

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
CALHOUN, GA
FEBRUARY 26, 2007, 7:00 P.M.**

MINUTES

PRESENT: James F. Palmer, Mayor
Lorene Potts, Mayor Pro Tem
Ray M. Denmon, City Councilman
George R. Crowley, City Councilman
David Hammond, City Councilman

ALSO: William P. Bailey, City Attorney
Kelly Cornwell, Director of Utilities
Eddie Peterson, Director of Public Safety/Public Works
Cathy Harrison, City Administrator

1. Mayor Palmer called the meeting to order and welcomed Casey Butler, a student at Calhoun High School who was unable to attend the last Council Meeting with other members of the Leadership Group. Mayor Palmer expressed appreciation to Casey and to all the other High School students who are members of the Leadership Group.
2. Mayor Palmer gave the invocation.
3. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
4. Following review of the February 12, 2007 Minutes of the regular City Council Meeting, Councilman Crowley made a motion to approve as written. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond, Councilman Denmon, and Mayor Pro Tem Potts voting affirmatively, motion carried.
5. Mayors Comments:
 - a. Mayor Palmer stated he had received a letter from the Airport Authority Board recommending the reappoint of Phillip Beamer to the Authority. His term expired on June 30, 2006. Mayor Palmer expressed appreciation to all volunteer members of the many Authorities, Committees and Commissions that work so diligently to provide a better community. Following discussion Councilman Hammond made a motion to reappoint Phillip Beamer to another term on the Airport Authority Board. The motion was second by Councilman Crowley with Councilman Hammond, Councilman Crowley, Councilman Denmon and Mayor Pro Tem Potts voting affirmatively, motion carried.
 - b. Councilman Hammond stated he attended the presentation by Dr. Terri Manning of North Carolina regarding the "Millennia Generation" at the Coosa Valley Technical College on February 22, 2007. He stated it was an excellent presentation and was most beneficial to those who have employees that range in various ages. He stated it helped him to understand the thought process of employees from different generations and it will help him be a better manager.
 - c. Mayor Palmer reminded everyone of the CDBG Hearing scheduled at McConnell Road on Tuesday, February 27, 2007 at 6:00 p.m. regarding a proposed grant application for infrastructure and housing improvements in the area. Mayor Pro Tem Potts reviewed the zoning hearings scheduled for March 12, 2007 at 7:00 p.m.
 - 1) Terry Brumlow, Attorney for 312 Land Co., LLC has requested the annexation and zoning request of 28 acres of property south of Kentucky Fried Chicken

- 2) A request for annexation and zoning of PRD by Russell Owen for approximately 19.7 acres located at 103 Cypress Street, NE, Calhoun off of Tate Bend Road.
 - 3) A variance request for set backs by George Russell for property located at 519 Pine Street. The request is for a variance of 17 foot at the rear of the property
 - 4) A rezoning request by Tim and Susan McGowan for 1.04 acres located at 381 Old Dalton Road, Calhoun. The request is to rezone from Industrial to C-2.
 - 5) A request for annexation and Industrial zoning by James F. Ledbetter, Attorney for Oostanaula Properties, Inc. for approximately 39.27 acres located at 742 McDaniel Station Road, Calhoun.
- d. The public of zoning hearings scheduled for April 9, 2007 at 7:00 p.m. are as follows:
- 1) A variance request by North Georgia National Bank, Donna McEntyre authorized agent to allow a mobile unit on the construction site to serve as an office until permanent facility is complete at 1125-1131 Dews Pond Road, SE, Calhoun. (Approximately 24-36 months)
6. Other Hearings and Public Comments: None.
7. Old Business:
- a. Mayor Palmer stated a request had been filed by the American Legion to lower their alcohol license as a fraternal organization, similar to the lower rate authorized by the County. Attorney Bailey reviewed a proposed amendment to the City's Alcohol Ordinance. It would be a new class titled G-1 and it would be provided for non profit Veterans Associations that would meet the requirements of a private club. He stated the amendment to the Alcohol Ordinance for the new class would allow the Mayor and Council to consider a lower rate as they adopt rate schedules in May and June for the following fiscal year. The review by Attorney Bailey constituted a first reading of an Ordinance Amendment. Mayor Palmer stated a second reading and a public hearing would be held on the matter on March 12, 2007 at 7:00 p.m.
8. New Business:
- a. Mayor Palmer gave a first reading of Jeff Knight's beer package license request for 461 Harris Beamer Road, Calhoun, GA. Known as Ray's Grocery. He stated the earliest date for public hearing is March 26, 2007 at 7:00 p.m. Mayor Pro Tem Potts made a motion to set the public hearing for that date and time. The motion was second by Councilman Hammond with Mayor Pro Tem Potts, Councilman Hammond, Councilman Denmon and Councilman Crowley voting affirmatively, motion carried.
 - b. Mayor Palmer gave a first reading of Gordhanbhai G. Patel's beer and wine package license request for the Ramada Motel located at 1204 Red Bud Road. Attorney Bailey stated the State does allow package sales for beer and wine by motels to their registered guests. However, he stated this still remains a privileged license at the discretion of the Mayor and Council. This would be for a new location and they would need to review all the criteria for the new location. Mayor Palmer stated the earliest date for public hearing is March 26, 2007 at 7:00 p.m. Councilman Crowley made a motion to set the public hearing for that date and time. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
 - c. Mayor Palmer stated there are three requests for surplus property declarations.
 - 1) Mayor Pro Tem Potts stated there had been a request by the Street Department to declare an 80 gallon tank air compressor, model # L42-5N3, serial # 456596, as surplus property. She stated she would make a motion to declare the property as surplus and authorize it to be sold through GovDeals through GMA. The motion

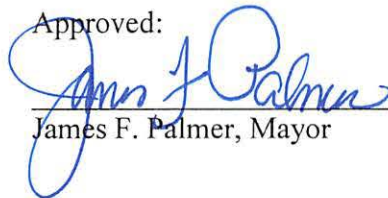
was second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley, Councilman Denmon and Councilman Hammond voting affirmatively, motion carried.

- 2) Councilman Hammond stated the Police Department had also requested a 1992 Oldsmobile Delta, Vin# 1G3HN53LONH311041 be declared as surplus property since it is a confiscated vehicle and to authorize it to be sold on GovDeals. He stated he would make a motion to declare the vehicle as surplus property and to authorize the sale through GovDeals through GMA. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon, Councilman Crowley and Mayor Pro Tem Potts voting affirmatively, motion carried.
- 3) Councilman Crowley stated the Telecommunications Department had requested that 25 computer monitors that are in working condition be declared as surplus property and to authorize them to be sold on GovDeals through GMA. Councilman Crowley stated he would make a motion to declare those as surplus property and to list those items by serial number and inventory number in the minutes. The motion was by Councilman Hammond with Councilman Crowley, Councilman Hammond, Councilman Denmon and Mayor Pro Tem Potts voting affirmatively, motion carried.


Monitors in Inventory				
#	Manufacture	Screen Size	Serial #	City Property Sticker
1	Dell	17"	1780r-dawv5-69	02182
2	Dell	17"	1780r-dawt5-69	02183
3	Dell	17"	1780r-dawv3-69	02181
4	Gateway	15"	8347112	02126
5	Dell	17"	mx-02010v-475605-d6mt- bc52	
6	Dell	17"	kr-0688en-47602-112- bolo	
7	Gateway	17"	m1a8j5248588	
8	Dell	17"	mx-0201ov-47605-06m- bc44	
9	Dell	17"	1372219	02194
10	Aopen	17"	132021942e03	
11	Optiquest	14"	cd93600533	
12	Dell	17"	1780r-a2wec-39	00804
13	Dell	17"	2407232	
14	Dell	17"	5322de1k3b39	02185
15	KDS	14"	0895017531	
16	Compaq	14"	624ba03aa379	
17	Dell	17"	1780r-a2q1k-39	00805
18	Dell	17"	1780r-a2x45-39	00811
19	Gateway	17"	7061282	
20	Dell	17"	1780r-a2w5p-39	00825
21	Compaq	14"	933bf29rh527 cn-095wuo-46633-	
22	Dell	14"	36kr2w8	
23	Gateway	17"	b104200	00296
24	Dell	14"	8380707	
25	Dell	17"	178r-a2bku-29	00815

9. Other Written Items not on the Agenda: None.
10. Work Reports:
 - a. Director of Utilities, Kelly Cornwell stated on February 13, 2007 the City of Calhoun opened bids for an 8 inch sewer extension on US Highway 41 North that would serve the new Gordon County fire station and other buildings. He stated there were four bids. The low bid was from Cedar Farms and Construction Inc. for \$133,161.50. The second lowest bid was Midsouth Trenchless Inc. for \$143,775.00. The third bid was C&S Construction for \$183,388.25. The fourth bid from KM Davis Contracting Company Inc. for \$189,000.00. He stated the Engineering Department had reviewed and checked the credit references for Cedar Farms and Construction. He stated this business is operated by the brother of the President of Tugaloo Pipeline Inc. that has just completed a sewer project for the City of Calhoun. He stated their references had checked out and it was the recommendation of the Engineering Department and his recommendation to award the low bidder, Cedar Farms and Construction Inc., the contract for \$133,161.50. Director Cornwell stated this bid award would be contingent upon receiving the funding from Gordon County for the construction, the inspection cost and contract administration that would be required from the City's Engineering Department in the amount of \$26,632.30 for a total of \$159,793.80. Following review Councilman Crowley made a motion to award the bid to Cedar Farms and Construction Inc. for \$133,161.50 contingent upon a receipt from Gordon County for the funding plus the contract administration and inspection fees of \$26,632.30 for a total of \$159,793.80. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond, Councilman Denmon and Mayor Pro Tem Potts voting affirmatively, motion carried.
 - b. Director of Public Works/ Public Safety, Eddie Peterson stated that the 58 acre recreation project is moving forward. He stated the erosion control measures have been completed. The sewer line to the property should be completed in June. They are currently moving dirt and would continue on the project. He stated the handicap play area that will be supported by the City and County SPLOST Funding would be completed probably by June. There will be a lighted football field completed by August. He stated the park is moving forward and when it is fully complete it will allow 98 acres of recreation area for the River Street Complex.
11. Mayor Palmer asked if there was a need to move to Executive Session. The response was negative.
12. Mayor Pro Tem Potts made a motion to adjourn. The motion was second by Councilman Crowley with Mayor Pro Tem Potts with Councilman Crowley, Councilman Denmon and Councilman Hammond voting affirmatively, motion carried.

Approved:


James F. Palmer, Mayor

Submitted:


Cathy Harrison, City Administrator

**CITY OF CALHOUN
CDBG GRANT APPLICATION PUBLIC HEARING
MCCONNELL COMMUNITY CENTER
115 MCCONNELL ROAD
CALHOUN, GA
FEBRUARY 27, 2007, 10:00 A.M.**

MINUTES

PRESENT: Mayor Pro Tem Potts
Councilman Crowley
Councilman Hammond
Jerry Crawford, Director of Water/Sewer
Eddie Peterson, Director of Public Safety/Works
Cathy Harrison, City Administrator
Lloyd Frazier, Coosa Valley Regional Development Center
Julie Meadows, Coosa Valley Regional Development Center

ALSO: Approximately 40 Members from the West Calhoun Community
(See attached list)

1. Mayor Pro Tem Potts opened the meeting. She stated Mayor Palmer was working and unable to attend however she would take the opportunity to welcome each one in attendance and to express the Council's appreciation for the very active support for a proposed project for the community. She stated at this time she would turn the meeting over to Mr. Lewis Mann from the Community.
2. Mr. Mann asked Preston Aker to lead the group in prayer.
3. Mr. Mann stated following the January 29, 2007 meeting at 6:15 p.m. at the Boys and Girls Club at 6:15 p.m. with several members of the community and with City and RDC personnel – the group had met on February 26, 2007 and outlined several areas they would like to see improved in their community. Mr. Mann stated at this time he would ask Mr. Preston Aker to review those items as follows:
 1. Renovation of the Community Center on McConnell Road.
 2. Insure proper street lighting to improve safety.
 3. Increase police patrolling and visibility in high crime areas.
 4. Sidewalk completion to include disability accessibility as well as improved beauty and pedestrian safety.
 5. A need for a manned fire station on Westside to insure proper fire protection when train tracks are blocked.
 6. Improve the appearance and value of property where empty, dilapidated structures still stand on poorly maintained land.

Mr. Aker stated in reference to the first request regarding the Renovation of the Community Center on McConnell Road, the group would like to see the bathrooms improved to allow handicap accessibility and the appliances in the kitchen replaced. They questioned the age of the roof and heating and cooling units. He stated new tables needed to be ordered for the Center.

Administrator Harrison stated she would ask the City Carpenter, Crawford Greeson to meet with Mr. Aker to review the areas and to estimate a price for the work and this item might be handled through the regular budget process rather than through the grant request.

In reference to the second request to insure proper street lighting to improve safety, one of the residents stated some of the lighting is presently being improved. Administrator Harrison stated she would check the extent of the remaining improvements to be made and notify the community.

In reference to the third item, Eddie Peterson, Director of Public Safety/Works stated he would review the request with the Chief of Police regarding additional patrolling in the area.

In reference to the fourth item, Administrator Harrison stated at the previous meeting the group discussed the numerous amount of improvements that were needed that might make it important to apply for a grant over a two year grant period in order to accomplish all of the work that needed to be done. This would include street improvements and additional sidewalks that will allow more pedestrian traffic.

In reference to item five, Administrator Harrison stated a fire station and a new fire truck had been approved in the recent SPLOST vote and that would be done over the next few years and it would be on the western of the railroad in order to give more prompt fire protection for the whole western side of the City.

Councilman Hammond stated this project is in process. The Fire Department is presently reviewing the type of equipment that will be needed since the build time for the equipment is almost two years from the order date to the actual receive date. He stated this is a project that will be completed.

In reference to the sixth item for improvements of property and the elimination of dilapidated housing Administrator Harrison, Director Peterson and Councilman Hammond reviewed the work the City has been doing over the last few years regarding dilapidated structures and working with property owners to improve or eliminate these buildings. This is an ongoing process and the work will continue. Mayor Pro Tem Potts stated she would ask the Building Inspector to work with a member of the community to make sure all of the areas that were addressed. The structures can be photographed and the information provided to the City Attorney for additional review and legal processing.

5. The group discussed the parameters of a block grant that might be applied for in two phases with the first phase for sewer infrastructure improvements and grants for housing rehabilitation that would address safety in the area. This discussion was extensive.
6. The group acknowledged that they wished to apply for the grant and wished to proceed as soon as possible in order to meet the April 2, 2007 deadline.
7. Mr. Lewis Mann asked for a closing prayer and the meeting was adjourned at 7:45 p.m.

Submitted:



Cathy Harrison, City Administrator

West-Side Community- City of Calhoun CDBG Public Hearing, Community Meeting

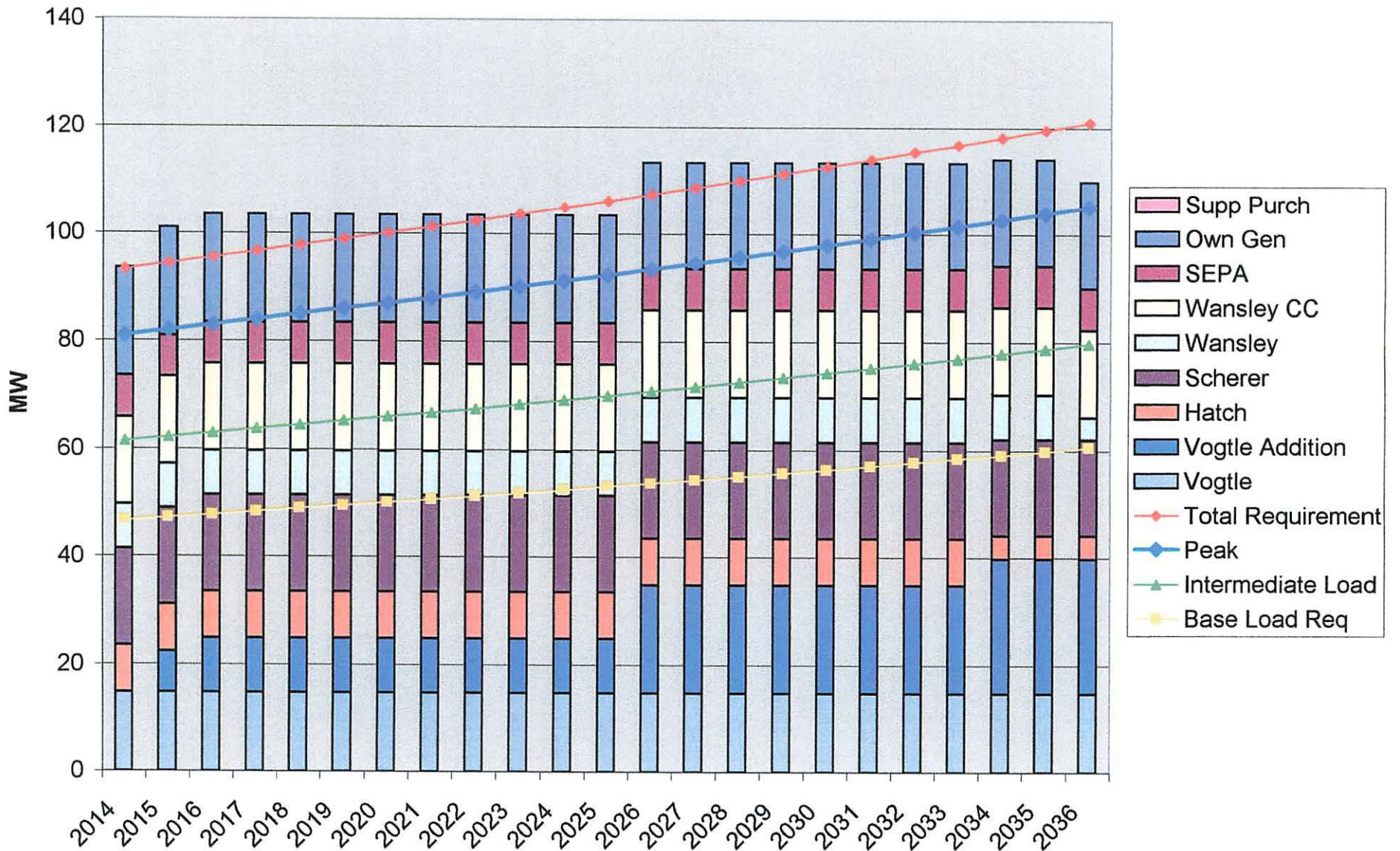
27-Feb-07

6:00 PM

Last Name	First Name	Address	City	State	ZIP
Abbott	Sarah		Calhoun	GA	30720
Aker	William	114 Brandon Court	Calhoun	GA	30706
Aker	Janie	114 Brandon Court	Calhoun	GA	30716
Aker, JR	Preston	604 Court Street	Calhoun	GA	30735
Ays	Mary	1118 McConnell Rd	Calhoun	GA	30717
Chattam	Maude	227 Harris Street	Calhoun	GA	30718
Chattam	Celeste	154 Friendship Way	Calhoun	GA	30730
Chattam	Robert	287 Reeves Station Rd SW	Calhoun	GA	30733
Clark	Kathleen	797 Court Street	Calhoun	GA	30703
Crawford	Jerry	City of Calhoun	Calhoun	GA	30721
Crowley	George	309 E Line St	Calhoun	GA	30707
Curtis	John	110 NW Fair Street	Calhoun	GA	30704
Curtis	Earnestine	110 NW Fair Street	Calhoun	GA	30705
Curtis	Crystal	110 NW Fair Street	Calhoun	GA	30714
Curtis	Benji	233 McConnell Rd	Calhoun	GA	30726
Denna	Scopsie	543 Harris Beamer Rd.	Calhoun	GA	30736
Dixon	Corey	204 N. Henderson Bend Rd	Calhoun	GA	30710
Foster	Barbara	106 Powell Street	Calhoun	GA	30734
Frasier	Lloyd	PO Box 1793	Rome	GA	30161
Gardner	David	117 McConnell Rd	Calhoun	GA	30728
Gary	Mary	4039 Roland Hayes Pkwy SW	Calhoun	GA	30708
Gary	Pete	4039 Roland Hayes Pkwy SW	Calhoun	GA	30709
Gregory	Dianne	396 Stewart Drive	Calhoun	GA	30719
Harden	Bishop V.T.	487 Scoggins Street	Calhoun	GA	30727
Harrison	Cathy	PO Box 248	Calhoun	GA	30716
Hiles	Linera	714 Martin Luther King Jr. Dr.	Calhoun	GA	30701
Hiles	Nikki	714 Martin Luther King Jr. Dr.	Calhoun	GA	30702
Mann	Lewis F.	171 Dakota Lane SW	Calhoun	GA	30716
Meadows	Julie	PO Box 1793	Rome	GA	30161
Mobley	Leroy	223 McConnell Rd.	Calhoun	GA	30729
Moore	Jean		Calhoun	GA	30713
Peterson	Eddie	City of Calhoun	Calhoun	GA	30731
Pollum	Laura	215 McConnell Rd	Calhoun	GA	30724
Potts	Lorene	PO Box 1663	Calhoun	GA	30715
Sherman	Reverend Mic	Friendship Baptist Church	Calhoun	GA	30732
Turner	Marisa	233 McConnell Rd	Calhoun	GA	30725
Watts	Linda	500 Hazel Street	Calhoun	GA	30722
Watts	Jinks	500 Hazel Street	Calhoun	GA	30723
Wright	Yvette	709 Court Street	Calhoun	GA	30711
	William	110 Cherry Hill Circle	Calhoun	GA	30712

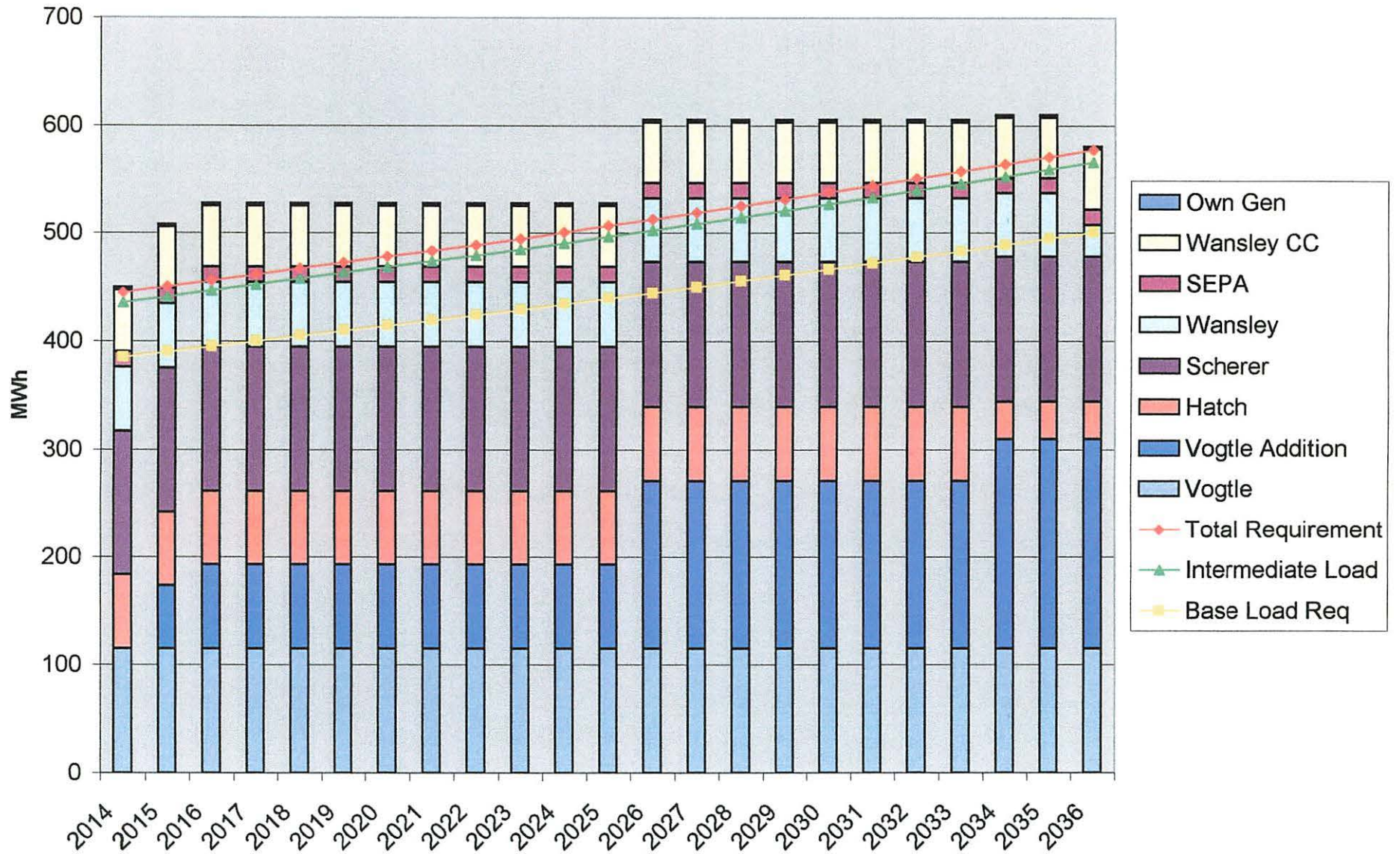
City of Calhoun Capacity Requirements

10 MW Vogtle Addition in 2016, 20 MW in 2026, 25 MW in 2033

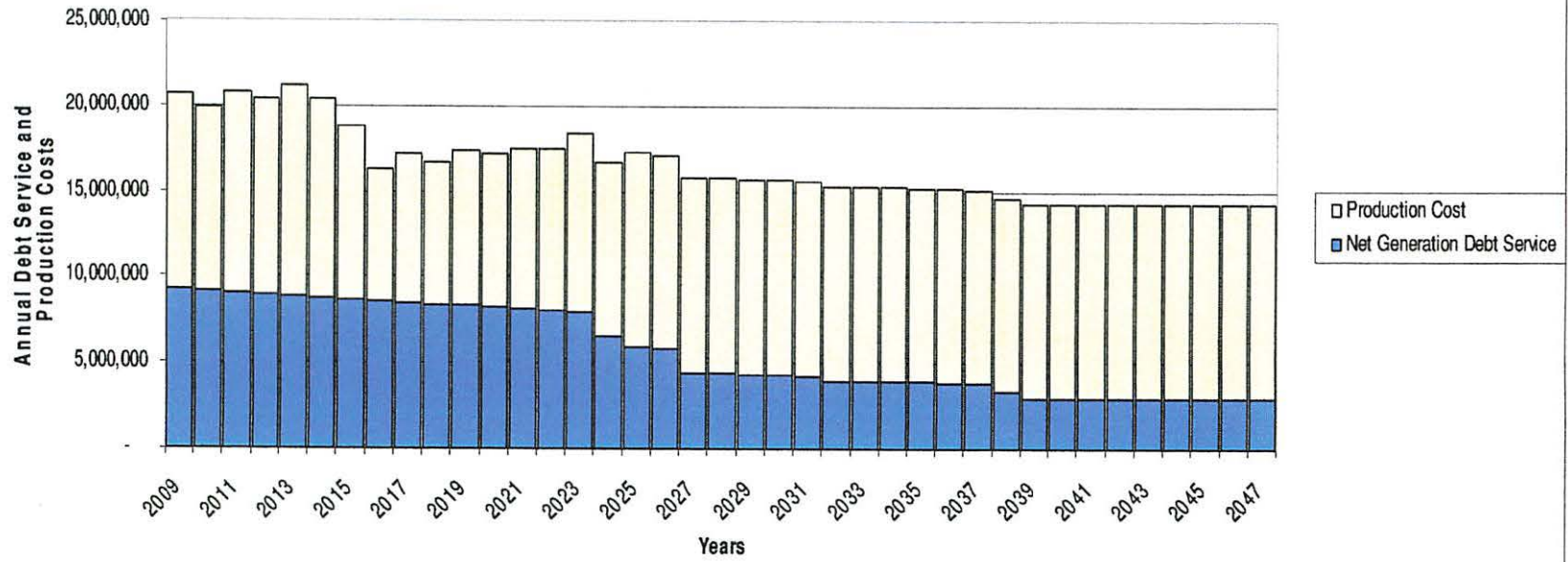


City of Calhoun Energy Requirements

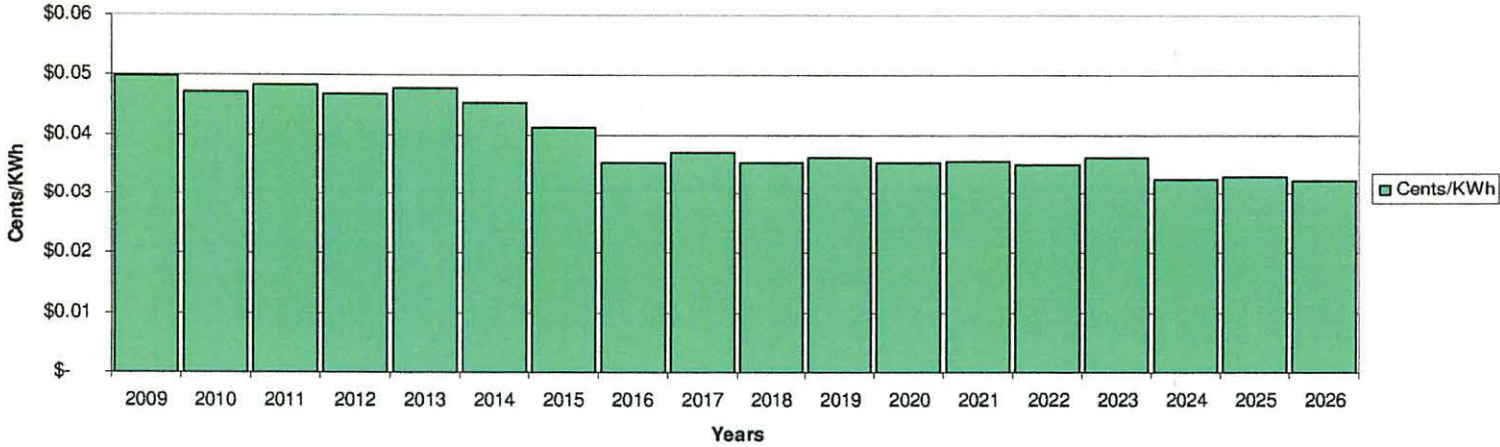
10 MW Vogtle Addition in 2016, 20 MW in 2026, 25.0 MW in 2033



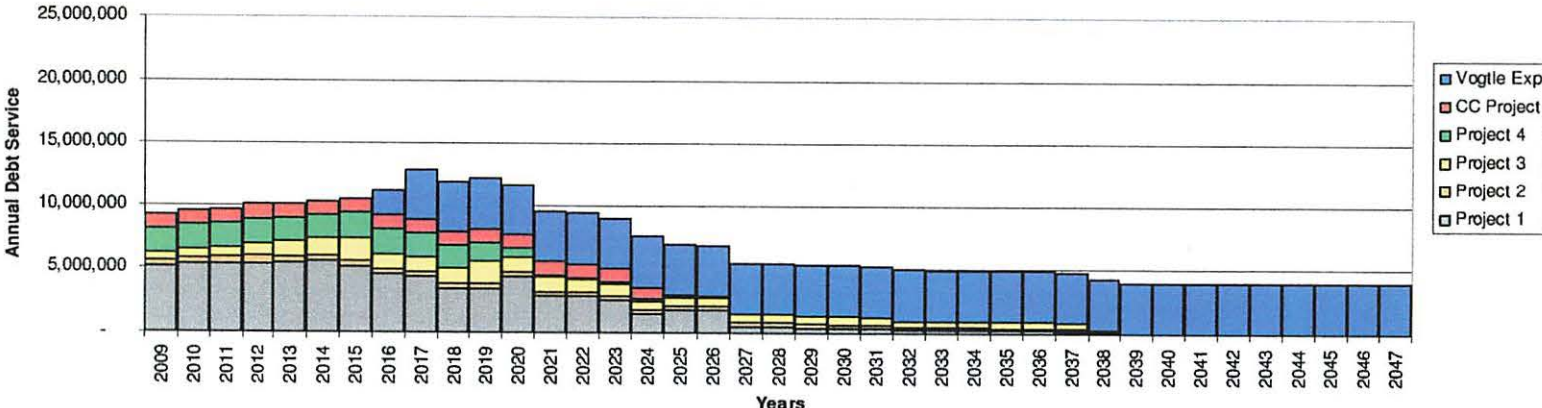
**City of Calhoun - 25MW
 Projected Annual Production Costs and Generation Debt Service Costs Including
 Vogtle Expansion Project**



**City of Calhoun - 25MW
Projected Generation Power Costs Cents/KWh with Vogtle Expansion**



**City of Calhoun - 25MW
 Projected Annual Generation Debt Service Costs And Vogtle Expansion Debt Service
 Assuming Interest Expense on Vogtle Expansion Capitalized During Construction Period**



City of Calhoun - 25MW
Projected Annual Generation Debt Service Costs Including Vogtle Expansion Debt Service
Adjusted to Reflect Application of Municipal Competitive Trust Funds
Reserve Funded and Credit Support with \$750,000 added Annually

