearing was closed. Mayor Meadows announced that the Budget would be scheduled for adoption on June 20, 1994 at 7:00 P.M.

7. Old Business:

- a. Harrison distributed copies of the detailed Efficiency Assessment Report from Galileo Quality Institute for the City Police and Fire Departments and the Sheriff and County Fire Departments. Mayor Meadows stated the final Advisory Group Meeting would be held on June 23, 1994 at 10:00 A.M. at the Grand Jury Room.
- b. Councilman McEntire and Eddie Peterson reported a contract for archeological and historic review had been given to Garrow & Associates, Inc. for a contract not to exceed \$5,976.78. The contract was given to the firm based on recommendations of Jim Langford and Larry Evans, and due to the fact that the company could do both studies, and the work could be completed by July 1, 1994. Following discussion, Councilman McEntire made a motion to approve the award to Garrow & Associates, Inc. for a contract no to exceed \$5,976.78, 2nd by Councilman Palmer with Councilman McEntire, Councilman Palmer, Councilman Shelton and Mayor Pro-Tem Bond voting affirmatively, motion carried.
- c. Following a call for any discussion regarding the City's advertised request for exchange of property with owners of the Fields Ferry Development and the City of Calhoun, and due to no response to the call, Attorney Bailey reviewed the letter of understanding which had been issued by James Hugh Phillips for the parties of L.P. Owens and Venita Phillips dated April 20, 1994, and reviewed a plat and warranty deed conveying exchange of property from the Owens and Phillips to the City and from the City to the Ownes and Phillips in order to provide a 3rd lake for the golf course, and to straighten lot lines for the Phillips and Owens families. Following review of the plat and recommendations of City staff, Mayor Pro-Tem Bond made a motion to approve and authorize the Mayor to sign the letter of understanding dated April 20, 1994, and to approve and authorize the Mayor and Clerk to sign the Warranty Deed conveying property from the City to the Owens and Phillips families, 2nd by Councilman Shelton with Mayor Pro-Tem Bond, Councilman Shelton, Councilman Palmer and Councilman McEntire voting affirmatively,

motion carried.

8. New Business:

- a. A 1st reading of the Annexation Ordinance Request of Stan McEntyre for a house and lot at 179 West Belmont Drive for R-1 zoning was given. Following review, Councilman Shelton made a motion to set the public hearing for July 11, 1994 at 7:00 P.M., 2nd by Councilman McEntire with Councilman Shelton, Councilman McEntire, Councilman Palmer and Mayor Pro-Tem Bond voting affirmatively, motion carried.

9. Other Written Items Not on the Agenda:

- a. A 1st reading of a Resolution regarding the water rate and sewer rate changes included in the 1994-95 Budget were given. The water rate changes are to be increased; the outside the city water rate from \$.84 per 1,000 gallons to \$1.00 per 1,000 gallons, and increasing the sewer rate from \$.90 per 1,000 gallons of water used to \$.98 per 1,000 gallons. Mayor Meadows stated the resolution would be reviewed a 2nd time and be ready for adoption on June 20, 1994 at the time the 1994-95 Budget is adopted.

10. Director Utilities/Public Works Cornwell Work Report:

- a. Cornwell stated the water/sewer construction departments have been extremely busy extending water lines on Redbone Ridge Road and Owens Road, installing sprinkler lines at the golf course, installing sewer liens on West Belmont Drive, and they have begun work on the rerouting of a sewer line on West Line Street, and also had reviewed two pump stations to be paid for by developers on two areas of the City.
- b. Mayor Meadows stated that he and Kelly Cornwell would meet with County Administrator and County Attorney regarding the proposed projects the City has in mind for its share of the Local Option Sales Tax on Tuesday morning June 14, 1994.

- 11. Mayor Pro-Tem Bond made a motion to move to Executive Session for legal discussion, 2nd by Councilman Palmer with Mayor Pro-Tem Bond, Councilman Palmer, Councilman Shelton and Councilman McEntire voting affirmatively, motion carried.

- 12. Councilman McEntire made a motion to move to General Session, 2nd by Mayor Pro-Tem Bond with Councilman McEntire, Mayor Pro-Tem Bond, Councilman Shelton and Councilman Palmer voting affirmatively, motion carried.

- 13. Councilman McEntire made a motion to adjourn, 2nd by Councilman Shelton with Councilman McEntire, Councilman Shelton, Councilman Palmer and Mayor Pro-Tem Bond voting affirmatively, motion carried.

Approved:

Submitted:



John D. Meadows, III
Mayor



Cathy Harrison
City Administrator