



**WORK SESSION  
MAY 11, 2026 – 12:00 NOON  
700 WEST LINE STREET  
CONFERENCE ROOM**

**CITY COUNCIL MEETING  
MAY 11, 2026 – 7:00 PM  
109 SOUTH KING STREET  
DEPOT COMMUNITY ROOM**

**PROPOSED AGENDA**

1. Call to order and welcome – Mayor Palmer
  - A. Invocation
2. Pledge of Allegiance to the United States Flag – Mayor Palmer
3. Amend or approve Proposed Agenda
4. Amend or approve the minutes of the City Council meeting of April 27, 2026
5. **Mayor’s Comments:**
  - A. The Mayor and Council of the City of Calhoun will hold a budget work session with the Calhoun Board of Education at 12:00 p.m. on May 11<sup>th</sup> in the Calhoun Utilities conference room.
  - B. The first public hearing on the City’s Annual Operating Budget and Capital Plan for the fiscal year July 1, 2026 through June 30, 2027 will be held tonight at 7:00 p.m. and the second public hearing will be held June 8, 2026 at 7:00 p.m.
  - C. The second meeting in May will be held on May 18<sup>th</sup> due to the Memorial Day holiday.
  - D. City of Calhoun offices will be closed on May 25<sup>th</sup> in observance of memorial Day.
  - E. Early voting for the primary election continues through May 15<sup>th</sup>. Primary election day will be on May 19<sup>th</sup>.
6. **Council Comments:**
  - A. Councilmember Palazzolo – Police, Municipal Court, Fire, Safety, and Zoning Advisory Board, and Library .

- B. Councilmember Edwards – Electric, Telecommunications, Building Inspections, and Zoning Advisory Board.
- C. Councilmember Potts – Water and Sewer Operations, Water and Sewer Construction, Revolving Loan, and Northwest Regional Commission.
- D. Councilmember Moyer – Public Works, Recreation, DDA, Mainstreet Program, Historic Preservation, and Downtown Development Authority.

7. **Zoning Hearings and Comments**

Announce at this time, public hearings will be held. The public will have the opportunity to make pro and con comments with a ten-minute maximum time limit for each side of the matter, with each person speaking having filed a financial disclosure statement five days prior to the hearing if required, with each person giving their name and address. An inquiry should be made to determine if any elected official has filed a disclosure statement regarding ownership or special interest in any of the agenda items. Zoning Land Use Maps on display in Council Chambers for Zoning Advisory Board and Council hearings.

- A. Public hearing of a sign variance request of 196.82 square feet, to vary from the required 180 square feet to 376.62 square feet, for 9.00 acres located at 175 North Industrial Boulevard, being parcel C42A-071, by FieldTurf. The Zoning Advisory Board meeting was held on May 7<sup>th</sup>.
  - Open public hearing
  - Report on legal requirements and notices
  - Report on Zoning Advisory Board
  - Comments
  - Motion concerning Variance Request
- B. **WITHDRAWN:** Public hearing of a front setback variance request of 15 feet on Fain Street and 20 feet on Jim Lay Drive for a building addition; and, 12 feet on Jim Lay Drive for golf cart storage, to vary from the required 30-foot front setback on both streets, for 4.29 acres located at 411 College Street, being parcel C24-078, First Baptist Church of Calhoun, GA.
- C. **WITHDRAWN:** Public hearing of a 20-foot landscaping buffer variance adjacent to 206 Line Street to vary from the required 30-foot buffer, and a four foot border landscaping buffer for a parking border landscaping adjacent to Jim Lay Drive, to vary from the required 10 foot buffer, for 4.29 acres located at 411 College Street, being parcel C24-078, by First Baptist Church of Calhoun, GA.

D. Public hearing of an annexation and zoning request from County A-1 to R-1 for 2.12 acres, being parcel 050-060, at a location of Jones Road, by J. Bryan Matthews. The Zoning Advisory Board meeting was held on May 7<sup>th</sup>.

- Open public hearing
- Report on legal requirements and notices
- Report on Zoning Advisory Board
- Comments
- Close public hearing
- Motion concerning Annexation Request
- Motion concerning Zoning Request

**8. Other Hearings and Comments:**

E. First public hearing on the City's Annual Operating Budget and Capital Plan for the fiscal year July 1, 2026 through June 30, 2027. Eligible for adoption June 22<sup>nd</sup>.

- Open public hearing
- Report on legal requirements and notices
- Comments
- Close public hearing

**9. Old Business:**

A. Second reading of a beer and wine package request for 1544 Hwy 53 Spur SW, Suite A, by Fuel and Feast, Inc. Aziza Khan is the owner and Kishore Kimar is the proposed store manager. Eligible for adoption May 18, 2026.

**10. New Business:**

- A. First reading of an ordinance to amend and readopt the Zoning Ordinance of the City of Calhoun, Georgia, to provide for certain conditional uses. To address buffers, to provide for a Technology district; to repeal conflicting ordinances; and for other purposes. Eligible for a public hearing June 8<sup>th</sup>.
- B. First reading of an ordinance to amend and modernize the Amusements and Entertainments Ordinance, to repeal conflicting ordinances; and for other purposes. Eligible for a public hearing June 8<sup>th</sup>.
- C. Recommendation from the Tom B. David Airport Authority to reappoint Jim Rosencrance to an additional three-year term beginning July 1, 2026 and expiring June 30, 2029.
- D. Consideration of GMA's slate of District 1 Officers for FY 2026-2027.
- E. Request from the Downtown Development Authority for road closures in conjunction with the Downtown Calhoun Farmers Market, to be held on Tuesdays and Saturdays, May 23<sup>rd</sup> through September 16<sup>th</sup>. Closures requested are the Calhoun City Park parking lot, partial closure of Piedmont Street adjacent to Calhoun City Park, and the closure of the short section of Trammel Street between Piedmont Street and N. Wall Street.
- F. Request from the Purchasing Department to surplus a 2010 Briggs Stratton engine no longer used by the Street Department. Model: Intek 13.5 HP 344 CC.
- G. Recommendation from the Director of Water and Wastewater to contract with Insite Engineering as the design team for the upcoming plant modifications at the Brittany

Drive Facility and Mauldin Road Facility. The proposed contract includes three primary phases: preliminary engineering, conceptual design, and construction administration and observation. If approved, the Design Team will collaborate with the Owner's Advisory Team, Carter & Sloope, to ensure all modifications are designed in the most practical and efficient manner, resulting in a cost-effective solution that meets all applicable regulatory requirements and protects public health.

**11. Other written items not on the agenda:**

**12. Work Reports:**

- A. Paul Worley, City Administrator
- B. Kyle Ellis, Utilities Administrator

**13. Motion to move to Executive Session, if needed:**

**14. Motion to return to General Session:**

**15. Motion to adjourn:**