

CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING ST.
May 24, 2010 7:00PM

MINUTES

PRESENT: James F. Palmer, Mayor
George R. Crowley, Mayor Pro Tem
David Hammond, Councilman
Al Edwards, Councilman
Matt Barton, Councilman

ALSO: Eddie Peterson, City Administrator
William P. Bailey, City Attorney
Garry Moss, Calhoun Chief of Police
Jerry Crawford, Director Water/Sewer
Kelly Cornwell, Director of Utilities
Linda Brookshire, Human Resources Director
Larry Vickery, Electric Department Superintendent
Suzanne Roland, Downtown Development Director

1. Mayor Palmer called the meeting to order and welcomed everyone in attendance.

a) Mayor Palmer gave the invocation.

2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.

3. Councilman Barton made a motion to approve the proposed agenda, with the correction of Old Jay to O'Jay Mills. Mayor Pro Tem Crowley second the motion with all voting affirmatively, motion carried.

4. Councilman Hammond made a motion to approve the minutes of May 10, 2010 of the regular City Council meeting. Councilman Crowley made the second with all voting affirmatively, motion carried.

5. **Mayor's Comments:**

Mayor Palmer congratulated the Calhoun High School baseball for a 7 to 4 win over Lovett in a best of three game playoff series. Game two being underway with a tied score of 7 to 7 as 7:00 P.M. Kevin Casey was asked to keep everyone up to date on the score.

- a) Mayor Palmer reminded everyone that the regular June 28, 2010 Council meeting would be rescheduled to June 21, 2010 due to the Georgia Municipal Association's Annual Convention in Savannah, Georgia from June 26 – 29, 2010.
- b) Mayor Palmer reminded everyone of a variance request by Calhoun Realty and Development Co. for a green belt variance for PRD zoning from 50' to 20' for a location at 233 Regency Lane, Lot 117.
 - o Zoning Advisory Board meeting will be June 10, 2010
 - o Public hearing is set for June 14, 2010.
- c) Mayor Palmer informed everyone that a second public hearing on the 2010–2011 FY City Budget would be held on June 14, 2010 at the regular Council Meeting. Mayor Palmer also stated that a budget work session would be held immediately following today's Council meeting.
- d) Mayor Palmer stated that a public hearing will be held June 14, 2010 on a request from Rex Todd, an agent for American Home Properties, for a zoning change from Ind-G to R-2 and a variance on parking spaces from two spaces to 1 ½ and the maximum building coverage from 35% to 70%.
- e) Mayor Palmer reported on the charge off list provided by the Utilities Department. (Copy Attached)

6. Public Hearings:

- a) Mayor Palmer announced and opened the public hearings.
 - 1. Mayor Palmer read the request of a Taxicab License by Maria Depa'z D/B/A El Priunfo, located at 248 Richardson Road, Calhoun.
 - o Mayor Palmer stated all requirements had been made.
 - o Mayor Palmer asked if there are questions/comments. There was none.
 - o The public hearing was closed.
 - o Mayor Pro Tem Crowley made a motion to approve the request.
 - o The motion was seconded by Councilman Edwards with all voting affirmatively, motion carried.
 - 2. Mayor Palmer opened the public hearing for a Redevelopment Fund Grant through the Georgia Department of Community Affairs for \$500,000 to be used for redevelopment/revitalization of property

located at 305 McConnell Road, Calhoun, Georgia. This is the project that Mrs. Suzanne Roland reported on at the noon work session.

- Mayor Palmer stated all requirements had been made.
- Mayor Palmer asked if there are any questions/comments. There was none.
- The public hearing was closed.
- Councilman Barton made the motion to approve the request.
- The motion was seconded by Councilman Hammond with all voting affirmatively, motion carried.

7. Old Business:

- a) Mayor Palmer read a request for a Beer and Liquor manager change From the VFW Post 5376, located at 406 West Line Street, Calhoun, from Mr. Ira L. Rich to Mrs. Stephanie Lowe. Councilman Hammond made a motion to approve the request, Councilman Barton seconded the motion, all voted affirmatively, motion approved.
- b) The second reading on a Beer Pouring License request from Wurud Asadi, D/B/A Back Gate, located at 355 Richardson Road, Suites 3 & 4, Calhoun.
 - Public hearing is set for June 14, 2010.

8. New Business:

- a) Mr. Dan Cochran, 220 Woodland Drive, Calhoun, addressed the Mayor and Council concerning two homes, 304 and 306 Woodland Drive, Calhoun, Georgia where the yards have become overgrown with weeds, grass and undergrowth. Mr. Cochran felt that the homes in question presented an eyesore and affected the health, safety and welfare of the neighborhood. Attorney Bailey recommended that the "true" owner(s) of property be notified and the nuisance be abated in Municipal Court. Mr. Bill Bailey also recommended the need for a new ordinance, which could expedite the resolution of nuisance issues similar to this with the least delay. Mayor Palmer explained that the City would begin the legal process of having the yards mowed and cleaned.
- b) Mrs. Suzanne Roland, Downtown Development Director and Mainstreet Program Director reported on a possible renovation of the former O'Jay Mills building located at 305 McConnell Road in Calhoun into up to 60 affordable housing garden and loft units. Mrs. Roland requested that the Mayor and Council sign a resolution designating the property at 305 McConnell Road as a "spot basis" slum and blight area, to include the specific project boundary area. Mrs. Roland stated that the Landmark Group, 406 E. Fourth Street,

Winston-Salem, NC, is a development company specializing in rehabilitation and reuse of older dilapidated structures for housing and commercial activities. The financing methods are usually layered between local, state, federal government and non-profit agencies using tax credits and leveraging techniques. The "spot basis" slum and blight designation is needed for eligibility of property acquisition which would in turn facilitate the project to eliminate the specific conditions of slum and blight on a "spot basis" rather than a wide spread area. Councilman Barton made the motion to approve a resolution declaring, on a spot basis, the former O'Jay Mills, 305 McConnell Road, Calhoun, Georgia as slum and blight area. Councilman Edwards seconded the motion; all voted affirmatively, motion carried. (Copy attached)

- c) Mayor Palmer read a request from the Convention and Visitors Bureau for approval of the annual 3-day yard sale along Hwy. 41 (Old Dixie Highway). The dates are June 4th, 5th and 6th. Mayor Pro Tem Crowley made the motion to approve the request, Councilman Hammond seconded the motion, all voted affirmatively, motion approved.
- d) Mr. Tom Francis spoke to the Mayor and Council concerning the recent sewer trunk line construction which involved crossing VFW property. Mr. Francis request some additional consideration concerning repairs to the parking lot area. David Burnett, City Engineer, stated that Mr. Francis and the VFW had been a good partner with the City of Calhoun during the construction project and any reasonable repair would be justified when taken as a total. Mayor Palmer asked Director Cornwell to look at sealing some asphalt and addressing some other minor issues for the VFW.
- e) Attorney Bailey explained an ante litem notice received from Morgan and Morgan, Attorneys at Law, concerning an automobile accident, which occurred on February 4, 2010 at the intersection of SR 53 Spur and River Street in Calhoun, Georgia. Mr. Bailey explained that the signal at this intersection was owned and maintained by the Georgia Department of Transportation and the City of Calhoun had no responsibility in the signal nor the road system. Council Edwards made a motion to ask Mr. Bailey to respond to Morgan and Morgan and explain that the City of Calhoun has no liability or responsibility for this accident. Mayor Pro Tem Crowley seconded the motion; all voted affirmatively, motion carried.
- f) Councilman Hammond made a motion to allow Mayor Palmer to sign a contract (SO12968-LAU) between the City of Calhoun and the Georgia

Department of Transportation. The contract provides for assistance in resurfacing Edwards Street, Richards Street and Yellow Jacket Drive. Council Edwards seconded the motion; all voted affirmatively, motion carried.

- g) Mayor Palmer reminded everyone of the Community Workshop to be held May 27, 2010 at the McConnell Road Community Center at 7:00 P.M. to 9:00 P.M. regarding the West Calhoun Neighborhood Revitalization Plan.

9. Other written items not on agenda: None


10. Work Reports:

- a) Kelly Cornwell, Director of Utilities:
 - 1. Mr. Cornwell presented the Mayor and Council with a recommendation to continue the services of Pitney Bowes, Inc. Mayor Pro Tem Crowley made the motion to deny the request, Councilman Edwards seconded the motion, all voted affirmatively, motion denied.

- b) Eddie Peterson, City Administrator: None

- 11. Councilman Hammond made a motion to adjourn. Mayor Pro Tem Crowley made the second with all voting affirmatively, motion carried.

Approved:



James F. Palmer, Mayor

Submitted:



Eddie Peterson
City Administrator

CHARGE OFF TOTALS FOR FISCAL YEAR 2009

Beginning amount scheduled to be charged off \$ 329,391.14

Total billing for fiscal year ending June 30, 2009 \$ 39,050,367.91

For a total of 1/84 of 1 % of billed services

After collections:

The amount for charge off as of May 7, 2010 \$ 123,037.48

Collections total of \$ 206,353.66

This gives a total of 1/31 of 1% of billed services to be charged off.

My appreciation and thanks goes to Margaret, Amanda and Kirsten for all their work.

Joyce Lingerfelt

As of May 6, 2010 we have this fiscal year collected \$27,265.63 on old Charged Off accounts.

**Resolution Declaring a
“spot basis” Slum or Blight**

Whereas, the City of Calhoun is submitting a CDBG application for consideration under the Department of Community Affairs’ Redevelopment Fund Program; and

Whereas, the application must document that at least one of the national objectives of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 et seq.) will be met; and

Whereas, one of the required national objectives is the elimination or prevention of slums and blight; and

Whereas, the City of Calhoun has documented that the property known as the former O’Jay Mills, located at 305 McConnell Rd. and its adjacent parking lot at the corner of McConnell Rd and Gallman St. are blighting influences under local standards, detrimental to the public health, safety and welfare and that the property’s deterioration is negatively affecting the surrounding neighborhood, community facilities, and local tax base; and

Whereas, the City of Calhoun proposes to develop a contract with the Community Housing Development Organization (CHDO) who will alleviate the aforementioned blight through the use of CDBG monies to implement certain building rehabilitation (i.e. adaptive reuse of the former mill) as affordable rental apartments for families earning up to 60% of area median income, an activity that the City of Calhoun has determined meets the local and federal definition of activities which aid in the prevention or elimination of slums and blight on a spot area basis per 24 CFR Part 570.483(c); and

Whereas, the City of Calhoun feels that the rehabilitation, conservation, and redevelopment of the area is necessary to facilitate the elimination and prevention of slums and blighting influences to the surrounding area and that these actions are necessary to the public health, safety, and welfare of the City of Calhoun.

Now, therefore be it resolved, that the City of Calhoun hereby approves this Resolution.

Adopted and made effective this 24th day of May, 2010.



James F. Palmer, Mayor



Calhoun Utilities

700 West Line Street
Calhoun, GA 30701

Customer Service 706.602.5678 • Fax 706.602.5560

5/24/2010

City Council of Calhoun
226 South Wall Street
Calhoun, Georgia 30701

Gentlemen:

Please consider this letter a request for the appropriation of funds to continue our rental agreement with Pitney Bowes, Inc.

If approved, these funds will be put toward the utility billing departments Pitney Bowes DI950 Folder / Inserter at a cost of \$8664.00 per quarter.

Thank you for your time and consideration.

Respectfully,

Ray Dudkowski
Utilities Administrator