



**CITY COUNCIL MEETING
AUGUST 12, 2024 - 7:00 PM
109 SOUTH KING STREET
DEPOT COMMUNITY ROOM**

MINUTES

PRESENT: James F. Palmer, Mayor
Ed Moyer, Mayor Pro Tem
Ray Mitchell Denmon, Councilmember
Al Edwards, Councilmember
Jackie Palazzolo, Councilmember

ALSO: Paul Worley, City Administrator; Kyle Ellis, Utilities Administrator; Sharon Nelson, City Clerk; George Govignon, City Attorney; Lenny Nesbitt, Fire Chief; Christy Nicholson, Police Department; and Lacey Fuquea, DDA Director.

1. **Council Meeting Called to Order**
Welcome
Mayor Palmer called the meeting to order and welcomed everyone in attendance.
Invocation
Councilmember Edwards gave the invocation.
2. **Pledge of Allegiance**
Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. **Amendment or Approval of Proposed Agenda**
Councilmember Edwards made a motion to approve the agenda as presented. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
4. **Amendment or Approval of Minutes**
Mayor Pro Tem Moyer made a motion to approve the minutes of the City Council meeting of July 22, 2024. Councilmember Denmon gave a second with all voting aye. Motion approved.
5. **Mayor's Comments**

6. **Council Comments**

A. Councilmember Palazzolo submitted July reports as follows:

1) **Electric Department**

Current Electrical Department Engineering and Construction:

- The LED Streetlight upgrade continues around the City.
- Electrical Engineering continue for the new townhomes on Newtown Rd, New townhomes on Professional Ct and Salacoa Subdivision on lover's In.
- Construction continues on the 53 Townhomes at Old Mill, Home to Suites Hotel on Lovers Lane, The new overhead line extension on Marine Dr, The City of Calhoun building and planning building. The Electric Dept is continuing system upgrades necessary for the new growth and increased reliability.
- Construction also continues for the Exchange Apartments, Manor Lake Cottages of Calhoun on Curtis Parkway, and the new GBI building on McDaniel Station Rd.

WORK ORDERS IN PROCESS OR COMPLETED:

• NEWLY CREATED	126
• COMPLETED AND CLOSED	104
•	
• CONSISTING OF:	
• CAPITAL CONSTRUCTION	65
• DISTRIBUTION MAINTENANCE	1
• OUTAGES / TROUBLE CALLS	16
• SECURITY / STREET LIGHT MAINTENANCE	2
• TEMPORARY POWER HOOK UP	1
• WORK FOR OTHER DEPARTMENTS	23
• NEW METER SETS	61
• METER MAINTENANCE/REPLACEMENT	12
• ELECTRIC LOCATE TICKETS PROCESSED-	285

The City of Calhoun's Electrical load for July 2024 is about 36 million kilowatt hours (kWh's).

We would like to say thanks to Dennis Henry, Dylan Joyce, Matthew Harrell, Aadan Hicks and Chris Dean for their assistance with mutual aid for the City of Thomasville. Thank you!

2) **Telecommunications**

- Finished construction and connected a new internet circuit and connect two internet customers at locations with previous service.
- Repaired two fiber drop cuts.
- Moved internet service for a customer to another already served address.

- Installed two additional cameras for Water Construction Department and two cameras for Sewer Construction Department.
- Setup new server for Tax Department.
- Updated server hosting operating software for both hosting sites.
- Initiated a fake email campaign to test user's response. There was a 10% fail, which is very high and very bad.
- Filed FCC and PSC quarterly revenue reports.
- Opened 16 and closed 12 work orders.

Geographic Information Systems

- GIS Department personnel participated in an online training class.
Updated map data for Lead and Copper Service Line Inventory project.
- Generated Electric Usage Reports
- Updated data and mapping for the following:
 - Water system and meter updates
 - Fiber
 - Zoning
- Updated Physical addressing, building and billing information.
- Updated City and GIS web sites.

3) Building Inspections

Issued 124 permits for an estimated cost of \$3,877,775, collected \$34,450 in permit fees. This included 2 new residential, 7 residential remodel, 0 new commercial, 6 commercial remodel, 2 new industrial, 0 industrial remodel, 10 residential plumbing, 56 residential electrical, 15 residential HVAC, 4 commercial plumbing, 3 commercial electrical, 1 commercial HVAC, 1 industrial plumbing, and 3 industrial electrical. 667 total inspections.

4) Library

- There are 12,341 library card holders, 6,821 library visitors, and 8,848 total circulation.
- There were 333 story time attendance, 236 adult program attendance, 117 new users, 1,577 e-books, 1,751 audio books, 494 computer logins, and 6,458 Facebook visits.

B. Councilmember Edwards submitted July reports as follows:

1) Water and Sewer Operations

Water Treatment Plant

- Total gallons withdrawn: 390,270,000
- Daily average: 12,589,354
- Wells: 112,000,000
- Big Springs: 61,750,000
- % produced by Brittany Drive: 47.49%
 - Brittany Dr. daily production to capacity: 43.65%
 - Mauldin Rd. daily production to capacity: 44.5%
 - Rainfall for July – 5.99"

Waste Water Treatment Plant

- Treated a daily average of 5.208 MGD, with an average BOD effluent of 3, average suspended effluent of 12, and an average COD of 98.

Water Distribution & Wastewater Collection

- 363 work orders completed, 37 new water connections, 32 water service leaks repaired, 24 water main leaks repaired, 0 water services changed to new main lines, 30 meter changes, 49 utility locates called in for work orders, 760 utility locates responses.
- 1,000 feet of Sanitary Sewer Services TV inspected, 564 utility locates completed, 15,000 feet sanitary sewer lines cleaned, 3 new sewer connections installed, 12 sewer connections made by contractors, 9 sanitary sewer services repaired.

2) **Water and Sewer Construction**

Projects Under Construction

- Service Line Inventory – As mandated by the EPA, every water system in the USA has to identify and develop a service line inventory of all services found within their water distribution system. The material verification portion of this project is now completed, which consisted of identifying approximately 23,500 water service lines in our system. Data entry is the only remaining portion of this project.
- Water & Sewer Plant Maintenance Department Building – This project consists of constructing a 4,800 sq ft pre-engineered steel building in-between the sewer construction department and the wastewater treatment plant. The material has been delivered and construction of this project is now underway.
- Northwest Booster Station Header Modification Project – This project consists of upgrading the electrical components and repairing piping configurations within the booster station to eliminate premature pump failure. Material for this project has been delivered. The first phase of this project is now complete, and we plan to initiate the second phase in August.

Projects in Design & Development

- New Fire Tower Water Tank Project – Surveying Completed.
- Water Treatment Plant Modifications
- Brittany Dr & Water Booster Stations Standby Generator Project
- SR 53 & Brown Lee Mtn. Water Relocation
- Peters St. Phase III Water Relocation
- Curtis Pkwy Water & Sewer Relocation
- Redbud & Hwy 41 Intersection Water & Sewer Relocation
- Spring Valley Sewer Rehabilitation Project – Surveying Completed.
- Yancey Lift Station Rehabilitation Project
- Engineering Department is Actively Working on Approximately 35 Plan Reviews & Inspections for Developments.

PFAS Update July 2024

For the month of July, the following updates concerning PFAS are as follows:

- The GA EPD issued approval on 05/07/2024 to utilize granular activated carbon in 4 out of the 16 filters at the Mauldin Rd water treatment plant. Preliminary evaluation of the GAC is showing a promising PFAS reduction. We are finalizing the evaluation, and plan to release the bidding documents in August to initiate the exchange of the remaining filters at this facility.
- On 05/17/2024, carbon was ordered for the Brittany Dr water treatment plant to exchange out 2 of the 4 filters containing carbon. The exchange would replace two filters that were installed last July, and the install is scheduled for mid-August. Improvements with current PFAS levels are expected once completed.

Pilot studies at the Mauldin Rd facility are approaching completion, and we have begun the transfer of pilot equipment to the Brittany Dr water treatment plant. We already have two units at this facility, and have the remaining technologies scheduled to transition in August.

C. Councilmember Denmon submitted July reports as follows:

1) Public Works

Street Department

- Completed 26 shop and 25 street dept. work orders.
- Installed 8 new street signs.
- Cleaned up debris from storms that moved through the area.
- Cut and removed a tree on Pisgah Way.

Cemetery

- Performed routine maintenance on Fain and Chandler cemetery.
- Supervised the opening and closing of 12 grave sites.
- Sold 4 new grave spaces.

Parks Department

- The grounds crew picked up litter, mowed, trimmed bushes, hauled garbage to the dump, and maintained records at records room.
- The maintenance crew maintained designated buildings downtown.
- Replaced broken sprinkler head at City Hall.

Animal Control

- Housed 16 dogs and 6 cats
- Number of dogs adopted: 2
- Number of cats adopted: 1
- Number of dogs rescued: 3
- Number of cats rescued: 5

- Number of dogs reclaimed by owner: 1
- Number of cats reclaimed by owner: 0
- Number of dogs euthanized: 0
- Number of cats euthanized: 0
- Number of warnings given: 23
- Number of bite cases: 0
- Citations issued: 0

2) **Recreation Department**

PROGRAMS:

Camp South River – Camp South River was held 3 weeks of July taking the week of July 4th off. There were 107 campers that attended during these 3 weeks.

Tennis – Summer leagues were held throughout the month.

Pickleball – The courts have opened with the construction of the pavilion to start in the next couple of weeks. Lessons and open play are being offered.

Adult Softball League games were played throughout the month on Mondays, Tuesdays and Thursdays. A total of 28 games were played.

Registration was on-going throughout the month for the following Fall Sports: Football, Cheerleading, Volleyball, Soccer and Cross Country

POOL:

The pool was open Monday through Saturday throughout the month there were 2,735 swimmers during open swim.

Blue Barracudas: The Blue Barracudas had a home meet on July 1 and traveled to Moultrie, Ga to participate in the GRPA State Swim meet July 11-13.

PARK MAINTENANCE:

Field Maintenance at soccer complex

Mowed areas of park daily

Groomed Dog Park weekly

Pool Maintenance daily

Trash detail and tree limbs daily

WEBSITE USAGE:

CalhounRec.com

Page Views – 3,339

Users – 1,109

Posts – 11

Facebook

Reached – 14,293

Post Engagements – 5,091

Posts – 14

FACILITY USAGE:

Billy Bearden Recreation Center: Ratner Pavilion – 3 rentals

Meeting Room – 13 rentals Black and Yellow Playground – 4 rentals

Gym – 8 rentals

Community Room – 4 rentals
Pool – 23 rentals

UPCOMING EVENTS:

Bark in the Park – Saturday, August 24 – 9:00am

3) **Downtown Development Authority**

Summer in the City Block Party:

We might have found a winner with this event design. The community feedback for the block party series has been strong and very positive. We're seeing a wide demographic of attendees and I expect it to only grow from here. Participating businesses downtown have also reported positive feedback, noting summer can be a slow season. These events really helped not only with their sales, but have introduced their businesses to new patrons. We count this as a huge win!

The third and last event is Friday, August 23rd. Java Monkey (from Atlanta) is booked, along with two food trucks: Joe's Lonestar Tacos (Texas-style tacos) and Sauce on the Side (Southern food & BBQ).

For next summer, I see an opportunity to build out the Kids Zone a bit, start marketing earlier in the year, try to have an opener for each band, and expand to 4 events.

Downtown Calhoun Farmer's Market:

Kids Day on July 23 was such a great day downtown! We had nearly 150 kids from start to finish, all enjoying different activities throughout the park. The Library brought Noni's Nook (story time) to the park, which both drew new families to the market and introduced new families to Noni's Nook! The partnership was a win for both of our teams.

The Boys & Girls Club provided artwork to decorate the park entrance with. While they weren't able to join us that day, we were very excited to include them.

Ricney Farms has been a wonderful partner in the market. They donated kids t-shirts and cold watermelon to Noni's Nook. And from the feedback I've gotten, the day was good for our vendors, as well.

I think the market season is beginning to wind down. We plan to cancel Saturdays as many of our vendors are teachers so they can no longer participate. We'll keep Tuesdays going through the regularly planned season as long as the vendors have produce and a wish to sell at the market. We are thinking about doing one stand alone fall-inspired market day on Saturday where we can sell pumpkins, fall décor like cornstalks, mums, and other fall produce and goods. I'm hoping we can get that going in September.

Website & Social Media:

We are in the process of updating our social media presence for the DDA. While this may seem like an unimportant update, this small change will help us grow our social media in the future and help to present a more professional presence. We are also currently moving the DDA website from an agency to a self-supported platform (Wix.com to be specific). This change will help us save money and since we will be able to make updates ourselves, our website can

be nimble to change. We'd like it to be a one stop shop for information about downtown, our office and all upcoming events that is always kept up to date.

Downtown Properties:

116 Court Street is still for sale. There are several interested buyers.

A couple of weeks ago, a restaurant owner from Dalton visited me with a request for help moving her restaurant to our downtown. Her family recently moved to Calhoun and her kids will be attending Calhoun City Schools. While we don't currently have the inventory needed to fulfill her request, this is something we need to have our eyes on for the future. She was hoping for something move in ready so I connected her with a local realtor. I think in the future, we have an opportunity to investigate how we can encourage and support interested local property owners in updating some of our downtown buildings so they are ready for one type of business we need more of: restaurants. In speaking with members of the state, there might be opportunities to connect with grant money. I want to look into this more in the near future.

Fall event:

With your support for a fall event, we are now in the planning phase! Our wish to do something ever-so-slightly different from the surrounding events so it can feel uniquely Calhoun. My hope is to bring in art and film so we can partner with the GEM and the HAC.

D. Mayor Pro Tem Moyer submitted July reports as follows:

1)Police Department

- Made 377 cases with 5 DUI's
- Fines collected by Municipal Court - \$55,265.71
- Issued 643 warnings
- Investigated 65 highway accidents, 26 private property accidents
- Obstruction - 5
- Lethal Weapon Encounter - 2
- Alarm responses - 150
- Miles patrolled:30,407

2)Municipal Court

- Citations from Police Department-374
- Court cases docketed- 289
- Probation cases assigned- 15
- Probation revocations- 4
- Bench warrants-6
- Failure to appear- 45

3)Fire Department

Suppression Division

222 Total Calls for the month to include:

7 Fire Calls
129 Medical Calls
8 Hazardous Conditions calls (No Fire)

7 Service Calls
70 False Alarms or False Calls

- *Average Total Response Times for Department:*

Turn Out – 1:44
Travel – 3:54
Total Response Time – 5:38

Inspections Division

91 Total Inspections for the month

Training Division

974 Total Training Hours for the Department during the month.

10751.50 Total Annual Training Hours for the year.

Training Highlights:

- Firefighters Jacob hunter, Kyle Dyer and Chris Williams passed NREMT and obtained the State Office of EMT License. Two other Firefighters are testing soon.
- Division Chief Tim Duvall, and Inspector B.J. McMahan passed Georgia Public Safety Training Center class for Fire and Life Safety Trailer Operator..
- Instructor Jason Underwood and Inspector B.J. McMahan provided Breathing Apparatus training and updates to Water and Sewer departments.
- 8 members of the department completed Georgia Public Safety Training Center Incident Safety Officer class.

Upcoming Classes:

- August 5th, 2024 – Recruit Class 09 Begins
- August 5th, 2024 – Georgia Public Safety Training Center Fire Instructor I Course
- August 12th, 2024 – Georgia Search and Rescue Confined Space Technician Course

4) **Safety Committee**

- No safety meeting or inspections was held during the month of June.
 - Vehicle accidents: 1
 - Workers' compensation: 0

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 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. Tabled public hearing of an annexation and zoning request from County A-1 to Ind-G for 155.078 acres, located at 336 Salem Road and being parcels 046-034 and 046-118, by GoldenPlus Investment, LLC, and property owner Ann Payne. The Zoning Advisory Board Meeting was held July 18th and the public hearing was conducted on July 22nd.
- Councilmember Edwards made a motion to remove from the table. Councilmember Denmon gave a second with all voting aye. Motion approved.
 - Councilmember Edwards made a motion to approve the annexation request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.
 - Councilmember Edwards made a motion to approve the zoning request of IND-G with a condition that any structure or building shall not exceed a height of 50 feet. Councilmember Denmon gave a second with all voting aye. Motion approved.
- B. Public hearing of a right-of-way variance request of 2 feet 6 inches, to vary from the required 10-foot right-of-way to a 7-foot 6-inch right-of-way, located at 375 South Industrial Boulevard, by Graham Commercial Contractors. Due to underground utilities, this is the only location for the foundation of the sign to fit. The Zoning Advisory Board Meeting was held on August 8th.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
 - Councilmember Edwards gave the report on Zoning Advisory Board stating that the board recommended approval of the variance request.
 - Mayor Palmer opened the floor for comments beginning with the applicant.
 - There being none, Mayor Palmer closed the public hearing and called for a motion concerning variance request. Councilmember Edwards made a motion to approve the variance request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.
- C. Public hearing of a side setback variance request of 1 foot, to vary from the required 10-foot setback to a 9-foot side setback for 14 lots (lot # 11-17, 25-29, 32 and 35) for 39 acres +/-, located at North Wall Street and Millers Lane, and being parcels C35-031 and C35-032, by Venture Communities. The Zoning Advisory Board Meeting was held on August 8th.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
 - Councilmember Edwards gave the report on Zoning Advisory Board stating that the board recommended approval of the variance request.
 - Mayor Palmer opened the floor for comments beginning with the applicant.
 - There being none, Mayor Palmer closed the public hearing and called for a motion concerning variance request. Councilmember Edwards made a motion to approve the variance request. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.

8. Other Hearings and Comments

- A. Public hearing of a beer package license request at a location of 960 North Wall Street, by 41 R & D DBA Calhoun Market. The owner Divyangkumar "Rocky" Patel will also serve as the store manager.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
 - Mayor Palmer opened the floor for comments beginning with the applicant.
 - There being none, Mayor Palmer closed the public hearing and called for a motion concerning the alcohol request.
 - Councilmember Edwards made a motion to approve the alcohol request. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
- B. Public hearing of a wine and liquor pouring license request at a location of 171 West Belmont Drive, Suite #2, by Wings 101 of Calhoun LLC, d/b/a World of Wings. The owner is Suhel Merchant and the store manager is Jolena Bomar.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that the applicant failed to meet the requirements and would be ineligible for approval. Request denied.

9. Old Business

10. New Business

- A. Mayor Palmer gave the first reading of a zoning change request from R-2 to C-2 for 2.53 acres, at a location of Mauldin Road, being parcel C33-077, by Sankat 1, LLC. The Zoning Advisory Board meeting will be held on September 5th and the public hearing held on September 9th.
- B. Mayor Palmer gave the first reading of an ordinance to amend certain sections of Part II – Code of Ordinances, Appendix A – Zoning, Article XIV – Zoning Procedures and Hearings, Section 14.6 – Sign requirements for posted notice, to eliminate the sign size of 36 X 36, to allow for more standard sizes to be utilized. The public hearing will be on September 9th.
- C. Mayor Palmer gave the first reading of an ordinance to amend certain sections of Part II – Code of Ordinances, Appendix A – Zoning, Article VI. – General Provisions, Section 6.5 – Required Buffers, changing setback requirements. The public hearing will be on September 9th.
- D. Mayor Palmer gave the first reading of an ordinance to amend certain sections of Part II – Code of Ordinances, Appendix A – Zoning, Article VII – Use Requirements by District, Section 7.14 – PRD, Planned Residential Development, to enact a 24-month expiration on inactive PRD zoning projects. The public hearing will be on September 9th.
- E. Mayor Palmer gave the first reading of an ordinance to amend certain sections of Part II – Code of Ordinances, Chapter 82 – Streets, Sidewalks and Other Public Places, Article II – Street Design and Construction Standards, modifying compliance with GDOT standards. The public hearing will be on September 9th.

- F. Mayor Palmer read a manager change request by Aldi Inc., at a location of 647 Highway 53 East. The prior manager was Robert Peters and the proposed manager is Ashley Tefft. Mayor Pro Tem Moyer made a motion to approve the request. Councilmember Denmon gave a second with all voting aye. Motion approved.
- G. Mayor Palmer read a request from the Calhoun Police Department to purchase a camera system from Federal Forfeiture #3, Department of Justice Account in the amount of \$2,030.00. This will replace an obsolete camera system. Councilmember Denmon made a motion to approve the request. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
- H. Mayor Palmer read a request from the Calhoun Police Department to purchase equipment for their community outreach vehicle using State Forfeiture Funds, Account #1 in the amount of \$1,387.16. Councilmember Palazzolo made a motion to approve the request. Councilmember Edwards gave a second with all voting aye. Motion approved.
- I. Mayor Palmer read a request from Wastewater Collection to surplus a 1999 Ford F-250 that is no longer in use. Mileage 168,974 VIN# 1FTNFZIL9YEB51099 Councilmember Edwards made a motion to approve the request. Councilmember Denmon gave a second with all voting aye. Motion approved.
- J. Mayor Palmer read a parade request on the traditional route by Gordon Central High School for the Gordon Central High School Homecoming Parade, to be held on Thursday, September 12, 2024 at 6:00 p.m. Mayor Pro Tem Moyer made a motion to approve the request, subject to GDOT approval. Councilmember Denmon gave a second with all voting aye. Motion approved.

11. **Other Written Items Not on the Agenda**

12. **Work Reports**

- A. Paul Worley, City Administrator stated the pedestrian bridge at the Recreation Department at Palmer Memorial is being delivered within the next couple of weeks and should be completed by September.
- B. Kyle Ellis, Utilities Administrator had nothing to report.
- C. George Govignon, City Attorney had nothing to report.

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

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

15. **Motion to Adjourn**

There being no other business to come before the Council, Councilmember Palazzolo made a motion to adjourn. Mayor Pro Tem Moyer gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:32 p.m.

Approved:

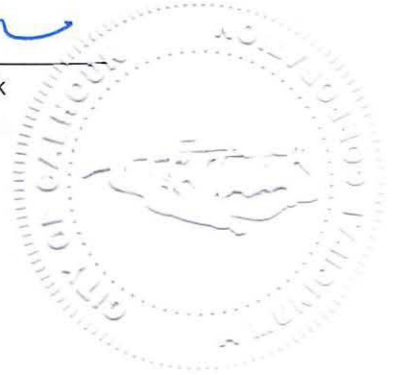


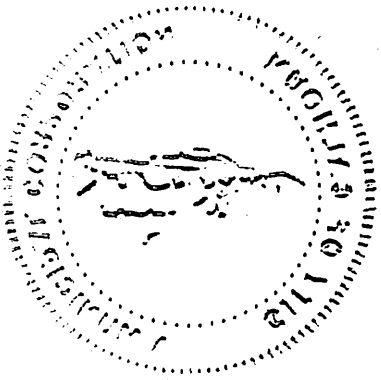
James F. Palmer, Mayor

Submitted:



Sharon Nelson, City Clerk





YBOLLETTA 30 119

