

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING ST
AUGUST 10, 2015 7:00 P.M.**

MINUTES

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

ALSO: Eddie Peterson, City Administrator; Larry Vickery, Utilities General Manager; Paul Worley, City Clerk; George Govignon, City Attorney; Garry Moss, Police Chief; Jerry Crawford, Water and Sewer Director; Lenny Nesbitt, Fire Chief; Todd Holbert, Battalion Chief; Kevin McEntire, Public Works Director; Don McGinnis, Building Official; Kim Townsend, Recreation 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 agenda, Councilman Barton seconded the motion. All voted aye, motion approved.**
- 4. Councilman Barton made a motion to approve the minutes of the July 27, 2015 City Council meeting. Councilman Edwards gave a second with all voting aye, motion approved.**
- 5. Mayor's Comments:**
- 6. Council Comments:**

A. Mayor Pro Tem Edwards gave the July report as follows:

1) Electric Department

- o The Bad Pole Replacement program continues on South Industrial.**
- o Substation number 5 began construction and is scheduled for completion in December. This will allow us needed capacity for growth and improved customer reliability.**
- o Construction has begun on the new Hardee's on Hwy 53.**
- o The City of Calhoun's Electrical load for June was 44,726,587 kWh. This was a new July record beating 2014 by almost 12%. Increases were seen in commercial and large industrial loads. This makes six consecutive record months, indicating positive signs for the economy and out community.**

Work orders in process or completed

- Newly created- 122
- Completed and closed- 100
- Consisting of:
 - Capital construction- 10
 - Street and security lighting-14
 - Distribution Maintenance-45
 - Meter maintenance/replacement- 16
 - New customer meter sets- 8
 - Electric locate tickets processed- 272

2) Telecommunications Departments:

- Added one new internet customer and removed one internet customer.
- Turned up a new main line to provide more bandwidth to customers along Marine Drive.
- Added 50 Megabytes of internet bandwidth to customers on Marine Drive and 45 Megabytes to other internet customers.
- Continued construction for internet service on Enterprise Drive.
- Ordered two new servers for GIS department.
- Repaired fiber cut by truck driving through a parking lot.
- Replaced 400 feet of underground fiber that was cut four times by contractor.
- Attended ShoreTel/CNP Users' conference in Atlanta.
- Opened 29 and closed 35 work orders.

3) Geographic Information Systems:

- Continued field mapping for storm water features.
- Updated water meter mapping and meter information.
- Updated pre fire plans and hydrant locations for Fire Department.
- Assisted Electric Department with circuit tracing.
- Updated zoning map with the latest updates.
- Updated sewer videos.
- Updated City and GIS websites.

4) Downtown Development Authority

- The DDA and HPC held regular monthly meetings. The DDA director attended the Chamber of Commerce Booster Breakfast at Georgia Northwestern Technical College; a CVB/Tourism Committee Meeting; a Small Business Development/Marketing meeting; and a Young Professionals meeting.
- The DDA and Chamber co-sponsored another successful Summer Santa event that was held at BB&T Park on July 24th. Plans are already being made to make next year's event even better.
- The Farmer's Market is still being held on Monday's from 10-2 at the Depot. It will continue until the end of September. The DDA and HPC encouraged our citizens to help us keep downtown clean and safe.

B. Councilman Barton gave the July report as follows:

1) **Water, Sewer, and Engineering**

- The Brittany Drive Expansion Project- The new permit is in place and the plant is now in operation.
- Clarifier Mechanism Replacement Project- Project should be complete within two weeks.
- 2" Galvanized Line Replacement Project- Project is nearing completion on the first project area off Newtown Road and the second project area in the Hunts Subdivision is scheduled to begin soon.
- Flocculation and Sedimentation Control Project at the Mauldin Road Water Treatment Plant- The work on basin No. 4 is complete and work on basin No. 1 and 2 has begun and is progressing well.
- Water system Modeling- We have the new hydraulic model and will receive software training on September 1st and 2nd.
- Peters Street Water and Sewer Relocation- Bids will be received August 27th.
- Floyd County is nearing the connection point with our water system on Hwy 53 West.

2) **Water Treatment Plant Facility**

- Total gallons withdrawn: 334,930,000
- Daily average: 10,804,193
- Wells: 144,740,000
- Big Springs: 0
- Percent produced by Brittany Drive: 43.2
- Rainfall- 7.52"
- Brittany Dr. daily production to capacity: 80.5%
- Mauldin Rd. daily production to capacity: 43.1%
- Assistant Supt. Ben Hall attended a three day training conference hosted by the Ga Association of Water Professionals in Savannah, GA.
- The bacteria laboratory tested 100 routine samples and 7 special samples from the City's distribution system. Also, four private well samples were tested.
- The newly converted fluoride system (from sodium fluorosilicate to hydrofluorosilicic acid) is performing flawlessly.

3) **Waste Water Treatment Plant Facility**

- Treated a daily average of 4.078 MGD, with an average BOD effluent of 4, average suspended effluent of 10, and an average COD of 74.

4) **Water Distribution**

- 6 Water connections, 47 water service leaks repaired, 25 water main leaks repaired, 44 water meters changed out/maintenance, 1 fire hydrant repaired, 10 yards or roadway edges repaired due to previous work, 56 utility locates called in for work orders, 556 utility locates responded to, and 155 misc. calls

- Completed installing 740' of 2" poly pipe along Sunshine Drive to replace old 2" galvanized line, changed six connections to new line.
- Completed installing 470' of 8" ductile iron pipe for new building on Enterprise Drive, made 8" fire line connection.

5) Waste Water Collection

- 1,350' Sanitary Sewer Services TV inspected, 309 utility locates completed, 3 lift station repairs completed, 4,700' sanitary sewer lines cleaned, 82 manholes opened and inspected, 2 new sanitary sewer connections, 5 sanitary sewer services repaired, 7,500' of sewer line right-of-way mowed
- Completed inventory of Department materials.
- Delivered materials to new sewer main project on Enterprise Drive.

6) Building Inspection Department

- Issued 39 permits for an estimated cost of \$2,521,756, collected \$11,651 in permit fees. This included 3 new residential, 1 new commercial, 1 new industrial, 3 commercial remodels, 1 industrial remodel, 7 sign permits, and 39 total inspections.

7) Recreation Department

- **POST SEASON – BASEBALL AND SOFTBALL** – During the weekend of July 10-12 the 8 year old All-Star baseball team participated in the Dizzy Dean State tournament in Canton.
- **ASA STATE TOURNAMENTS** – Our agency hosted the Georgia ASA State tournament for 10 and under and 18 and under girls July 10 – 12, 2015. Gordon County Parks and Recreation also assisted with tournament as Friday and Saturday 10U games were played at their facility. There were a total of 29 teams that participated in the ASA State tournament. A total of 3,263 visitors attended this three day event. The estimated economic impact for this tournament is \$169,650.00
- **SWIM** – There were a total of 2,952 participants that used the pool for open swim the month of July. We had nine pool parties throughout the month. The Calhoun Blue Barracudas finished their season with 41 swimmers advancing to the GRPA State Swim meet in Tifton July 17-18. There were a total of 3 1st place winners; 12 – 2nd place winners; 8 3rd place winners; and 2 fourth place winners. The Blue Barracudas finished 5th as a team in this year's state meet.
- **ADVENTURE CAMP** – Summer Adventure Camp was offered for boys and girls ages 8 – 12 for 2 weeks and pre-teens ages 13-15 for 2 weeks. A total of 84 participants attended the camp.
- **PARK PROJECT UPDATE** – Meetings have been held with BWSC and City departments that will be involved in construction of the park expansion to finalize cost associated with construction of facility.
- **Website Usage** – total visits 589

C. Councilman Crowley gave the July report as follows:

1) **Police Department**

- Made 516 cases with 6 DUI's
- Fines collected by Municipal Court - \$47,331
- Issued 740 warnings
- Investigated 47 highway accidents, 40 private property accidents
- Provided 70 escorts
- 1,724 incident reports
- Responded to 292 alarms
- Miles patrolled: 101,697
- Responded to 5,011 calls for service by E-911

2) **Municipal Court and Probation**

- Total Court cases- 295
- Court cases dropped- 61
- Number of Bond forfeitures- 176
- Number of Probation cases- 28
- Probation Payments- \$10,916
- Probation Revocations- 5
- Failure to appear- 13
- Prisoner transports- 20

3) **Fire Department- Suppression**

- Responded to 188 calls for service for the suppression division, 5 fire incidents for damages. (\$11,250 in estimated fire damage)
- Responded to 130 medical service calls
- Responded to 7 hazardous conditions incidents
- Responded to 12 false alarms or false calls, 24 good intent
- Hosted kids from Recreation Day Camp at Station 1.
- Assisted inspections with fire prevention program at 681 Pine St. with the LEJO youth program and at George Chambers Center.

Training Division

- Department completed 776 hours of training.
- Training consisted of apparatus driver, operator training, 2 personnel attended Haz Mat training, 2 attended rope class conducted for the Georgia State Patrol SWAT Team at the Calhoun Fire Training Center, and state required core skills.

4) **Fire Inspection Department**

- 84 total reported activities/inspections which included 15 annual inspections, 3 new business inspections, 21 requested inspections, 17 follow-up or re-inspections, and 20 consultations
- Inspectors attended the Fire Safety Symposium at GPSTC.

D. Councilman Hammond gave the July report as follows:

1) **Street Department**

- Completed 21 shop and 15 street department work orders.
- Installed 6 new street signs.
- Inspected and maintained 103 miles of streets and storm drainage.
- Cleaned out 40 feet of ditch line on Rose Way and Telfair Street.
- Repaired a storm drain on Court Street.
- Repaired pot holes and utility cuts using 77 tons of asphalt.
- Replaced a 20 foot section of storm drain on Stone Haven Drive.

2) **Cemetery Department**

- Performed routine maintenance on Fain and Chandler Cemetery.
- Supervised the opening and closing of 11 grave sites.
- Sold 15 new grave spaces.

3) **Animal Control**

- Housed 31 dogs, and 23 cats
- Number of dogs adopted: 6
- Number of cats adopted: 0
- Number of dogs reclaimed by owner: 4
- Number of dogs euthanized: 5
- Number of cats euthanized: 19
- Number of warnings given: 10
- Number of bite cases: 2
- Citations issues: 0
- Number of inquiries: 47

4) **Parks Department**

- The Parks Department grounds crew picked up litter, hauled garbage to the dump, and maintained records at records room.
- Mowed and weeded approximately 19 miles of sidewalk, 29 islands, and 42 other designated places in the City.
- The building and maintenance crew performed routine maintenance on designed city buildings and all fountains.

5) **Safety Committee**

- Safety topic- Best practices concerning safety awareness
- Safety Inspection- Electric and Telecommunications Department
- Vehicle Accidents: 0
- Workers Compensation: 2- Water Construction

6) **Northwest Georgia Regional Commission**

- Councilman Hammond discussed that the Regional Commission (RC) oversees 15 counties and 51 cities in Northwest Georgia that helps to reallocate federal dollars to various programs that benefit the citizens such as meals on wheels, workforce training, community planning, area on aging, and community and economic development.

- Councilman Hammond discussed that Northwest Georgia has been designated as one of the first 8 areas through the Investing in Manufacturing Communities Partnership Program.
- Councilman Hammond stated that Gordon County's unemployment rate is now 6.2% and the State's is at 6.1%. The regional unemployment rate is 6.4%.

7) Tom B. David Airport

- The airport is the 7th largest permanent based aircraft airport in the state of Georgia. The airport has a 6,000 foot runway and is home to the Life Force helicopter.

7. Public Hearings and Comments:

A. Mayor Palmer opened a public hearing for variance requests by Calhoun First Baptist Church at a location of 411 College Street. The first variance request is a 20 foot variance from the required 30 foot buffer on tract A and B. The second variance request is for a 20 foot variance from the required 30' buffer on tract C and reducing down to a 6.5 foot buffer on one corner.

- Mr. Peterson stated that all advertising requirements have been met.
- Mayor Palmer asked for public comments starting with the applicant.
- Tom Shanahan, 887 Big Springs Road, spoke as a representative of First Baptist Church and discussed the project. The church has a large and growing membership, and is in need of more parking for safety, convenience, and easier access for handicapped and senior adults. The church has been at this location on College Street for 40 years and there are space and land limitations. The church is looking into doing a remodel and redesign of its facilities. Several properties have been acquired over the years, which include a house at 407 College Street and 202 and 206 Fain Street, which have recently been razed due to their poor condition with a goal of providing more parking. Additional off-street parking will help provide a safer environment versus the current on-street parking situation. The reduction in the buffer requirement will allow for an estimated 63 spaces. If the variance is not granted the church will only gain about 30 spaces. The church has not opposed set back variances by two neighbors that have built structures close to the adjoining property line. The variance request only involves the buffer requirement, but neighbors have brought up storm water runoff as an issue. The church will be required by state and local laws to properly manage the storm water runoff. Mr. Shanahan stated that the project should help to improve the current water runoff situation on the church's property.
- First Baptist Church Pastor John Barber introduced Mike Price who is the Civil Engineer involved with the parking lot project. Mr. Price has 31 years of experience in the field and has worked on many projects in the area. Mr. Price stated that after the Zoning Advisory Board met last week they revised their proposal, including additional landscaping, to address some of the neighbors' concerns. Mr. Price also discussed the concerns over the proposed water detention area beside Mrs. Ballard's house. Mr. Price described the area as a gentle swale that will help filter the storm water and

release it into the storm water system at a metered rate. Also, after a rain event the water should dissipate within four to six hours. It will be a grassed area that can be mowed and properly maintained. The entire drainage area within this particular system has an area of 75 acres. The proposed parking area is 0.4 acre and the razed houses totaled 0.3 acre. Therefore, the church will only be adding an additional 0.1 acre of impervious surface. Mr. Price stated that the church is taking the necessary steps to ensure that the storm water runoff will not add to any existing storm water problems.

- Mrs. Mignon Ballard, 200 Fain Street, addressed the Council and audience in opposition to the variance request. The proposed parking lot will be on one side of her house and the water detention area will be on another side of the house, which is just a few feet outside her back door. Mrs. Ballard was born and raised in Calhoun about a block away from her current house and talked about many fond memories of growing up in this historical area of Calhoun. Mrs. Ballard stated that her house will be her legacy to her children and she voiced her concern that the project will decrease her home value. Also, her preference would be for the church to build an underground water storage system versus the proposed above ground detention area.
- Mrs. Jane Powers Weldon, 511 College Street, spoke and voiced her concerns over the historical homes that were torn down. Several years ago the Historic Preservation Commission attempted to designate this area as a residential historic district, but did not receive enough support for passage. Mrs. Weldon stated that she was concerning that this request would vary 2/3 from the required buffer.
- Mrs. Carol Pierson, 211 Chandler Street, asked if there were alternatives to the detention area next to Mrs. Ballard's house. Mr. Price said there are alternatives, such as underground water storage, but they would be cost prohibitive and unnecessary for a project this size. Mrs. Pierson stated that she did not like the above ground water detention proposal. Mayor Palmer stated that the church has already indicated that they would select a landscape screen for Mrs. Ballard with plants of her choice.
- Councilman Hammond asked Mr. Price what the cost difference would be for the underground storage next to Mrs. Ballard. Mr. Price stated that the difference is usually seven to eight times more expensive. He estimated that the proposed above ground would be \$8,000-\$12,000 and a below ground system would be \$30,000-\$40,000.
- Johnny Thompson, 508 Woodlawn Avenue, asked questions concerning the upper end of the proposed parking lot and Mr. Price stated that the parking lot would not come all the way to the existing sidewalk.
- Tim Haney, 408 College Street, voiced his concerns about storm water runoff. The Haney's live across College Street from the proposed parking addition to Tract C. Mr. Haney stated that there is an existing antiquated storm water system in place that is already at capacity. Mr. Haney stated that he helped to pay for a 42" drain tile replacement that runs underneath his driveway several years ago, but that pipe is incapable of carrying anymore water. Mr. Price agreed that the existing storm water pipe is undersized for the amount of water draining that area. However, Mr. Price stated that the church is only responsible for its storm water runoff and the proposed system will meter the release of water to ensure that it will not increase the flow of water into the system. Whatever problems currently exist with the existing storm water infrastructure will still exist after the project, but the church will not increase any burden on the existing system. Mr. Haney asked if any calculations have been run

concerning the amount of storm water runoff. Mr. Price stated that he has not performed the calculations yet, but will when the project is underway.

- Mr. Alton Cadenhead stated that the church has put a lot of time and energy into developing these plans and he believes it will be a great benefit to the community. The church is growing and it is hard to grow when you do not have enough parking.
- There were no additional comments and Councilman Hammond made a motion to close the public hearing followed by a second from Councilman Barton. The public hearing was closed.
- Councilman Hammond thanked everyone for coming to the Council meeting and for their comments. Mr. Hammond stated that his dad was a Baptist minister for 50 years and knows full well the importance of church needs. Councilman Hammond stated that he has reviewed the project with staff and listen to a lot of opinions both pro and con. A variance means the City will vary from their set protocols and it will impact the community. The problem to Councilman Hammond is the detention pond which is only 11.5 feet away from Mrs. Ballard's back door. Councilman Hammond stated that being a good neighbor is way ahead of being a good steward and alternative solutions should be considered. Therefore, he stated that there was a viable alternative in the underground storage and the cost difference is minimal verses the negative impact of above ground water detention to Mrs. Ballard. Councilman Hammond indicated that he couldn't support the variance, but the project will continue and it will be a great project in the community. As the community grows in population these type of meetings will occur with more frequency and hopefully we will complete our due diligence to make the best possible decisions.
- Councilman Crowley stated that there has been good discussion and shared knowledge concerning this project at tonight's meeting. However, the Council's job tonight is to vote on the variance request and that doesn't directly deal with water detention. Variances are usually considered when there is a specific hardship, such as in this case of limited parking, unique to the property. The variance request will add 36 more parking spaces which can help relieve the on-street parking problem.
- Councilman Barton stated that it is unfortunate that Mrs. Ballard will be impacted with the above ground water detention area regardless if the variance is granted or not. The church can still build a parking area and detention area within the required buffers even if the variance is denied.
- Councilman Crowley made a motion to approve Calhoun First Baptist Church's variance request. Councilman Barton seconded the motion. Councilman Crowley and Councilman Barton voted aye. Councilman Hammond voted no. Councilman Edwards abstained due to his membership in the church. Motion passed two to one.

B. Mayor Palmer opened a public hearing for a variance request by Brad Fitch at a location of 203 Sequoyah Terrace. The variance request is an 8 foot variance from the required 10 foot side yard setback to construct a carport building.

- Mr. Peterson stated that all signs and advertising requirements have been met.
- Mayor Pro Tem Edwards stated that the Zoning Advisory Board met on August 6th and recommended an approval of the variance request.

- Mayor Palmer asked for public comments.
- There were no comments and the public hearing was closed.
- Councilman Barton made a motion to approve the variance request. Councilman Edwards gave a second with all voting aye, motion approved.

8. Old Business:

- A. Mayor Palmer conducted the second reading of a beer, wine, liquor package license request by Kalpesh Patel, DBA: Party Liquor at a location of 101 Williams Street. The listed manager will be Yogesh Patel. The public hearing will be on August 24th.

9. New Business:

- A. Mayor Palmer read a request from the Cemetery Department to declare a 2000 Ford Explorer XLT 4x4 with 166,923 miles as surplus property. VIN# 1FMZU73EX2UA05712. Councilman Barton made a motion to declare the vehicle as surplus. Councilman Hammond gave a second with all voting aye, motion approved.
- B. Mayor Palmer conducted the first reading of a beer and wine package license request by Leslie Renfro, DBA: Circle K #2723519 at a location of 702 E. Highway 53. The listed manager will be Leslie Renfro. Councilman Hammond made a motion to set the public hearing on September 14th. Councilman Crowley gave a second with all voting aye, motion approved.
- C. Mayor Palmer conducted the first reading of a beer and wine package license request by Karen Aldridge, DBA: Circle K #2723518 at a location of 1310 Hwy 41 North. The listed manager will be Karen Aldridge. Councilman Hammond made a motion to set the public hearing on September 14th. Councilman Barton gave a second with all voting aye, motion approved.
- D. Mr. Vickery reviewed a contract with Brown & Caldwell concerning a Pilot Nutrient Trading Monitoring Plan. The Mayor and Council were asked to consider approval of the application for a 319 grant from EPD for \$35,000 for this project and signing of the contract. This would be a matching grant 50/50 with the City of Calhoun contributing \$35,000 in in-kind work. Also the North Georgia Water Resources Partnership's time and expenses associated with the project can be applied to the in-kind match. This will allow the City to deal with removing phosphorus environmentally instead of mechanically at the wastewater treatment plant. This is the first nutrient trading project in the state of Georgia and the Southeast. Mr. Crawford stated that the 319 grants have been utilized in the past for water quality projects. Councilman Hammond made a motion to approve the contract up to the stated \$35,000 match. Councilman Barton gave a second with all voting aye, motion approved.
- E. Mayor Palmer conducted the first reading of an annexation and zoning of C-2 for 0.8 acres at a location of parcel #GC51-111 on Kent Lane for Haley Stephens. The ZAB meeting will be on September 10th and the public hearing will be on September 14th.
- F. Mayor Palmer conducted the first reading of a zoning change request of R-1 to C-2 for 1.72 acres at a location of parcel #C52-001 on Kent Lane for Haley Stephens. The

ZAB meeting will be on September 10th and the public hearing will be on September 14th.

- G. Mayor Palmer read a beer and liquor pouring manager change request for VFW Post #5376 for a location of 406 West Line Street. The prior manager was Timothy Cooper and the proposed manager is Milton L. King. Councilman Hammond made a motion to approve the manager change request. Councilman Barton gave a second with all voting aye, motion approved.

10. Other written items not on the agenda: None

11. Work Reports:

A. City Administrator Peterson

- Mr. Peterson stated that the Calhoun Recreation Department has been working with Barge, Waggoner, Sumner, and Cannon, Inc. (BWSC) for the past several months to develop a master plan for the 58 acres surrounding the existing recreation football field. The 2011 SPLOST has \$2.5 million allocated for Recreation and the buildout of this area is a part of the project list. The BWSC developed master plan is complete and the company now has a proposal for phase one to include all design services, bidding and negotiation services, construction administration, topographic survey, and geotechnical reports. BWSC is a leader in the industry concerning the design and development of parks and recreation facilities. The City's Manager of Engineering has reviewed the proposal, along with other City officials and utility managers. To be able to retain BWSC services the Council would need to approve the phase one professional design services for the new park agreement in the amount of \$351,200. Councilman Barton made a motion to approve the professional services agreement with BWSC for phase one. Councilman Hammond gave a second with all voting aye, motion approved.
- Mr. Peterson stated that the City will start advertising the 2015 millage rate. The City government and the City schools will keep the millage rate the same as 2014.

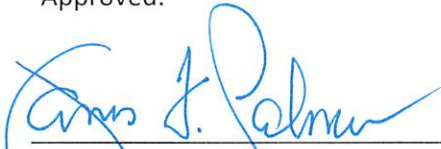
B. General Manager Vickery

- Mr. Vickery stated that the Water Plant will be looking to replace a recently vacated position within the department.


C. City Attorney Govignon

- 12.** Councilman Hammond made a motion to adjourn the regular session. The motion was seconded by Councilman Barton with all voting aye, motion approved.

Approved:


James F. Palmer, Mayor

Submitted:


Paul Worley, City Clerk