

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
JANUARY 11, 1999, 7:00 P.M.**

MINUTES

PRESENT: JAMES F. PALMER, MAYOR
RONALD H. WOODS, MAYOR PRO TEM
JOHN D. SHELTON, JR., COUNCILMAN
HENRY HOLLAND, COUNCILMAN
RAY M. DENMON, COUNCILMAN

ALSO: WILLIAM P. BAILEY, CITY ATTORNEY
KELLY CORNWELL, DIRECTOR OF UTILITIES AND PUBLIC WORKS
EDDIE PETERSON, ASST. DIR. OF UTILITIES AND PUBLIC WORKS
CATHY HARRISON, CITY ADMINISTRATOR

1. Mayor Palmer welcomed everyone and called the meeting to order.
 - a. City Chaplain, Dr. Bert Vaughn gave the Invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Mayor Palmer delivered his first State of the City address, as per the attached copy.
4. Minutes of the December 21, 1998 regular City Council meeting were approved as written.
5. Mayor Palmer made the following appointments of City Council members to different city departments for reporting purposes for 1999:
 - a. Councilman Woods: Electric Department, Telecommunications, Zoning Advisory Board.
 - b. Councilman Shelton: Police, Fire, Liaison with Coosa Valley RDC
 - c. Councilman Holland: Street, Sanitation, Cemetery, Animal Control, Parks, Golf Advisory Commission, Revolving Loan Advisory Board, Industrial Development Authority
 - d. Councilman Denmon: Water Plant, Sewer Plant, Water & Sewer Construction Department, Building Inspection
6. Mayor Palmer asked for a motion to appoint the Mayor Pro Tem for 1999. He stated the current appointee is Councilman Woods. Councilman Shelton made a motion to reappoint Councilman Woods as Mayor Pro Tem for 1999, second by Councilman Holland, with Councilman Shelton, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.
7. Mayor Palmer recommended the following staff as department heads for 1999:
 - a. City Administrator/Clerk/Finance DirectorCathy Harrison
 - b. Director of Utilities & Public WorksKelly Cornwell
 - c. Assistant Director of Utilities & Public Works.....Eddie Peterson
 - d. Police Chief..... Willie Mitchell
 - e. Fire ChiefLenny Nesbitt
 - f. Street Department SuperintendentKevin McEntire
 - g. Water Plant Superintendent.....Estes Pass
 - h. Sewer Plant SuperintendentCarlton Rogers
 - i. Water & Sewer Const. Dept. Superintendent.....Dan Shuler
 - j. Superintendent in training of Water & Sewer Const.....Jerry Crawford
 - k. Technical Engineer for Water & Sewer Const.....Mark Williamson
 - l. Electric SuperintendentLarry Vickery
 - m. Golf Professional.....Robby Cole
 - n. Golf Maintenance Superintendent.....Harold FranklinFollowing the recommendation, Councilman Shelton made a motion to appoint those recommended as department heads for 1999, second by Mayor Pro Tem Woods, with Councilman Shelton, Mayor Pro Tem Woods, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.
8. Mayor Palmer recommended that Dr. Bert Vaughn, who has served as City Chaplain since 1986, be reappointed as City Chaplain for 1999. Councilman Shelton made a motion to reappoint Dr. Bert Vaughn, second by Councilman Denmon, with Councilman Shelton, Councilman Denmon, Mayor Pro Tem Woods and Councilman Holland voting affirmatively, motion carried.

9. Mayor Palmer made a recommendation to reappoint William P. Bailey as City Attorney for 1999. Councilman Denmon made a motion to reappoint William P. Bailey, as recommended by Mayor Palmer as City Attorney for 1999, second by Councilman Holland, with Councilman Denmon, Councilman Holland, Councilman Shelton and Mayor Pro Tem Woods voting affirmatively, motion carried.
10. Mayor Palmer stated that Ms. Suzanne Hutchinson has served as Municipal Court Judge for two years, and has done an excellent job, and he recommended she be reappointed for 1999. The motion was made by Councilman Holland to reappoint Ms. Suzanne Hutchinson as Municipal Court Judge for 1999, second by Councilman Denmon, with Councilman Holland, Councilman Denmon, Councilman Shelton and Mayor Pro Tem Woods voting affirmatively, motion carried.
11. Mayor Palmer stated that the firm of R. M. Dobbs & Company has served as City Auditor for several years, and recommended they be reappointed for 1999. Councilman Shelton made a motion to reappoint R. M. Dobbs & Company as external City Auditor for 1999, second by Mayor Pro Tem Woods, with Councilman Shelton, Mayor Pro Tem Woods, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.
12. Mayor Palmer read a banking resolution regarding the investment of city funds, and those authorized to sign checks on official city accounts. Mayor Pro Tem Woods made a motion to adopt the resolution as read, second by Councilman Shelton, with Mayor Pro Tem Woods, Councilman Shelton, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.
13. Other Comments by Mayor Palmer:
 - a. Mayor Palmer stated that on behalf of the Mayor and Council, he extended sympathy to Mr. W. W. Deacon Balliew on the loss of his wife, Inez. He stated he knew this would be a tremendous loss for Mr. Balliew and his family.
 - b. Mayor Palmer reminded the Council of the City Council retreat on January 22 and 23, and the GMA Mayor's Day meeting on the 24th and 25th of January 1999, in Atlanta.
 - c. Mayor Palmer reminded the Council and the public of the rescheduled City Council meeting from January 25 to January 18, 1999, at 7:00 P.M.
 - d. Mayor Palmer announced the beer, wine and liquor pouring license applications of Cypress Restaurants, Inc., d/b/a Riley's Irish Pub (Denny's) at 915 Highway 53 SE, at I-75, at the former licensed location of Savannah's, on January 18, 1999 at 7:00 P.M.
 - e. Mayor Palmer also announced a public hearing on the beer pouring license application of Elizabeth Martinez, manager for the Grill Villa Juarez at 607 South Wall Street, on January 18, 1999 at 7:00 P.M.
14. Council Comments:
 - a. Mayor Pro Tem Woods stated:
 - 1) The Street Department, for the month of December 1998, had repaired a washed out cul-de-sac in Westwood Hills Subdivision. The work consisted of taking out insufficient base material, putting in new base, building a new catch basin, pouring 70 feet of curb and gutter, paving cul-de-sac and grassing the right-of-way. They had sawed out and patched cuts on Saddle Mountain Drive and Flora Drive, using 31 tons of asphalt. They ran the storm water check maintenance plan on city drains and pipes on December 11 and 21. They ran the leaf vacuum and Street Department backhoes and dump trucks for cleaning up the season's leaves and debris. They took out and replaced 80 feet of broken sidewalk on Harlan Street, picked up Christmas trees and brush, hauled 26 tons of stone, 20 loads of chert, and 4 loads of coal mix. They hauled scrap iron to Cartersville for recycling, and the shop completed 33 work orders for all departments.
 - 2) The Sanitation Department continued its commercial trash route. They gained three 4-yard, two 6-yard and one 8-yard commercial customer accounts. They washed and serviced vehicles.
 - 3) The Parks Department maintained all city buildings and grounds, started remodeling of the Annex for the building inspection offices, picked up trash from right-of-ways, hauled leaves and picked up Christmas trees.
 - 4) The Cemetery and Safety Committee departments performed routine maintenance on Fain and Chandler Cemeteries, supervised the opening and closing of 11 graves, made the first safety awards, recognizing all employees who had gone accident free for six months, had a drawing for prizes that were awarded to two employees, Jeff Young winning a color TV and Mark Dooley winning a VCR. There were 12 workers' compensation accidents and 17 vehicle accidents in 1998.
 - 5) Animal Control Department housed 45 dogs and 21 cats, issued 9 first warnings and 3 second warnings for leash law violations, and answered 60 complaint calls.
 - b. Councilman Shelton stated:

- 1) During the month of December, the Fire Department answered 74 calls, with damages of \$93,450.00. 38 of their calls were related to vehicle accidents. They provided 39 inspections and also provided fire personnel training on blueprint reading and mapping. They also input new departmental information into their computer program. They also assisted several agencies with Christmas activities for children and needy families. Councilman Shelton reported that for the fiscal year ending June 30, 1998, the Fire Department answered a total of 647 calls, with losses estimated at \$281,500.00, and provided 638 inspections.
 - 2) He stated the Police Department, during the month of December, handled 332 arrests, 4 DUI's, and collected fines in the amount of \$52,583.00. They issued 58 warnings and 604 parking tickets, and investigated 150 accidents. They responded to 162 burglar alarms, and provided 114 escorts. In a summary of cases for the year of 1998, there was a total of 3,230 arrests, 145 DUI arrests, 1,191 warning tickets, 5,453 parking tickets. They provided 1,477 escorts, 1,470 burglar alarm responses, and collected \$369,678.00 in fines.
 - c. Councilman Holland stated:
 - 1) The Waste Treatment Plant treated an average of 8.099 million gallons per day (MGD) of waste in December of 1998. BOD effluent was 12, COD effluent was 117, and suspended solids were 20.
 - 2) The Water Treatment Plant processed an average of 11.515 MGD of raw water.
 - 3) The Water and Sewer Construction Department made 18 water taps, 4 sewer taps, and handled 54 meter repairs. The Sewer Construction Department responded to 11 sewer calls.
 - 4) The Sewer Infiltration Crew inspected 2,450 feet of sewer lines, and replaced three manholes in Oak Subdivision.
 - d. Councilman Denmon stated:
 - 1) The Electric Department sold 27,595,311 kWh of electricity to a customer base of 4,049. They provided 26 inspections and set 14 meters.
 - 2) The Building Inspection Department issued permits for 3 residential buildings, for total construction of \$370,000.00 of residential housing. They issued permits for 2 industrial and 1 commercial additions for total industrial and commercial construction of \$651,500.00.
15. Mayor Palmer stated at this time, public hearings on zoning matters would be held. The public would have the opportunity to make pro and con comments with a ten minute maximum time limit for each side of the matter. Each person speaking would be required to have filed a Financial Disclosure Statement five days prior to the hearing, and each person would be required to give their name and address before speaking. An inquiry was made to determine if any of the elected officials would need to file a disclosure statement regarding ownership or any special interest in any of the agenda items. The response was negative.
- a. A third reading was given of the new zoning and annexation request of Gordon B. Bearden, Jr. for approximately 24 acres off Curtis parkway, for C-2 zoning. Mayor Palmer stated the request had been amended to delete 125 feet from the southern end of the property, which would avoid the creation of an island.
 - 1) A public hearing was opened.
 - 2) Harrison reported that notices to the adjoining property owners had been mailed, signs posted on the property, and notices published in the local legal organ.
 - 3) Mayor Pro Tem Woods stated the Zoning Advisory Board had heard the matter on January 7, 1999, and heard comments of the Zoning Review Committee. Those comments related that the request had been amended to avoid the creation of an island. The property owner expressed no immediate desire to develop the property. However, they recommended that prior to any development or subdivision of the property, a master plan regarding the handling of storm water be done, in order to prevent any problems. The committee also reported that while water was available to the property, sewer was not at this time, and any extensions for either utility would require payment by the developer. They also reported that any streets built in the area would require the property owner to adhere to the current grading and street ordinance, and any development would have to meet all building and fire codes. Mayor Pro Tem Woods stated that based upon the information disclosed and the property owner's willingness to delete a portion of the property from the application, the Zoning Advisory Board would recommend approval of new zoning of C-2 and annexation. However, the Zoning Advisory Board recommended that a master plan be required prior to any permitting and prior to any subdivision of the property.
 - 4) There were no comments from the public and the public hearing was closed.
 - 5) Mayor Pro Tem Woods made a motion to approve the request for C-2 zoning and annexation, with the requirement that a master plan shall be required for the property regarding the handling of storm water, prior to subdivision or permitting for the property. The motion was seconded by Councilman Denmon, with Mayor

- Pro Tem Woods, Councilman Denmon, Councilman Shelton and Councilman Holland voting affirmatively, motion carried. # 659
- b. A second reading was given of the zoning change request of James W. Hobgood, for a lot at 108 East Belmont Drive, with a request to rezone from R-1 to C-2 zoning.
- 1) A public hearing was opened.
 - 2) Harrison reported that notices to the adjoining property owners had been mailed, signs posted on the property, and notices published in the local legal organ.
 - 3) Mayor Pro Tem Woods stated the Zoning Advisory Board had also reviewed this matter on January 7, and based upon an incomplete report from the Zoning Committee regarding street right-of-way at the property, he asked the matter be tabled at this time.
 - 4) Mayor Palmer asked if there was a second to the motion to table. Councilman Holland seconded the motion, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried.
- c. A second reading was given of a new zoning and annexation request of Joe E. Moore, *et al*, for 28.5 acres at the intersection of Union Grove Road and Belwood Road for A-1 Zoning.
- 1) A public hearing was opened.
 - 2) Harrison reported that notices to the adjoining property owners had been mailed, signs posted on the property, and notices published in the local legal organ.
 - 2) Mayor Pro Tem Woods stated the Zoning Advisory Board had reviewed this matter on January 7, 1999, and found the request was an accommodating application to aid the property owner known as Don R. Owens to apply for new zoning and annexation of adjoining property. Therefore, the petitioner was requesting agricultural zoning, in order to maintain his current tax rate, since there were no immediate plans for any development of the property. He stated the Zoning Review Committee had reported that prior to any development of the property, a master plan regarding the handling of storm water would be required prior to any subdividing of the property. Any future development would need to meet all codes and ordinances, and any extension of utilities would be at the expense of the developer. Based on this information, it was the recommendation of the Zoning Advisory Board to approve A-1 zoning and annexation of the property.
 - 3) There were no comments and the hearing was closed.
 - 4) Mayor Pro Tem Woods made a motion to maintain a city zoning of A-1 for the property, to annex, and to adhere to the recommendations of the Zoning Advisory Board. The motion was seconded by Councilman Holland, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried. # 660
- d. A third reading was given of the new zoning and annexation request of Wanda Moore, as agent for Wilma Greene, for a house and lot at 101 Thomas Street, for R-1 zoning.
- 1) The public hearing was opened.
 - 2) Harrison reported that notices to the adjoining property owners had been mailed, signs posted on the property, and notices published in the local legal organ.
 - 3) Mayor Pro Tem Woods stated the Zoning Advisory Board had also reviewed this matter on January 7, and at an earlier meeting in December. He stated that the request was made for an elderly lady that was seeking a sewer tap for her home. He stated, in a report from the Zoning Review Committee, it had been acknowledged that the property did not comply with the lot size requirements for R-1 zoning and recommended that R-2 be substituted. There were no plans for any further development on the property, and it was the recommendation of the Zoning Advisory Board to change the request to an R-2 zoning and to annex.
 - 4) There were no comments from the public, and the hearing was closed.
 - 5) Mayor Pro Tem Woods made a motion to amend the zoning to R-2 and to annex the property. The motion was seconded by Councilman Denmon, with Mayor Pro Tem Woods, Councilman Denmon, Councilman Shelton and Councilman Holland voting affirmatively, motion carried. # 661
- e. A second reading was given of the new zoning and annexation request of Bob T. and Carol Nance for lots 12 and 38 of skyway subdivision on Highway 41 North for C-2 zoning.
- 1) A public hearing was opened.
 - 2) Harrison reported that notices to the adjoining property owners had been mailed, signs posted on the property, and notices published in the local legal organ.
 - 3) Mayor Pro Tem Woods stated the Zoning Advisory Board had reviewed the request on January 7, 1999, and heard a report from the Zoning Review Committee indicating that the property fronted on two roads, Highway 41 and Nance Road, and that any development would be required to meet setbacks from both roads. It also was determined that a sewer tap is available for the property, water is also on the road right-of-way at the property, and available to the

property owner. It was noted that any development would need to meet all building codes and other codes associated with drainage.

- 4) There were no other comments and the hearing was closed.
- 5) Mayor Pro Tem Woods made a motion to zone the property C-2 and to annex. The motion was seconded by Councilman Holland, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried. # 662

f. A second reading was given of the new zoning and annexation request of Don R. Owens for approximately 46 acres at the proposed interchange of I-75 and Union Grove Road for Industrial-G zoning.

- 1) A public hearing was opened.
- 2) Harrison reported that notices to the adjoining property owners had been mailed, signs posted on the property, and notices published in the local legal organ.
- 3) Mayor Pro Tem Woods stated the Zoning Advisory Board had also heard this matter on January 7, 1999, and had heard from the Zoning Review Committee that the property is located near a proposed interchange. The property is currently located at an intersection that is not sufficient to handle industrial and commercial traffic, and the property owner was encouraged to work with the County Road Department in making improvements to the intersection in the interim, prior to the proposed interchange development. The committee also recommended, due to the size of the area, that a master plan for drainage would be required, prior to any subdividing or development of the property, and any development would be required to meet all codes. Any extension of utilities and services would be required to be paid for by the developer.
- 4) There were no comments and the hearing was closed.
- 5) Mayor Pro Tem Woods made a motion to zone the property Industrial-G and to annex. The motion was seconded by Councilman Holland, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried. # 663

16. Old Business:

- a. Mayor Palmer stated the Mayor and Council had heard a report from Larry Vickery in the work session regarding the cellular tower location on Hillcrest Drive, in which he stated the location would require lighting of a tower in order to be approved by FAA. Mayor Palmer stated that since the City's policy had been developed to state that no lighting would be allowed in a residential area, the matter would be dropped at this time.

17. New Business:

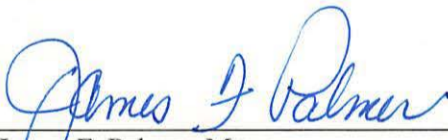
- a. A request was heard from Walter Harris as an organizer of the Martin Luther King celebration for a permit for a walking parade from the corner of Court and Fair Streets to Friendship Baptist Church on West Line Street, by way of Martin Luther King Drive, for Sunday evening, January 17, 1999 at 4:00 P.M. Since the area does not have full sidewalks, the Police Department agreed to provide patrol for the walking parade. Councilman Denmon made a motion to approve the request, second by Councilman Shelton, with Councilman Denmon, Councilman Shelton, Councilman Holland and Mayor Pro Tem Woods voting affirmatively, motion carried.
- b. A request of Howard Jones regarding 40 feet of right-of-way for Beasley Street west of the point of the intersection with Thomas Street was heard. Peterson stated the property did not consist of an area that is currently in the City's transportation department, and that it had never been utilized by the City. However, an electric line is located in the area. Attorney Bailey stated he had reviewed the matter and found that since there was really no interest in street development in the area, the property owners represented by Howard Jones had agreed to provide a plat which could be reviewed by City officials, and if appropriate, a quit claim deed could be made to the adjoining property owners for subdivision of the right-of-way, with the understanding that an electric easement be granted by the parties. Based on this information, Councilman Denmon made a motion to approve the authorization as outlined, first for a plat to be provided for the property, and once the plat is approved and found adequate, an easement for the electric line be granted, and at that time, the 40 feet of right-of-way is to be subdivided between the adjoining property owners. The motion was seconded by Councilman Shelton, with Councilman Denmon, Councilman Shelton, Councilman Holland and Mayor Pro Tem Woods voting affirmatively, motion carried.
- c. Harrison gave a review of the development of an RFP, the bid process, demonstrations, and final staff recommendations regarding the purchase of hardware and software for financial and utility packages needed for the City. Harrison explained that the amount of funds allocated in the budget would not be sufficient to handle the project, especially since ¼ of the funds had been utilized for Y2K compliance. Harrison stated the recommendation would be two separate vendors, one for the financial being Munis, and the second vendor for utilities being Harris, since those parties had strong applications for their type of service, and both parties had platforms which would allow connectivity.

Harrison also explained that it would be necessary for the City's current ITRON meter reading system to be updated, since it was not Y2K compliant and was several years old. The City would also need to buy additional PC's and small printers, in addition to the software packages needed from the two vendors, for an estimated total expenditures of \$461,382.00. Harrison recommended that \$248,625.10 be spent in the remaining fiscal year of 1998-1999, and \$212,756.90 be allocated toward the 1999-2000 budget. Harrison explained that some of the costs were estimated, since current bids had not been taken on the ITRON system, and the present bids were over six months old. She stated the costs would be lowered as much as possible, and all existing equipment that could be utilized would be utilized. Following discussion with the sales personnel representing both companies, Ms. Kimberly Williams, City Accountant Sandra Long, and City Technical Specialist Phillip Hughey, Mayor Pro Tem Woods made a motion to recommend approval based upon favorable financial reports of both companies, and based upon drafting of proper contracts which will allow funding in two budget years, as outlined by Harrison. The motion was seconded by Councilman Shelton, with Mayor Pro Tem Woods, Councilman Shelton, Councilman Holland and Councilman Denmon voting affirmatively, motion carried.

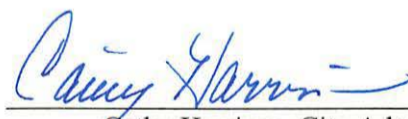
18. Other written items not on the agenda: none
19. Work report of Kelly Cornwell, Director of Utilities and Public Works:
 - a. Regarding the gas generator, Cornwell reported that he had been working diligently in obtaining recommendations for engineering regarding air permitting, regarding implementation of gas for the system, and also electrical connection. He stated his recommendation would be to hire ERM Consulting for the air permitting, to hire Welker and Associates for engineering for the gas connectivity and Power Engineering for the electrical connections. He stated he would recommend that those be hired based upon investigation of each of the companies as to their credentials, and on their activities in these related fields. He also stated that he had obtained two bids, one from S&S Energy Products, for \$3,790,000 for implementation of the generator, and also a bid from HRSG for \$1,830,000 for implementation of the gas generator. He stated he was still in negotiations with HRSG as the low bidder for drafting of a contract for the work, and that he would report further on this at the next meeting. Following discussion, Councilman Denmon made a motion to approve the ERM Consulting contract, the Welker and Associates contract and the Power Engineering contract, as outlined and recommended by Director Cornwell, since they are within the guidelines of the original budget for the project. The motion was seconded by Councilman Shelton, with Councilman Denmon, Councilman Shelton, Councilman Holland and Mayor Pro Tem Woods voting affirmatively, motion carried.
20. Mayor Palmer stated there was no need to move to Executive Session.
21. Mayor Pro Tem Woods made a motion to adjourn, second by Councilman Holland, with Mayor Pro Tem Woods, Councilman Holland, Councilman Shelton and Councilman Denmon voting affirmatively, motion carried.

Approved:

Submitted:



James F. Palmer, Mayor



Cathy Harrison, City Administrator

**CITY OF CALHOUN
CALHOUN, GEORGIA**

RESOLUTION

WHEREAS, the City of Calhoun, Georgia designates AmSouth Bank, Calhoun First National Bank, Georgia Bank & Trust and Wachovia Bank as authorized City Depositories; and

WHEREAS, the City of Calhoun, Georgia has established an investment policy which utilizes local banks within defined guidelines; and

WHEREAS, the City of Calhoun, Georgia has varying amounts available for deposit and investment;

NOW, THEREFORE, BE IT RESOLVED, the City of Calhoun shall utilize the following funds, with employees and elected officials being authorized to sign checks, withdrawals, etc. (Two Signatures Required):

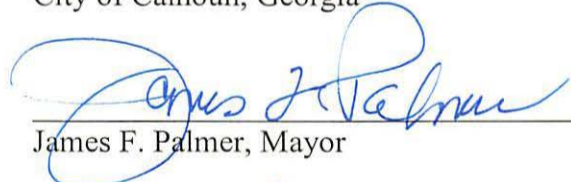
General Funds, WPS Enterprise Funds, Debt Service Funds, Special Project Funds, Golf Enterprise Funds – Signatures of two of the following: Cathy Harrison, Linda Brookshire, Kelly Cornwell, or James F. Palmer;

Payroll Funds – Signatures of two of the following: Cathy Harrison, Kelly Cornwell, or James F. Palmer;

BE IT FURTHER RESOLVED, the Finance Officer, Cathy Harrison, shall be authorized to establish or have established new accounts or investments for the above mentioned funds in accordance with the investment policy.

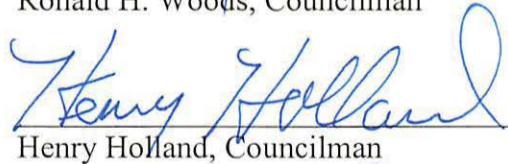
ADOPTED this the 11th day of January 1999.


City of Calhoun, Georgia


James F. Palmer, Mayor



John D. Shelton, Councilman


Ronald H. Woods, Councilman


Henry Holland, Councilman


Ray M. Dehmon, Councilman

Attest:


Cathy Harrison,
City Administrator/Clerk/Finance Officer

COMMENTS TO COUNCIL AND STAFF

I am going to make some changes in the Council assignments this year, and will consider changes each year. This will give everybody an opportunity to learn more about city departments and their operation.

I have not had an opportunity to discuss my philosophy and review with you what I feel are the duties of the Mayor, Council and staff.

It is my opinion the Mayor and Council set the policy-that is, the vision and direction for city operations, while the day to day activities are managed by a City Administrator, a Director of Utilities and Public Works, and an Assistant Director of Utilities and Public Works, as outlined in the chain of command.

I will assign Council members the responsibility of reporting to the public on the operations of city departments. I want to make sure department heads understand the elected official assigned is not to run the department in terms of decisions or day-to-day activities. Department heads should run the departments and be responsible for the decisions and work progress, or lack of progress.

The Council works as a unit, with decision on policy being made by the vote of the majority. The Council's liability coverage is with policy decisions as a body, not on an individual basis, and not on the day-to-day decisions at the departmental level.

I want everyone to be advised on the general condition of the City. We are in an extremely high growth area and being challenged daily. I want Cathy, Kelly and Eddie to help keep everybody informed through their financial and project reports.

I would like to thank everybody for their help this past year, and for what you do for the City of Calhoun.

1999 STATE OF THE CITY ADDRESS

BY JAMES F. PALMER, MAYOR

I would like to begin by saying thank you for allowing me the opportunity to serve and to thank my family for their help and support, because without them, this would not be possible. To the Council – I thank you for your time, your willingness to serve, and your dedication to the City.

To Cathy, Kelly and Eddie – thank you is not enough! I appreciate you sharing your knowledge and experience with me and for all your hard work and that of all our department heads and employees.

1998 was a good year, although somewhat unusual, with three people serving as Mayor and, for several months, only three people on the Council.

I have served as Mayor for six months and I am fortunate to follow Mayors that have planned for the future, hired good people, and made sound decisions for the City of Calhoun, and I look forward to the challenges of 1999.

We are in an area of extremely high growth, with a current service delivery population of 45,000 people. This has an effect on all city services, especially police and fire, with only 37 police officers and 36 firemen to provide 24 hour protection over approximately 12 square miles.

The Police Department made 3,230 cases in 1998, and will continue to make enforcement of the speed limits a priority, to make all of our streets safer in 1999.

The Fire Department worked with the county Emergency Management Department to secure grant funds for emergency sirens, to be located in the City of Calhoun, Gordon County, and other municipalities. We only have to think back a few months to realized the value of the Fire Department. They contained a fire to one building that could easily have taken a whole block in the downtown area. Since that time, the burned building and lot has been donated to the City by Dr. Larry Davis and the Main Street Program has applied for a \$400,000.00 CDBG grant to build a new structure.

I am a strong supporter of our school system. I commend our school board members who serve without any pay, and who serve out of a true desire to provide excellent educational opportunities for our children. The City and County school systems successfully passed a Special Purpose Local Option Sales Tax referendum, which has allowed the reduction of local *ad valorem* school taxes dedicated to debt service and capital improvements.

The City is continuing work on water, sewer and street improvements in the Mill Village area, with the help of a \$500,000.00 CDBG grant, and we have applied for another \$500,000.00 grant for the second phase of the Mill Village Project. This will replace some of the oldest water and sewer lines in the City.

The City maintains over 95 miles of sewer lines and made 160 sewer taps in the City last year. The City completed the current upgrade to the waste treatment plant, increasing the capacity to 16 million gallons per day.

The Water Department made 127 water taps in the City and 407 water taps in the County, while maintaining 550 miles of water lines. We continued improvements to the water treatment plant, with installation of settlements ponds and a lime tank. We substantially completed the well project, which will provide an additional 2 million gallons a day to the City's raw water system. Today, we take water for granted, but in the near future, it will be one of our most valuable resources. We are going to apply to the state for additional withdrawal permits from the river, and seek other affordable sources of water. We continue to have some of the lowest water and sewer rates in the state.

The electric department has sales of over 340 million kWh annually and transfers to the general fund about 1.5 million dollars a year, which goes to reduce property taxes for residents, businesses and industry.

One of the major issues facing the City today is deregulation of the electric industry, which could all but eliminate this transfer. In an effort to prepare for this, we have purchased a gas generator for the Electric Department, which will be used for peak demand periods and which will reduce wholesale power costs.

The City completed the initial fiber-optic ring, and installed a voice system and a data system for the City and the City School System.

The Street Department maintains over 80 miles of city streets and received normal Department of Transportation LARP funds for repaving approximately 2 miles of city streets. We also received extra DOT funding, along with city funds, of \$100,000.00, which allowed improvements to 9 additional streets.

We appreciate the donation made by the Clarence E. Harris Foundation for the river park project. While progress seems slow, we continue to acquire state and federal permits associated with its design and planning, and construction of certain phases should begin very soon.

Fields Ferry Golf Course experienced a record year in terms of play, and we were able to refinance the bonds that reduced the debt service by \$486,000.00.

The City's net residential *ad valorem* taxes for city government operations in 1998-1999 is \$134,530.00. The millage, including schools, is 14.5 mills, which is down 2.25 mills from the last year. As an example, the result is a saving of \$90.00 on a \$100,000.00 house, if the assessed value remained the same.

I want to thank former Chairman Ron Free and the County Commissioners for their offer to help with certain city paving projects. As we continue negotiations with the county and other municipalities on H.B. 489, it is becoming increasingly more important that better communication takes place and that municipalities and county government work together to benefit all county residents.

In 1999, we will continue to do the things necessary to prepare not only for tomorrow, but for 20 years from now. We will continue to replace older infrastructure so it does not become a burden on future generations, and we will continue to plan for the future while we remain dedicated to providing the best service at the least cost.

Zoning Application No: 91

A public hearing was conducted pursuant to Section 14-2-3 of The Zoning Ordinance of the City of Calhoun, Georgia ("the ordinance") before the Mayor and Council of the City of Calhoun, Georgia on the 11th day of January 1999, to consider the new zoning and annexation request of Don R. Owens for approximately 46 acres at the proposed interchange of I-75 and Union Grove Road for Industrial-G zoning (the Application.)

During the public hearing, the Application was discussed in an open meeting and the following findings were made:

1. The public notice of the hearing was published in the Calhoun Times as required under § 14.2.2 of the Ordinance.
2. All required signs giving notice of the public hearing were placed upon the property as required under § 14.2.2 of the Ordinance.
3. All presently adjoining landowners received notice of the public hearing and a copy of the Application as required pursuant to § 14.4 of the ordinance.
4. All disclosures of any conflict of interest required by Title 36, Chapter 67A of the Official Code of Georgia Annotated have been reported.
5. The findings and recommendations of the Zoning Advisory Board were reviewed and accepted as the findings of the Mayor and Council as follows: **Prior to any development or subdividing of the property, a master plan for drainage will be required. The property is located on a county road. However, the intersection near the property is not of sufficient width and base to handle the commercial and industrial traffic in the area. The Committee recommended that the developer and owner work with the County Road Department on improvements to the intersection, in order to make it more useful for commercial and industrial traffic in the area. The Committee stated the area would add approximately ¼ mile to the police patrol area. The Fire Department will require additional fire hydrants and these will be at the expense of the developer. The project fits within the long-range plan of the City and County. The area is outside the City's electric area, except for the possibility of bids on loads of 900 kW or more. However, the City will provide any electrical inspections for development. Water is available from an 8-inch line on Johnson Lake Road. No sewer is available without extension, and this would be at the expense of the developer. Based upon these factors the Committee recommended approval of the request for new zoning of Industrial-G and annexation.**
6. List any additional findings, if necessary, to support additional conditions: **none.**
7. Review of the Standards set out in § 14.5 of the Ordinance: **Substantial compliance with seven standards.**
8. Based upon the foregoing findings, the Application is:
 - (a) Approved X
 - (b) Denied
 - (c) Approved with express Condition

Number Voting: 4
In Favor: 4
Opposed: 0


MAYOR, CITY OF CALHOUN, GEORGIA


Zoning Application No: 90

A public hearing was conducted pursuant to Section 14-2-3 of The Zoning Ordinance of the City of Calhoun, Georgia ("the ordinance") before the Mayor and Council of the City of Calhoun, Georgia on the 11th day of January 1999, to consider the new zoning and annexation request of Bob T. and Carol Nance for lots 12 and 38 of skyway subdivision on Highway 41 North for C-2 zoning (the Application.)

During the public hearing, the Application was discussed in an open meeting and the following findings were made:

1. The public notice of the hearing was published in the Calhoun Times as required under § 14.2.2 of the Ordinance.
2. All required signs giving notice of the public hearing were placed upon the property as required under § 14.2.2 of the Ordinance.
3. All presently adjoining landowners received notice of the public hearing and a copy of the Application as required pursuant to § 14.4 of the ordinance.
4. All disclosures of any conflict of interest required by Title 36, Chapter 67A of the Official Code of Georgia Annotated have been reported.
5. The findings and recommendations of the Zoning Advisory Board were reviewed and accepted as the findings of the Mayor and Council as follows: **It was found that the lots fronted on Highway 41 North, and also a portion of Nance Road, and would require setbacks from both roads. Prior to the issuance of any permits, all codes must be adhered to, as well as a plan for handling storm water must be provided. The Police Department will extend their route slightly. Dependent upon the type of development, a fire hydrant may be needed in the area, and would be at the expense of the developer. The Committee noted once again that this area is very close to the maximum extension the City can make from the present fire service protection and police protection available, without adding to personnel or adding an additional fire station. The property has a 12-inch water line available for connection. Sewer is located on the property with gravity flow. Based upon all these factors, the Committee recommended new zoning of C-2 and annexation as requested.**
6. List any additional findings, if necessary, to support additional conditions: **none.**
7. Review of the Standards set out in § 14.5 of the Ordinance: **Substantial compliance with seven standards.**
8. Based upon the foregoing findings, the Application is:
 - (a) Approved X
 - (b) Denied
 - (c) Approved with express Condition

Number Voting: 4
In Favor: 4
Opposed: 0



MAYOR, CITY OF CALHOUN, GEORGIA

Zoning Application No: 89

A public hearing was conducted pursuant to Section 14-2-3 of The Zoning Ordinance of the City of Calhoun, Georgia (“the ordinance”) before the Mayor and Council of the City of Calhoun, Georgia on the 11th day of January 1999, to consider the new zoning and annexation request of Wanda Moore, as agent for Wilma Greene, for a house and lot at 101 Thomas Street, for R-1 zoning (the Application.”)

During the public hearing, the Application was discussed in an open meeting and the following findings were made:

1. The public notice of the hearing was published in the Calhoun Times as required under § 14.2.2 of the Ordinance.
2. All required signs giving notice of the public hearing were placed upon the property as required under § 14.2.2 of the Ordinance.
3. All presently adjoining landowners received notice of the public hearing and a copy of the Application as required pursuant to § 14.4 of the ordinance.
4. All disclosures of any conflict of interest required by Title 36, Chapter 67A of the Official Code of Georgia Annotated have been reported.
5. The findings and recommendations of the Zoning Advisory Board were reviewed and accepted as the findings of the Mayor and Council as follows: **The request is from an elderly lady who is requesting annexation so she may connect to the city sewer system, which is available in that area without any line extensions. Harrison stated the lot is also less than 15,000 square feet, and the committee may wish to consider a zoning of R-2, based upon other R-2 zoning on Thomas Street. The property is located on a public street, which is in fair condition. The area would be eligible for residential garbage pickup if annexed. There appear to be no storm water problems for the house and lot. There is a hydrant located on the corner and fire protection would be available. The Police Department stated the house is within their current patrol area and would not add to their routes. The request is compatible with the long-range plans of the City. Mark Williamson stated sewer would be available at the regular tap cost, since no line extension would be required. However, it will be necessary to cut the street to make the sewer tap. Based upon the factors, the committee recommended the Zoning Advisory Board approve the request. However, they recommended the requested zoning of R-1 be changed to R-2, in order for it to be compatible with other zoning in the area.**
6. List any additional findings, if necessary, to support additional conditions: **none.**
7. Review of the Standards set out in § 14.5 of the Ordinance: **Substantial compliance with seven standards.**
8. Based upon the foregoing findings, the Application is:
 - (a) Approved X
 - (b) Denied
 - (c) Approved with express Condition

Number Voting: 4
In Favor: 4
Opposed: 0



MAYOR, CITY OF CALHOUN, GEORGIA

Zoning Application No: 88

A public hearing was conducted pursuant to Section 14-2-3 of The Zoning Ordinance of the City of Calhoun, Georgia ("the ordinance") before the Mayor and Council of the City of Calhoun, Georgia on the 11th day of January 1999, to consider the new zoning and annexation request of Joe E. Moore, *et al*, for 28.5 acres at the intersection of Union Grove Road and Belwood Road for A-1 Zoning (the Application.)

During the public hearing, the Application was discussed in an open meeting and the following findings were made:

1. The public notice of the hearing was published in the Calhoun Times as required under § 14.2.2 of the Ordinance.
2. All required signs giving notice of the public hearing were placed upon the property as required under § 14.2.2 of the Ordinance.
3. All presently adjoining landowners received notice of the public hearing and a copy of the Application as required pursuant to § 14.4 of the ordinance.
4. All disclosures of any conflict of interest required by Title 36, Chapter 67A of the Official Code of Georgia Annotated have been reported.
5. The findings and recommendations of the Zoning Advisory Board were reviewed and accepted as the findings of the Mayor and Council as follows: **This new zoning and annexation request is an accommodating application to aid Don R. Owens to apply for new zoning and annexation of adjoining property. Mr. Moore and family currently have no plans for development of the property. Therefore, they request to maintain their agricultural zoning, as presently zoned in the County. The Committee stated that if the property were developed in the future, it would be required to have a master plan regarding the handling of storm water prior to any subdividing of the property. It would be necessary for the developer of the property to meet all codes for development prior to the issuance of any permits. The Committee had no problem with zoning as requested at this time, based upon the circumstances. However, it was noted that for future development of the property, it would be necessary for the owner to rezone the property for industrial or commercial zoning. The Fire Department indicated that at the time of development, the property would be reviewed for fire hydrant needs, and these would be required to be paid for by the developer. The City currently has a 12-inch water line on the property, covered under an easement. However, with development, the easement would need to be extended to a wider range in order for it to accommodate all the utilities necessary for development of the property. At this time, sewer is not currently available for the property without line extension, and this would be at the cost of the developer. The Committee stated that this development would fit in the long-range plans of the City. It was the general consensus of the Committee that the property be annexed and zoned A-1 at this time as requested by the petitioner.**
6. List any additional findings, if necessary, to support additional conditions: **none.**
7. Review of the Standards set out in § 14.5 of the Ordinance: **Substantial compliance with seven standards.**
8. Based upon the foregoing findings, the Application is:
 - (a) Approved X
 - (b) Denied
 - (c) Approved with express Condition

Number Voting: 4
In Favor: 4
Opposed: 0


MAYOR, CITY OF CALHOUN, GEORGIA

Zoning Application No: 87

A public hearing was conducted pursuant to Section 14-2-3 of The Zoning Ordinance of the City of Calhoun, Georgia ("the ordinance") before the Mayor and Council of the City of Calhoun, Georgia on the **11th day of January 1999, to consider the new zoning and annexation request of Gordon B. Bearden, Jr. for 24.404 acres on Curtis Parkway for zoning of C-2 (the Application.)**"

During the public hearing, the Application was discussed in an open meeting and the following findings were made:

1. The public notice of the hearing was published in the Calhoun Times as required under § 14.2.2 of the Ordinance.
2. All required signs giving notice of the public hearing were placed upon the property as required under § 14.2.2 of the Ordinance.
3. All presently adjoining landowners received notice of the public hearing and a copy of the Application as required pursuant to § 14.4 of the ordinance.
4. All disclosures of any conflict of interest required by Title 36, Chapter 67A of the Official Code of Georgia Annotated have been reported.
5. The findings and recommendations of the Zoning Advisory Board were reviewed and accepted as the findings of the Mayor and Council as follows: **The request had been previously considered and was not acceptable as originally presented, since it would create an island. The property owner, with the aid of his attorney amended the application, deleting 125 feet across the southern end of the tract, allowing this property to remain in the unincorporated area, and thereby avoiding the creation of an island. The amended request would fit in with the long-range plans of the City. The Building Inspection Department stated that prior to development of the property, a master plan for the entire acreage shall be presented to the City of Calhoun, addressing storm water needs and any question of wetlands, prior to any subdivision or development of any of the property. Also prior to any development, it will be to have a full soil and sedimentation plan. The City would also require that any road development inside the property area be developed according to City specifications, if these roadways are to be deeded to the City at a later date. The Police Department stated the development of the property will add to traffic congestion presently on Highway 53 and Dews Pond Road. The property is located within the City's electric service area, and the City will provide inspections for any development. The City currently has a 12-inch water line on the road right-of-way, which will be accessible to the property. However, no sewer is available at this time, and any extensions to make sewer available to the property will be at the expense of the developer. Fire hydrants will be needed within the development, and will be at the expense of the developer. It was the consensus of the group to recommend new zoning of C-2 and annexation of the 24 acres, excluding the 125 feet from the southern border of the property.**
6. List any additional findings, if necessary, to support additional conditions: **none.**
7. Review of the Standards set out in § 14.5 of the Ordinance: **Substantial compliance with seven standards.**

Based upon the foregoing findings, the Application is:

- (a) Approved X
- (b) Denied
- (c) Approved with express Condition

Number Voting: 4
In Favor: 4
Opposed: 0



MAYOR, CITY OF CALHOUN, GEORGIA