

CITY OF CALHOUN  
REGULAR CITY COUNCIL MEETING  
DEPOT COMMUNITY ROOM  
109 SOUTH KING ST.  
APRIL 26, 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  
Terry Mills, Deputy Fire Chief  
Kelly Cornwell, Director of Utilities  
Linda Brookshire, Human Resources 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 Hammond made a motion to approve the proposed agenda. Mayor Pro Tem Crowley second the motion with all voting affirmatively, motion carried.
4. Councilman Barton made a motion to approve the minutes of April 12, 2010 of the regular City Council meeting. Councilman Edwards made the second with all voting affirmatively, motion carried.
5. Council Barton made a motion to approve the minutes of the April 12, 2010 Executive Session. Councilman Edwards made the second with all voting affirmatively, motion carried.
6. **Mayor's Comments:**
  - a) Mayor Palmer expressed his and the Council's thanks to City employees,

Gordon County Government, Dalton Fire, EMS, Georgia State Patrol, Gordon County Sheriff's Office, the Offices of State Fire Marshall, State Insurance Commissioner, GBI, Wal-mart, Chick-Fil-A and the many others who responded to the explosion at 168 Saddle Mountain Drive on April 15,2010.

- b) Mayor Palmer reminded everyone of Purple Power Week, May 3<sup>rd</sup> - May 7<sup>th</sup> observing the Relay for Life for the American Cancer Society which will be held at the Fairgrounds May 7<sup>th</sup>. The Mayor stated that City employees work year round on various efforts to benefit the American Cancer Society. Last year City employees raised and donated \$8,500 to the ACS.

#### **7. Public Hearings:**

- a) Mayor Palmer opened the Public Hearing. Mayor Pro Tem Crowley explained the purpose of the Revolving Loan Fund and stated that during a visit to the Georgia Department of Community Affairs last year, it became apparent that the 5% loan rate was not attracting business customer's interest. The basic change in the RLF would be to allow the Revolving Loan Fund committee, at various times, to recommend a loan rate to the Mayor and Council based on existing market rate conditions. (Copy attached). There were no other comments. Mayor Palmer closed the Public Hearing. Mayor Pro Tem Crowley made a motion to approve the changes in the Sec. 43-37, Loan Terms and Conditions of the Calhoun Code of Ordinances. Councilman Edwards made the second. All voted aye, motion approved.
- b) Mayor Palmer explained that a 2010-2011 Fiscal Year City of Calhoun Budget work session would be held following the regular meeting.

#### **8. Old Business:**

- a) Mr. Grant Ratliff, owner and operator of Calhoun Watch and Fine Jewelry, located at 104 North Wall Street, addressed the Mayor and Council about the importance of national and regional marketing for watches, jewelry and other specialty items. Mr. Ratliff explained that his study of Calhoun demographics lead him to believe that opportunity exist to increase sales of his products if certain criteria were established concerning the advertising processes. Mr. Ratliff stated that he had invested \$1,500,000 in his downtown Calhoun store. Mayor Palmer thanked Mr. Ratliff for his investment, ideas, thoughts and insights into the marketing of jewelry.
- b) Mayor Palmer read the second reading on a Beer Pouring License by Julio

Salazar, Jr. and Julio Salazar, D/B/A El Pollo Alegre, located at 422 Hwy. 53E, Calhoun.

- Public Hearing is set for May 10, 2010.
- c) Mayor Palmer read the second reading on a variance request by Calhoun Realty and Development Co. for a green belt buffer variance for PRD zoning from 50' to 20' for a location at 233 Regency Lane, Lot 117.
- Public hearing is set for May 10, 2010.
- d) City Attorney Bailey explained that a request by Brent Stepp Construction for a corrective street deed was pending the Mayor and Council official action. (See Executive Session Minutes; item B., April 12, 2010.) After a general discussion it was agreed that the section of Laurel Creek Road in question was deeded to the City of Calhoun by mistake and that for the purpose of public safety the access gate should remain in place at this time. Mayor Pro Tem Crowley made a motion to accept the corrective deed with the stipulation that the portion Laurel Creek Road, which is removed from the dedication to the City of Calhoun, shall not be permanently closed or blocked and that access to Laurel Creek Road shall always be configured so that emergency service vehicles, such as law enforcement and fire personnel, shall have direct access to The Villages and school. Councilman Barton seconded the motion; all voted aye, motion carried.

#### 9. New Business:

- a) Mayor Palmer read the first reading of a Taxicab request by Maria Eugenia Depa'z D/B/A El Priunfo, located at 248 Richardson Rd., Calhoun. He stated the earliest date for a Public Hearing would be May 24<sup>th</sup>, 2010.
- Councilman made a motion to set the Public Hearing date as May 24<sup>th</sup>, 2010. Councilman Barton seconded the motion: all voted aye, motion carried.
- b) Administrator Peterson explained that bids have been received by the City of Calhoun for the replacement of a roof system for Fire Station Number 1, located at 327 South Wall St. Administrator Peterson stated that Gregg Sims, Architect, P.O. Box 219, Dalton, Georgia had provided plans and specifications for the TPO replacement system for the existing flat roof. (See letter of recommendation from Gregg Sims, dated April 15, 2010). Council Hammond made a motion to accept the recommended bidder John Kiker Company, Inc., 855 Abutment Road, Suite 5., Dalton, Georgia, in the amount of \$74,000. (Bid documentation on file with City of Calhoun

Purchasing). Councilman Barton seconded the motion: all voted aye, motion carried.

- c) Mayor Palmer read the first reading of a request from Rex Todd, with Todd Development, as an agent for American Home Properties, Inc., located at 305 McConnell Rd., 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%. Mayor Palmer stated the earliest date for a Public Hearing would be June 14, 2010.
  - o Councilman Edwards made a motion to set the Public Hearing for June 14, 2010. The second was made by Councilman Hammond, all voted aye, motion carried

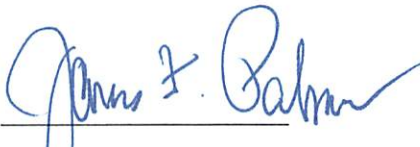
10. **Other written items not on agenda:** None

11. **Work Reports:**

- a) Kelly Cornwell, Director of Utilities: None
- b) Eddie Peterson, City Administrator: None

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

Approved:



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James F. Palmer, Mayor

Submitted:



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Eddie Peterson  
City Administrator

**AN ORDINANCE AMENDING THE REVOLVING LOAN PROGRAM OF THE CITY OF CALHOUN, GEORGIA BY AMENDING LOAN TERMS AND CONDITIONS; TO PROVIDE FOR MATTERS RELATIVE TO THE FOREGOING; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

**SECTION ONE:** The Mayor and Council of the City of Calhoun, Georgia hereby ordains that the Revolving Loan Program Terms and Conditions in the Code of Ordinances be amended as follows:

(a) By striking Sec. 34-37(b) in its entirety and inserting in lieu thereof the following:

“(b) Fixed asset loans will be made at an interest rate to be determined by the Loan Advisory Commission based on prevailing market rates and approved by the Mayor and City Council. The life of the loan is not to exceed the life of the asset. Applicants for fixed asset loans are also eligible for a one-year deferral on payment of principal, followed by a five to ten year payback of the loan. The length of the loan will be determined by the Loan Advisory Commission.”

(b) By striking Sec. 34-37 (c) in its entirety and inserting in lieu thereof the following:

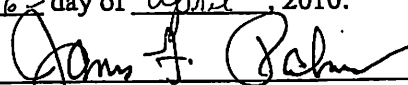
“(c) Working capital loans will be made at an interest rate to be determined by the Loan Advisory Commission based on prevailing market rates and approved by The Mayor and City Council. Eligible applicants for working capital loans are also eligible for a one-year deferral on payment of principal followed by a five year payback on the principal and interest. A five-year payback is the maximum for a working capital loan.”

**SECTION TWO:** This Ordinance shall be effective on the date of passage and adoption hereinafter designated.

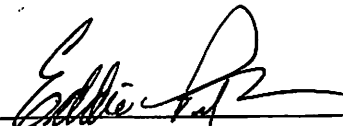
**SECTION THREE:** All ordinances and parts of ordinances in conflict with this Ordinance are repealed.

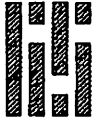
**SECTION FOUR:** Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

The above and foregoing Ordinance amendment was duly passed and approved at the meeting of the Mayor and Council of the City of Calhoun, Georgia this 26<sup>th</sup> day of April, 2010.

  
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JAMES F. PALMER, MAYOR  
CITY OF CALHOUN, GEORGIA

FIRST READING: 03-22-10  
SECOND READING: 04-12-10  
THIRD READING: 04-26-10

ATTEST:   
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EDDIE PETERSON  
CITY ADMINISTRATOR



FROM THE OFFICE OF GREGG SIMS, ARCHITECT

April 15, 2010

Mr. Eddie Peterson, City Administrator  
City of Calhoun  
P.O. Box 248  
Calhoun, GA 30703

**Re: The City of Calhoun/Main Fire Station Roof Replacement**

Dear Eddie:

We requested schedule of values from the two lowest bidders for the Main Fire Station roof replacement project (see bid summary attached). After Prestige Builders reviewed their bid to submit a schedule they chose to formally withdraw their bid. John Kiker Company, the next lowest bidder, submitted his schedule of values which is also attached along with his bid.

We recommend acceptance of Mr. Kiker's bid for \$74,000.00.

Sincerely,

  
Gregg Sims

pc: Barry Bohannon, City of Calhoun