



**CITY COUNCIL MEETING
DECEMBER 27, 2021- 7:00 PM
109 SOUTH KING STREET
DEPOT COMMUNITY ROOM**

MINUTES

PRESENT: James F. Palmer, Mayor
Ray Mitchell Denmon, Councilman
Al Edwards, Councilman

ALSO: Paul Worley, City Administrator; Kyle Ellis, Assistant Utilities Administrator; Sharon Nelson, City Clerk; George Govignon, City Attorney; Lenny Nesbitt, Fire Chief; and Tony Pyle, Police Chief.

1. **Council Meeting Called to Order**
Welcome
Mayor Palmer called the meeting to order and welcomed everyone in attendance.
Invocation
Mayor Palmer gave the invocation.
2. **Pledge of Allegiance**
Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. **Amendment or Approval of Proposed Agenda**
Councilman Edwards made a motion to approve the December 27, 2021 agenda as presented. Councilman Denmon gave a second with all voting aye. Motion approved.
4. **Amendment or Approval of Minutes**
Councilman Edwards made a motion to approve the minutes of the City Council meeting of December 13, 2021. Councilman Denmon gave a second with all voting aye. Motion approved.
5. **Mayor's Comments**
Mayor Palmer announced that Calhoun City offices would be closed December 31st in observance of New Year's Day.
6. **Public Hearing and Comments**

Announce at this time, public hearings will be held. The public will have the opportunity to make pro and con comments with a ten minute maximum time limit for each side of the matter, with each person speaking having filed a financial disclosure statement five days prior to the hearing if required, with each person giving their name and address. An inquiry should be made to determine if any elected official has filed a disclosure statement regarding ownership or special interest in any of the agenda items. Zoning Land Use Maps on display in Council Chambers for Zoning Advisory Board and Council hearings.

- A. Public hearing of an Ordinance Amendment regarding the Department of Community Affairs new Georgia State Minimum Standard Building Codes with new Georgia State Amendments which will become mandatory January 1, 2022.
 - o 2022 International Building Code with Georgia Amendments
 - o 2022 International Energy Conservation Code with Georgia Amendments
 - o 2022 International Plumbing Code with Georgia Amendments
 - o 2022 International Fuel Gas Code with Georgia Amendments
- Mayor Palmer opened the public hearing.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Palmer opened the floor for comments.
- There being none, Mayor Palmer closed the public hearing and called for a motion concerning ordinance change.
- Councilman Edwards made a motion to approve the ordinance change. Councilman Denmon gave a second with all voting aye. Motion approved.

7. Old Business

- A. Second reading of an annexation and zoning request from County-Agricultural to PRD (Planned Residential Development) for 29.73 acres, at a location of 763 Highway 53 (parcel 034-007D) by Adam Baker. The Zoning Advisory Board meeting will be held January 6th and the public hearing January 10th.
- B. Second reading of an annexation and zoning request from County –Agricultural to IND-G, for 28.50 acres at a location of Bellwood Road (parcel 058-032) by Lincoln Property Company. The Zoning Advisory Board meeting will be held January 6th and the public hearing January 10th.
- C. Second reading of an annexation and zoning request from County –Agricultural to IND-G, for 28.65 acres at a location of Bellwood Road (parcel 058-033) by Lincoln Property Company. The Zoning Advisory Board meeting will be held January 6th and the public hearing January 10th.
- D. Second reading of an annexation and zoning request from County C-5 to IND-G, for 5.57+ acres at a location of Bellwood Road (parcel 058-030) by Lincoln Property Company. The Zoning Advisory Board meeting will be held January 6th and the public hearing January 10th.
- E. Second reading of a zoning change request from C-2 to R-2 for 20 acres, at a location between former Liberty service station and Ramada Inn on Red Bud Road (parcel C64-002, by James "Mike" Meadows. The Zoning Advisory Board meeting will be held January 6th and the public hearing January 10th.

- F. Second reading of an annexation and zoning request from County-R-3, to R-2 for 1.20 acres, at a location of Lindsey Lane SE (parcel 056B-110) by Quang Nguyen. The Zoning Advisory Board meeting will be held January 6th and the public hearing January 10th.
- G. Second reading of a beer and wine package license request at a location of 1600 Dews Pond Road NE, by Mohammad Asif. Mr. Asif will also serve as the store manager. The public hearing will be held January 10th.

8. **New Business**

- A. Mayor Palmer stated that a motion was needed to discharge 2009 through 2018 tax liability of \$22,895.37 for parcel C69-048, in accordance with the final order and decree adopting the report of Special Master by judgement of the Gordon County Superior Court. He gave the floor to City Attorney Govignon for further explanation. City Attorney Govignon stated the requested discharge is a result of a lack of coordination by the County when they sold the property at tax sale leaving liens open for the State, the IRS and the City; therefore, it is not a collectable debt. Councilman Denmon made a motion to accept the recommendation of City Attorney Govignon and approve the request. Councilman Edwards gave a second with all voting aye. Motion approved.
- B. 2022 alcohol license renewals (may approve or deny):
 - **Beer & Wine Package**
RaceTrac
Councilman Edwards made a motion to approve the alcohol renewal. Councilman Denmon gave a second with all voting aye. Motion approved.

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

10. **Work Reports**

- A. Paul Worley, City Administrator gave the General Government cash report for November stating that general fund account is at \$4,147,460 and is up from the \$3.2 million at month-end in October. This is due to property tax collections beginning in November, which should reflect in the ending balance for the next couple of months. The school trust account ended the month with a balance of \$1,075,341.51, also due to property taxes collected and remitted to the school system at the end of the month. The 2018 SPLOST remained flat at \$3,230,327.04 for the month. The revolving loan fund has monies to lend for those businesses that qualify and want a low-interest loan. Current balance is \$345,286.88. Hotel motel taxes are similar to last month at \$74,623.71. Councilman Edwards made a motion to approve the report as presented. Councilman Denmon gave a second with all voting aye. Motion approved.
- B. Kyle Ellis, Assistant Utilities Administrator gave the Utilities cash report for November stating that the combined total operating revenues at month-end were \$4,889,826.91 and combined savings and reserves were \$2,042,347.79, for a grand total of \$6,932,174.70. Councilman Edwards made a motion to approve the report as presented. Councilman Denmon gave a second with all voting aye. Motion approved.

C. George Govignon, City Attorney had nothing to report.

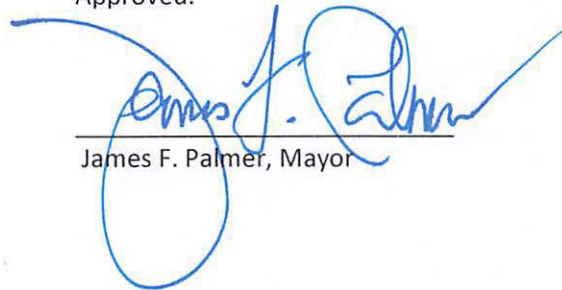
11. Motion to move to Executive Session, if needed

12. Motion to return to General Session

13. Motion to Adjourn

There being no further business to come before the Council, Councilman Edwards made a motion to adjourn. Councilman Denmon gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:13 p.m.

Approved:



James F. Palmer, Mayor

Submitted:



Sharon Nelson, City Clerk