

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
CALHOUN, GA
JUNE 11, 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 everyone in attendance. Councilman Crowley gave the invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Following review of the minutes of the May 21, 2007 Regular City Council Meeting, Councilman Crowley made a motion to approve as written. Second by Councilman Hammond with Councilman Crowley, Councilman Hammond, Councilman Denmon, and Mayor Pro Tem Potts voting affirmatively, motion carried.
4. **Mayors Comments:**
 - a. Mayor Palmer expressed sympathy to the family of Edna Langford. He stated that Mrs. Langford had made many contributions to Calhoun/Gordon County. A large contribution was the work she did at the Calhoun Recreation Department especially for the swimming program. She provided Red Cross Training for over 20 years and continued to be active at the facility. In fact, when the new facility was built, the swimming area was named Edna Langford Facility.
 - b. Mayor Palmer read a Proclamation and requested adoption recognizing radio station WJTH for their 30 years of service since June 16, 1977. Following review of the Proclamation, Councilman Denmon made a motion to adopt. The motion was second by Councilman Crowley with Councilman Denmon, Councilman Crowley, Councilman Hammond, and Mayor Pro Tem Potts voting affirmatively, motion carried.
 - c. Mayor Palmer reminded the Council members that the Annual Budget for the City of Calhoun will be eligible for adoption on June 18th.
 - d. Mayor Palmer reminded the members of the Council that the final hearing and adoption proposal for the Sign Ordinance Amendments will be held on June 18th.
 - e. Mayor Palmer reminded the Council of the GMA Conference June 23rd-26th and stated this was an excellent opportunity for additional training.
 - f. Mayor Palmer reminded the Council and public that the second meeting in June had been changed to June 18, 2007.

- g. Mayor Palmer provided a copy of the Georgia Trend letter in which they notified the City that the magazine will feature Calhoun / Gordon County in the August issue. He stated the ads were rather extensive, however he felt that it would be quite an honor to be represented in the magazine and he ask for a motion to approve dollars for the ad. He recommended an half page ad at a price of \$4,606.00. Following discussion Councilman Hammond made a motion to authorize the half page ad in the Georgia Trend Magazine in which Calhoun / Gordon County will be featured for August. He authorized the expenditure of \$4,606.00 for the ad. The motion was second by Mayor Pro Tem Potts with Councilman Hammond, Mayor Pro Tem Potts, Councilman Denmon, and Councilman Crowley voting affirmatively, motion carried.
- h. Mayor Palmer read a proposed Resolution regarding the transmission of the proposed Solid Waste Plan to the RDC for review and transmittal to DCA. Councilman Hammond made a motion to approve the Resolution. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon, Councilman Crowley, and Mayor Pro Tem Potts voting affirmatively, motion carried.
- i. Mayor Palmer asked Mayor Pro Tem Potts to review the zoning hearings scheduled for July 9, 2007. Mayor Pro Tem Potts reviewed the following.
 - 1. Rezoning request of Cheviot Hills Property, LLC agent for Harmony Road Development, for a change form C-2 to R-2 for approximately 14.4 acres at 1401 Dews Pond Road.
 - 2. Annexation and zoning of C-2 for approximately 4 small tracts that join the 29 acre site owned by 312 Land Co. LLC, off Highway 53, East behind Kentucky Fried Chicken.
 - 3. Annexation and zoning of 10 houses and lots on Harris Beamer Road, plus a 40 acre tract at 683 Harris Beamer Road for R1-B zoning by Gil Smith as agent for Randall Hunter, Executor of his mother's estate.

5. **Council Comments:**

- a. Mayor Pro Tem Potts stated during the month of May:
 - 1) The Street Department:
 - o Placed 9 new street signs.
 - o Completed 26 shop work orders.
 - o Ran the storm water maintenance plan on May 22nd checking all grates and pipes inside the city.
 - o Dug out and patched cuts on Erwin St, Belmont Dr, Short St, Heritage Hills, West Dr, Jameson Dr, and Evco Dr. Utilizing 41.2 tons of asphalt.
 - o Installed irrigation system at the new football field.
 - o Laid 272 feet of 30 inch concrete pipe.
 - o Laid 112 feet of 24 inch concrete pipe.
 - o Placed riprap in ditches and installed 1,030 feet of silk fence at the new 58 acre Recreation Park.
 - o Hauled top soil to the new recreation football field and the sports turf company set grade with laser equipment for sod installation.
 - o Piped ditch with 114 feet of 12 inch pipe, covered with top soil and grass on Short Mauldin Road.
 - o Hauled 15 dumpsters to Resaca for the Annual Battle of Resaca.

- 2) The Sanitation Department:
 - Ran routine commercial routes.
 - Serviced vehicles.
 - Notified city customers by phone and letter advising commercial service will cease on June 30, 2007.

- 3) The Parks and Maintenance Department:
 - Completed maintenance jobs at City Hall and the Library.
 - Placed cabinets and petitions at the new bathroom facility at the Water Treatment Plant.
 - Continued with remodeling at the Annex.
 - Put up bathroom petitions at the Recreation Department.

- 4) Cemetery Department:
 - Assisted contractors with the settings of 4 new monuments.
 - Provided clean-up and resetting of stones, due to a vandalism incident in May, in which 102 grave sites were damaged.
 - Sold 13 grave spaces.

- 5) Animal Control:
 - Responded to 69 customer calls.
 - Housed 19 dogs and 26 cats.
 - Issued 1 first warnings for lease law violations.

- 6) Safety Committee:
 - Inspected the Fire Department on May 15th.
 - Reported 3 workers compensation accidents.

- b. Councilman Denmon stated:
 - 1) The Water Treatment Plant Facility:
 - Pumped and treated a total 441,360,000 gallons of water during the month with a daily average of 14.2 million per day. Councilman Denmon stated that this was up approximately 2 million gallons per day above the prior month and 1 million gallons above the prior year. The Brittney Drive Treatment Plant produced 39.1% of the city's potable water.

 - 2) The Waste Treatment Plant:
 - Treated a daily average of 5.07 million gallons per day, with an average BOD effluent of 9, average suspended effluent of 8, and an average COD effluent of 66.

 - 3) The Water Construction Department:
 - Made 34 water connections during the month.
 - Changed out 73 meters.
 - Repaired 66 leaks.
 - Installed 1500 feet of 8 inch PVC line.
 - Installed 3220 feet of 6 inch PVC line.
 - Installed 840 feet of 2 inch PVC line.
 - Set 94 new meters.
 - Pulled 39 meters.

- Installed 5 new fire hydrants.
 - Received 42 calls at the shop.
 - Provided 528 locates for developers and others.
 - Called in 105 locates for city work.
- 4) The Sewer Construction Department:
- Provided 4 sewer connections during the month.
 - Repaired 7 sewer services.
 - Repaired 3 manholes.
 - Inspected 4,500 feet of sewer main.
 - Inspected 7 sewer services for a total of 975 feet.
 - Provided 317 locates for developers and others.
 - Repaired 2 lift stations.
 - Responded to 9 calls.
 - Cleaned 17 lines totaling 5,950 feet.
 - Opened and inspected 43 manholes.
- 5) The Sludge Department:
- Applied 2,224 cubic yards of sludge.
- 6) Building Inspection Department:
- Issued 43 permits for an estimated \$6,291,000.00 of new construction.
- c. Councilman Crowley stated:
- 1) The Electric Department:
- Issued 10 permits
 - Proved 59 inspections
 - Set 16 meters
 - Sold over 25 millions KWH during the month.
 - Noted there are pole inspectors in various locations throughout the city.
- Projects in maintenance under construction:
- 80% complete with the Waste Treatment Project.
 - Phase II System Loss Program will require some revisions by the engineering group to accommodate system load changes.
 - Construction continues on the Annex remodeling and rewiring.
 - Work on the electrical and the HVAC system is 98% complete.
 - McDaniel Station Industrial Line Project has been inspected and accepted.
 - Recreation addition is in process.
 - Avalon Estates Subdivision is under construction and approximately 3,000 feet of system extension on Harris Beamer Road is complete.
 - Bruce Stocks apartments on Calhoun Avenue are complete.
 - Calhoun Housing Authority Project has been completed.
- Projects in engineering and design:
- Calhoun OBGYN facility on Curtis Pkwy.
 - Streetscape project is in design and materials are being acquired.
 - Kobelco and Shaw Industrial additions are in engineering and should be completed this summer.
- Work orders in process or completed:
- Street and security lighting – 41
 - New business and maintenance – 16

- After hours trouble callouts – 12
- 2) Telecommunications Department:
 - Completed installation of a new domain controller server.
 - Began installation of a new email server.
 - Installed new data and phone jacks for the Utility Administration Building.
 - Completed internet service to 27% of the faculty homes of the Georgia Cumberland Academy.
 - Installed new internet service for Trinity Baptist Church.
 - Opened and completed 4 work orders.
 - Opened 7 and closed 4 trouble calls.
- d. Councilman Hammond reviewed the following reports:
 - 1) The Police Department:
 - Made 1036 cases with 17 DUI's.
 - Collected \$84,000 for previous cases.
 - Issued 594 warnings.
 - Responded to 52 highway accidents.
 - Responded to 35 property accidents, with 3 injuries and no fatalities.
 - Provided 104 escorts.
 - Provided 1,842 incident reports.
 - Responded to 271 alarms.
 - Patrolled 52,261 miles.
 - Received 5,649 calls through E-911.
 - Issued 11 parking citations.
 - 2) The Fire Department:
 - Responded to 72 calls for service, including 16 fire incidents
 - Responded to 22 emergency medical calls, 13 hazardous waste calls
 - Responded to 4 miscellaneous service calls, 2 good intents, 13 false alarms
 - Received and responded to 56 calls for after hour's utility request during the month.
 - Completed hydrant flow testing of the city fire hydrants.
 - Maintained 742 fire hydrants.
 - Completed in house training during the month for all fire fighters on state required core skills.
 - Completed all station and vehicle maintenance.
 - Sent 5 members of the Haz-Mat Team for training at the National Center in West Virginia at an invitational only event.
 - 3) Fire Inspection Department:
 - Represented the department at career day at Calhoun Middle School.
 - Provided fire extinguisher training at Superior Manufacturing and Gordon Health Care.
 - Placed 4 new hydrants into service.
 - Attended an 8 hour training seminar at Chattanooga Fire Department.
 - Attended a 4 hour Customer Service Class at Coosa Valley Tech.
 - Sold 6 under ground tank permits.

Councilman Hammond stated the Coosa Valley RDC is extremely busy assisting with retraining of misplaced workers for the region, specifically those from Springs Industries.

Councilman Hammond made a motion to declare a confiscated 2001 Ford Ranger Edge vehicle with 101,336 miles as surplus property. The VIN # is 1FTYRDY91PA29720. The motion was second by Councilman Crowley, with Councilman Hammond, Councilman Crowley, Councilman Denmon, and Mayor Pro Tem Potts voting affirmatively, motion carried.

6. Zoning and other Public Hearings:

A. Mayor Palmer stated at this time the public hearing on zoning matters would be held. The public would have an opportunity to make pro and con comments with a ten minute maximum time limit and with each person speaking having filed a financial disclosure statement five days prior to the hearing if required. He asked that each person provide their name and address. Mayor Palmer made an inquiry to determine if any elected official has filed or needed to file a disclosure statement regarding any ownership or special interest in the agenda item. There were none. Mayor Palmer stated that the land use maps are on display at the Council Chambers for both the Zoning Advisory Board and the City Council hearings and the Council members have a copy of the Zoning Minutes from the latest Zoning Advisory Board Meeting.

1. Jack Holmes, agent for Sean Samples, for a zoning change for 9/10 acre at 375 Curtis Parkway. The request being to rezone from R-2 to C-2.

- The public hearing was opened
- Harrison reported notices to the adjoining property owners, signs on the property, and notices to the local legal organ had been completed.
- Mayor Pro Tem Potts stated the Zoning Advisory Board members had reviewed this matter on June 7th at 4:30 P.M. and had determined the highest and best use for the property on Curtis Parkway would be commercial and they would recommend rezoning from R-2 to C-2, however they would require the de-cel lane as recommended by the Street Department.
- Mayor Palmer asked if there were any comments by the applicant.
- Mr. Holmes, representing Mr. Samples, stated he had no additional comments, however he would be available if any questions required a response.
- Mayor Palmer asked if there were any comments from the Council or general public. There were none.
- The hearing was closed.
- The findings of the Mayor and Council were:

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| <ol style="list-style-type: none">(1) The zoning proposal will permit a use that is suitable in view of the use a development of adjacent properties.(2) The zoning proposal will not adversely affect the existing use or usability of adjacent properties.(3) The property to be affected by the zoning proposal has a reasonable economic use as currently zoned as R-2.(4) The zoning proposal will not result in a use that will cause excessive utilization of existing streets at this time, however future development along the street will add to congestion.(5) The capital cost associated with the development of the property will be born by the owner. |
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- (6) The zoning proposal is in conformity with the policy and intent of the land use plan.
- (7) There are no other existing or changing conditions effecting the use and development of the property that gives supporting grounds for approval or disapproval of the request.
- (8) There are no other factors relevant to balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property

- Mayor Pro Tem Potts made a motion to approve the request for the zoning change at 375 Curtis Parkway from R-2 to C-2 with the specific requirements that the de-cel lane be installed. The motion was second by Councilman Crowley, with Mayor Pro Tem Potts, Councilman Crowley, Councilman Denmon, and Councilman Hammond voting affirmatively, motion carried.
2. A request by Deanna Muse for a zoning change for ¾ acre at 1060 Sugar Valley Road, the request being to change the property to C-N to R-1B.
- The public hearing was opened
 - Harrison reported that notices to the adjoining property owners, signs on the property, and notices to the local legal organ had been complete.
 - Mayor Pro Tem Potts stated the Zoning Advisory Board had also heard this matter on June 7, 2007 and had determined the zoning of R-1B would be appropriate for the area and they would recommend the zoning change.
 - Mayor Palmer asked if there were any comments by the applicant.
 - Ms. Muse stated she was available to respond to questions.
 - Mayor Palmer asked if there were any questions or comments by the Council or by the general public. There were none.
 - The hearing was closed.
 - The findings of the Mayor and Council were:

- (1) The zoning proposal will permit a use that is suitable in view of the use a development of adjacent properties.
- (2) The zoning proposal will not adversely affect the existing use or usability of adjacent properties.
- (3) The property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- (4) The zoning proposal will not result in a use which will or could cause excessive use of streets, utilities, or schools.
- (5) The development for the property has been completed and no additional capital improvements will be required unless a new driveway is required. The commercial sign must be removed.
- (6) The zoning proposal is in conformity with the policy and intent of the land use plan.
- (7) There are no other existing or changing conditions effecting the use and development of the property that gives supporting grounds for approval or disapproval of the request.
- (8) There are no other factors relevant to balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property.

- Mayor Pro Tem Potts made a motion to approve the rezoning request from C-N to R-1B. The motion was second by Councilman Hammond, with

Mayor Pro Tem Potts, Councilman Hammond, Councilman Denmon, and Councilman Crowley voting affirmatively, motion carried.

3. Mayor Palmer stated the third item was a request from Riverview Baptist Church for a variance to allow two mobile educational units to be placed at 153 Riverview Drive.
 - o The public hearing was opened.
 - o Harrison reported that signs on the property, and notices to the local legal organ had been completed, however she had not received evidence that notices had been mailed to the adjoining property owners
 - o Mayor Palmer stated if the item is approved, it would be subject to the receipt of the notices to the adjoining property owners.
 - o Mayor Pro Tem Potts stated the Zoning Advisory Board also heard this matter on June 7, 2007 and had determined the church does intend to relocate, had purchased property, but in the interim needed additional space. Recommendation would be to allow the educational units to be placed at 153 Riverview Drive for a period not to exceed 12 months.
 - o Mayor Palmer asked if there were any comments from the applicant. There were none.
 - o Mayor Palmer asked is there were any comments from the Council or public. There were none.
 - o The hearing was closed.
 - o The findings of the Mayor and Council were:
 - o Mayor Pro Tem Potts made a motion to approve the variance request to allow the two mobile educational units to be placed at 153 Riverview Drive for a period not to exceed 12 months subject to the receipt of the evidence that notices were forwarded to the adjoining property owners.
 - o The motion was second by Councilman Hammond with Mayor Pro Tem Potts, Councilman Hammond, Councilman Denmon, and Councilman Crowley voting affirmatively, motion carried.

7. Other Hearings and Public Comments:

1. Mayor Palmer opened the public hearing regarding the beer-wine-liquor pouring license of Los Maguey's III, LLC-b4, Libro Hernandez authorized agent for the restaurant at Quality Inn on Highway 53 East.
 - o Mayor Palmer stated the location has been previously licensed in years past, it does have sufficient parking, provides the proper distance from church, school, and residences, and the police report is clear.
 - o Mayor Palmer inquired if there were any questions or comments by the Council or the public. There were none.
 - o The hearing was closed.
 - o Councilman Crowley made a motion to approve to beer-wine-liquor pouring license for the restaurant at Quality Inn on Hwy 53 East with Libraio Hernandez as the authorized agent.. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond, Councilman Denmon, and Mayor Pro Tem Potts voting affirmatively, motion carried.
2. A public hearing on the ordinance to establish a Historic District for the core downtown was opened.

- Suzanne Roland, Mainstreet Director, stated the process to adopt a Historic Ordinance and then to adopt a Historic Area had been a long process of almost one year, however she stated all the property owners in the area had been notified and she felt the process had worked well.
 - Mayor Pro Tem Potts stated the City had appointed a Historic Commission and those members had worked diligently through the process. She also recognized Sue Haney in attendance, and those that were not able to attend. Members of the Historic Preservation Group include: Martha Claire Adams, Sue Haney, Suzanne Hutchinson-Smith, Jim Lay, Ed Weldon, and Lorene Potts.
 - Mayor Palmer reviewed the heading for the proposed ordinance adopting a Historic District primarily the core downtown area.
 - Mayor Palmer asked if there were any questions by the council. There were none.
 - Mayor Palmer asked if there were any comments by the public.
 - A property owner in the downtown area asked what this designation would mean to him.
 - Mayor Palmer stated the designation is not proposed as a hindrance, that it will not pertain to any improvements for buildings on the inside, however it does have some restrictions on preserving the way the outside of the buildings look and are maintained.
 - There were no additional questions, and the hearing was closed.
 - Mayor Pro Tem Potts made a motion to adopt the ordinance designating the core downtown area as the Historic Preservation District. The motion was second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley, Councilman Denmon, and Councilman Hammond voting affirmatively, motion carried.
 1. "Exhibit A"
3. Mayor Palmer opened the public hearing on the City's School Budget.
- Chairman Al Edwards introduced Superintendent Mike Davis, Superintendent Elect Michele Taylor, Board Member Ed Moyer, Tony Swink, and Eddie Hall. He stated that Amy Atkinson was unable to attend. He also introduced the new Assistant Superintendent Warren Weeks, and Finance Director Don Hood.
 - Chairman Edwards proceeded to review the additional cost that would be required for the next fiscal year to address increase group health insurance cost and additional teachers. Specifically, additional teachers in the Special Education area because the changing of ages of the students requiring additional assistance. He stated it would be necessary for the school system to request a total of 41% of their budget for local share cost, this would be a total of 10,294,840 including the insurance that is paid directly by the city. He reviewed the statistical information for the school stating the school had been recognized as number 14 by a peer group. This is an honor since it recognizes the school system as number 14 out a group of over 350 public school systems. He also stated the system has over 3,250 students and out of the senior graduating class, over 90% will go on to secondary education or into the military service. He reviewed the honors that had been bestowed upon several sports groups and commented on the fact over 80% of the student body participates in extracurricular activities.

- Mayor Palmer asked if there were any comments regarding the School's Proposed Budget. There were none.
 - The public hearing was closed.
4. Mayor Palmer opened the public hearing on the City's 2007-2008 operating budget for the City's General Fund Division and the City's Utility Fund Division.
- Harrison provided the information as per the "Exhibit B"
 - Mayor Palmer asked if there were any questions regarding the City's Proposed Budget. There were none.
 - The public hearing was closed.
 - Mayor Palmer reminded everyone the budget will be considered for adoption of June 18, 2007.

8. Old Business:

1. Mayor Palmer stated the findings of the group health insurance program by the agents had determined the proposal by Blue Cross Blue Shield was the best recommendation for renewal, however it would include switching the life insurance and long terms disability coverage from Standard Insurance to the new company associated with Blue Cross Blue Shield for those services.
- Mayor Palmer asked if there was a motion regarding the recommendation.
 - Councilman Crowley made a motion to approve the bid for a 10% increase from Blue Cross Blue Shield for the group health coverage and authorize the switching of life and long term disability to the group associated with Blue Cross Blue Shield in order to reduce the overall cost of group health program. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond, and Mayor Pro Tem Potts voting affirmatively, motion carried.

9. New Business:

1. Mayor Palmer stated there was a request by Echota Baptist Church to block the street at the mailbox and the church's front step and around the church to the sign at Short North Wall on July 19, 2007 for Family Night and Vacation Bible School from 5:00 – 10:00 P.M.
- Following review Councilman Hammond made a motion to approve the request. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon, Councilman Crowley, and Mayor Pro Tem Potts voting affirmatively, motion carried.
2. Mayor Palmer gave a first reading of beer-wine-liquor package store request of Black Knight Beverage, LLC with Christopher W. Gray as authorized agent for the current ABC Package location at 767 Highway 53 East.
- Mayor Palmer stated the earliest date for a public hearing would be July 9, 2007 at 7:00 P.M.
 - Councilman Crowley made a motion to approve 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.

3. Mayor Palmer gave a first reading of a beer pouring license application of Maya, Inc. Jamil S. Brahim, authorized agent for the restaurant known as Lizzie's Deli at 203 Richardson Road, Suite 110.
 - Mayor Palmer stated the earliest possible date for the hearing would be July 9, 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 Denmon with Mayor Pro Tem Potts, Councilman Denmon, Councilman Hammond, and Councilman Crowley voting affirmatively, motion carried.

4. Mayor Palmer gave a first reading of a zoning variance request of 18 feet on the eastside of South Calhoun Baptist Church at 500 Pine Street to allow a building expansion due to membership growth.
 - Mayor Palmer stated the earliest date for a public hearing would be August 13, 2007 at 7:00 P.M.
 - Councilman Denmon made a motion to set the public hearing for that date and time. The motion was second by Councilman Crowley with Councilman Denmon, Councilman Crowley, Councilman Hammond, and Mayor Pro Tem Potts voting affirmatively, motion carried.

5. Mayor Palmer gave a first reading on a request to approve the Intergovernmental Agreement between the City of Calhoun and Gordon County, regarding the Gordon County Board of Elections and Voters Registration to handle Municipal Elections for the City of Calhoun.
 - Mayor Palmer stated that the Council had approved the action earlier after investigating the cost would not be any higher than it is for the City to provide the elections and due to the fact that the city election equipment is extremely heavy and has the potential to do damage to the new floor at the recreation gym, it has been the decision of the Council to request the County to allow the Board of Elections to handle City of Calhoun elections.
 - The proposed Intergovernmental Contract has been approved by the Board of Elections and by the County Commissioners and is ready for City approval.
 - Following review Councilman Denmon made a motion to approve the Intergovernmental Agreement regarding the Board of Elections handling the City's Municipal Election until further notice. The motion was second by Councilman Hammond with Councilman Denmon, Councilman Hammond, Councilman Crowley, and Mayor Pro Tem Potts voting affirmatively, motion carried.

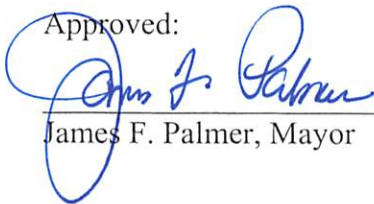
6. Mayor Palmer stated the request by American Legion for a manager change had been requested to be postponed.

7. Mayor Palmer stated the proposed City Limit Map that has the new zoning request and zoning changes for the prior year, embossed upon the map, is ready for consideration for approval by the Mayor and Council.
 - Following review, Mayor Pro Tem Potts made a motion to approve the updated City Limit Map with the new designations and annexations that have been approved following appropriate individual public hearings. The motion was second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley, Councilman Denmon, and Councilman Hammond voting affirmatively, motion carried.

8. Councilman Crowley stated Herb Frank who currently has a City of Calhoun Revolving Loan with a current balance of \$112,500.00 has applied and received a new mortgage from BB&T for 4.5 million dollars to expand and improve his existing facility located in Calhoun / Gordon County and operated as Kane Carpet. He stated the City of Calhoun currently has a second mortgage to the original owners of the property. He stated the original owners will be paid from the BB&T loan and it would put the City of Calhoun in a first mortgage position, however with the total of dollars being expended by BB&T, they require a first mortgage and they have asked the City of Calhoun to accept a second mortgage position. He stated the appraisal that would include the new improvements and additions had been made for a total of 6.2 million dollars, leaving sufficient equity for the City's second mortgage position, and the City is also secured by the personal endorsement of Mr. Herb Frank. He stated the Loan Advisory Commission had reviewed the request with a majority of the members approving the request.
 - o Following review Councilman Crowley made a motion to approve the request for the City of Calhoun to accept a second mortgage position to BB&T based upon the information provided to the Revolving Loan Advisory Commission by BB&T. The motion was second by Councilman Hammond, with Councilman Crowley, Councilman Hammond, Councilman Denmon, and Mayor Pro Tem Potts voting affirmatively, motion carried.
9. Mayor Palmer gave a first reading of a taxi application by Lilia Haygood for Glendy's Taxi at 655 Red Bud Road N.E.
 - o Mayor Palmer stated the application will be available for review on June 18, 2007.
10. Mayor Palmer gave a first reading of the Utility Fee Resolution Amendment to incorporate the new utility fees for 2007-2008 Budget.
 - o Mayor Palmer stated a second reading and possible adoption would be available on June 18, 2007
11. Mayor Palmer gave a first reading of the Amendments to the General Fee Resolution that would incorporate the changes needed for the 2007-2007 Budget.
 - o Mayor Palmer stated a second reading and possible adoption would be eligible on June 18, 2007.
10. **Other Written Items Not on the Agenda: None**
11. **Work Reports:**
 - a. Kelly Cornwell, Director of Utilities, stated the City of Calhoun had received 3 bids for the curb, gutter, and paving for the City Annex site. He stated those bids were opened on May 30, 2007. They included a bid from Bartow Paving for \$146,130.00, Northwest Georgia Paving for \$165,015.00, and Dalton Paving and Construction, Inc. for \$206,180.00. He stated it was the recommendation of the engineering department to accept the low bid of \$146,130.00. Councilman Hammond made a motion to approve the low bid from Bartow Paving Company, Inc for \$146,130.00. The motion was second by Councilman Denmon with Councilman Denmon, Councilman Crowley, and Mayor Pro Tem Potts voting affirmatively, motion carried.

- b. Director Cornwell stated the City had also received bids for the sewer extension for the 8 inch ductile iron pipe for the Recreation Complex on the 58 acre recreation site. He stated the bids were from Cedar Farms and Construction Inc for \$123,059.70, BRI Utilities Construction Inc for \$124,736.32, Southern Landcrafters Inc for \$126,030.70, and Mayse Construction Inc for \$206,379.00. He stated the City Engineering Department recommended the low bid be awarded to Cedar Farms and Construction Inc for \$123,059.70. Councilman Crowley made a motion to approve the sewer line extension and installation for \$123,059.70, the low bid from Cedar Farms Construction Inc. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond, and Mayor Pro Tem Potts voting affirmatively, motion carried.
- c. Eddie Peterson, Director of Public Safety and Public Works, stated he would repeat the statement from Administrator Harrison that the commercial garbage will cease on June 30, 2007. He stated letters and phone calls had been made to all commercial accounts and that additional correspondence will be sent to those who have not changed at this time.
11. Mayor Palmer inquired if there was a need to move to Executive Session, the response was negative.
12. Mayor Palmer asked for a motion to adjourn. Councilman Hammond made the motion to adjourn. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon, Councilman Crowley, and Mayor Pro Tem Potts voting affirmatively, motion carried.

Approved:



James F. Palmer, Mayor

Submitted:



Cathy Harrison, City Administrator

"EXHIBIT A"

ORDINANCE

AN ORDINANCE TO DESIGNATE A HISTORIC DISTRICT WITHIN THE CITY OF CALHOUN, GEORGIA; TO PRESCRIBE THE BOUNDARIES OF SUCH HISTORIC DISTRICT; TO LIST EACH PROPERTY IN THE HISTORIC DISTRICT; TO REQUIRE A CERTIFICATE OF APPROPRIATENESS FROM THE CALHOUN HISTORIC PRESERVATION COMMISSION PRIOR TO ANY MATERIAL CHANGE IN APPEARANCE OF PROPERTY WITHIN THE HISTORIC DISTRICT; TO REQUIRE THE BOUNDARIES OF THE HISTORIC DISTRICT BE SHOWN ON THE OFFICIAL ZONING MAP OF THE CITY; AND FOR OTHER PURPOSES.

The Mayor and Council have established the Calhoun Historic Preservation Commission in and for the City of Calhoun by its Ordinance of July 25, 2005;

Pursuant to its purposes under said Ordinance establishing the Calhoun Historic Preservation Commission, such Commission has recommended to the Mayor and Council the establishment of a historic district in the City of Calhoun;

The Commission's recommendation to the Mayor and Council for the establishment of a historic district comes after the Commission's conducting of a survey of local historic resources and a study of historic characteristics of the area recommended for designation;

The Calhoun Historic Preservation Commission has prepared a report setting forth the physical description of the proposed historic district; a statement of the historical, cultural, architectural and/or aesthetic significance of this area; a map showing the district boundaries and classification of individual properties therein; and representative photographs;

The Mayor and Council upon consideration of the recommendation and report of the Historic Preservation Commission find that the proposed historic district is a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the city, the county, the state or the region in which the city is located and cause such area, by reason of such factors, to constitute a visibly perceptible section of the municipality;

It is hereby ordained by the Calhoun City Council of Calhoun, Georgia, as follows:

SECTION ONE

Purpose

In support and furtherance of its findings and determination that the historical, cultural and aesthetic heritage of the city is among its most valued and important assets and that the preservation of this heritage is essential to the promotion of the health, prosperity and general welfare of the people; and

In order to stimulate revitalization of the business districts and historic neighborhoods and to protect and stimulate business districts and historic neighborhoods and to protect and enhance local historical and aesthetic attractions to tourists and thereby promote and stimulate business; and

In accordance with the ordinance to establish a Historic Preservation Commission in the city; to provide for the designation of historic properties of historic districts; to provide for issuance of certificates of appropriateness; to provide for an appeals procedure; to repeal conflicting ordinances; and for other purposes;

The city council hereby declares it to be the purpose and intent of this ordinance to designate a historic district in a geographically definable area containing buildings, structures, sites, objects, landscape features and works of art or a combination thereof which have special historic and aesthetic value or interest in representing one or more periods, styles or types of architecture typical of one or more eras in the history of the city, the county, or the state.

SECTION TWO

Designation of Historic District and Boundary Description

There is hereby created and designated in and for the City of Calhoun the Downtown Calhoun Historic Business District with boundaries as follows:

All those lots and parcels of land with improvements lying and being in the City of Calhoun, Georgia in Land Lots 205, 206, 227 and 228 in the 14th District and 3rd Section of Gordon County, Georgia within the following described boundaries: BEGINNING at the Northwest corner of the intersection of the South edge of the right of way of Line Street with the Easterly edge of the right of way of the CSX Railroad; thence proceed Easterly along the Southerly edge of Line Street crossing Wall Street (also known as U.S. Highway 41 and State Route 3) to the Westerly edge of the right of way of Piedmont Street thence Southerly along and with the Westerly edge of Piedmont Street crossing Trammell Street, North Court Street and South Court Street to the Northerly edge of the right of way of Hicks Street; thence Westerly along the Northerly edge of Hicks Street crossing Wall Street (also known as U.S. Highway 41 and State Route 3) and crossing Park Avenue to the Northeast corner of a store building currently owned by Kemp Mauldin (as described in a warranty deed recorded in Deed Book 219 Page 225, Deed Records, Gordon County, Georgia); thence Southerly along the Westerly edge of the right

of way of Park Avenue 80 feet to the Southeast corner of the Mauldin Store building lot; thence Westerly along the Southerly line of the Mauldin store building lot 110 feet, more or less, to the Easterly edge of the CSX Railroad right of way; thence Northerly along and with the Easterly edge of the CSX Railroad right of way crossing Oothcaloga Street and Court Street to the Southerly edge of the Line Street right of way, the POINT OF BEGINNING.

SECTION THREE

List of Property in the Historic District and Ownership Thereof

There is attached a list of properties located within the Downtown Calhoun Historic District as created in Section Two hereof, and the owner thereof is set forth beside the name of each property.

SECTION FOUR

Historic District boundaries on the Official Zoning Map

Upon designation, the Downtown Calhoun Historic District shall be shown on the Official Zoning Map of the City of Calhoun and kept as a public record to provide notice of such designation.

SECTION FIVE

Certificate of Appropriateness

Upon the effective date of this Ordinance, no material change in the appearance of any structure, site, object or work of art within the designated Downtown Calhoun Historic District shall be made or be permitted to be made by the owner or occupant thereof, unless or until an application for a Certificate of Appropriateness has been submitted to and approved by the Calhoun Historic Preservation Commission.

SECTION SIX

This Ordinance shall become effective upon a first reading, publication, and second reading, which shall be certified by the Clerk of the City of Calhoun.

So ordained this day of _____, 20__.

Date of Implementation: _____ day of _____, 20__.

APPROVED:

CITY COUNCIL

BY:

Mayor

Council Member
Post 1

Council Member
Post 2

Council Member
Post 3

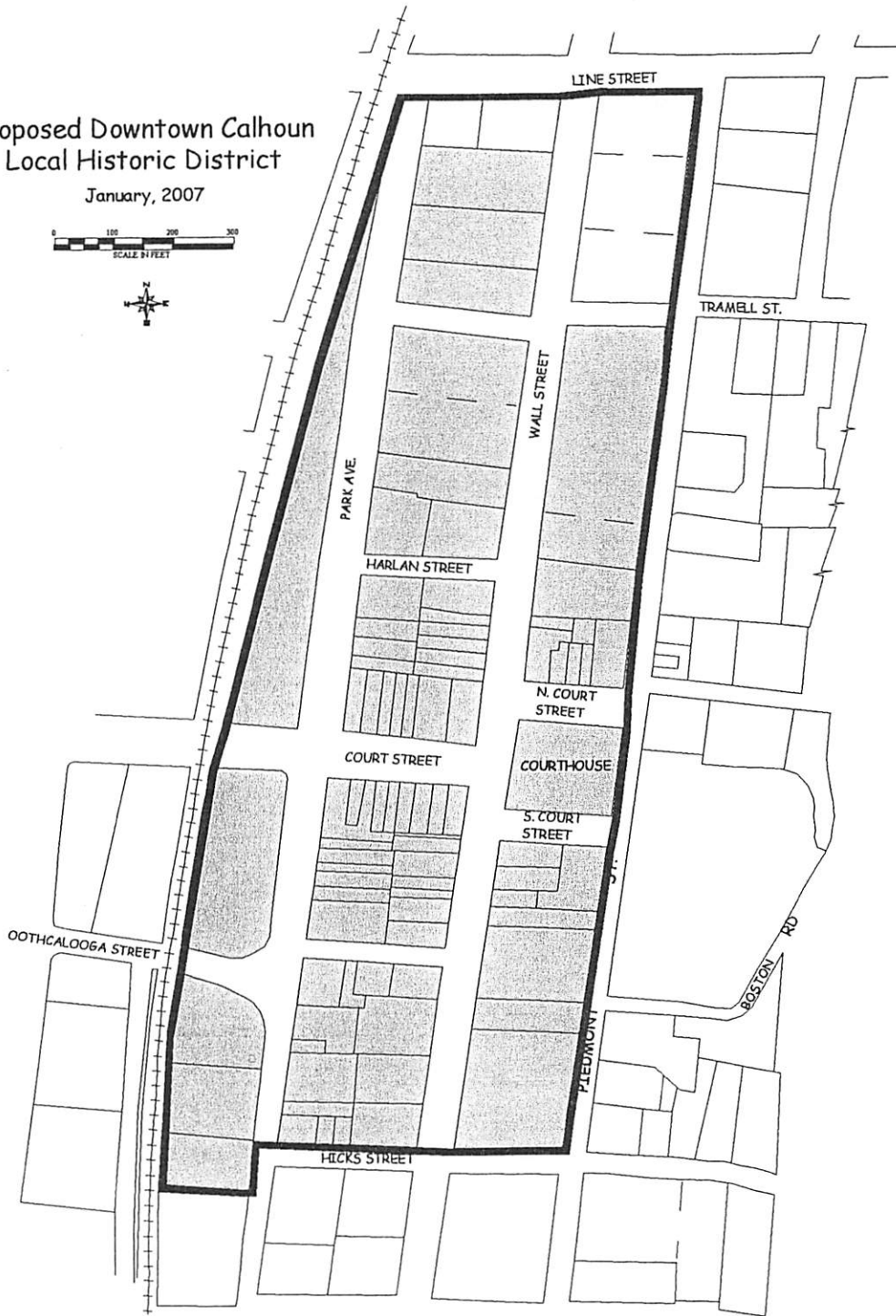
Council Member
Post 4

ATTEST:

City Clerk

Proposed Downtown Calhoun Local Historic District

January, 2007



LEGEND



Proposed Local Historic District Boundary

Contributing Property

Non-Contributing Property

Property/Owners Within the Historic Downtown Business District (June 2007)

Property Owner	Business	Address	City	State	Zip
City of Calhoun	Parking Lot	Men's Park	Calhoun	GA	30701
	Lauren Hansfer Photographic Artist		Calhoun	GA	30701
Julian & Opal Holcomb	Calhoun Dental Associates	201 S Park Ave	Calhoun	GA	30701
Four Star Ventures LLC	Vacant- Relationship Church	301 Park Ave	Calhoun	GA	30701
Echota Fabrics	Echota Fabrics Plant 2	315 S Park Ave	Calhoun	GA	30701
H Kemp Mauldin	Mauldin's Feed and Seed	300 S Park Ave	Calhoun	GA	30701
Yaknapatapa Land Co LLC	Coppedge & Leman, P.C.	109 W Hicks St	Calhoun	GA	30701
Donald & Faye Worley	S & W Parts Co. Inc.	212 Park Ave	Calhoun	GA	30701
Jerry Carter	Vacant	208 Park Ave	Calhoun	GA	30701
Julian & Opal Holcomb	El Pueblito	206 Park Ave	Calhoun	GA	30701
	Big Buck Enterprises	204 Park Ave	Calhoun	GA	30701
Jimmy Payne	United Karate Studio	203 S Park Ave	Calhoun	GA	30701
Jimmy Payne	Eternal Moments	202 S Park Ave	Calhoun	GA	30701
Jimmy Payne	Hair on Park Avenue	200 S Park Ave	Calhoun	GA	30701
Lewis Diprima	Calhoun / Gordon County Board of Realtors	108 Oothcaloga St	Calhoun	GA	30701
Glenda Joyce Turner	Turner's Dry Cleaners and Launderers	104 Oothcaloga St	Calhoun	GA	30701
Jimmy Payne	Jimmy Payne's	112 S Park Ave	Calhoun	GA	30701
Patricia Ann Hope	Pat's Place	110 N Park Ave	Calhoun	GA	30701
Wilda Withrow	Black and Assc RE Appraisal Service	108 N Park Ave	Calhoun	GA	30701
Jimmy Payne	Paul's Community Barber Shop	104 Park Ave	Calhoun	GA	30701
Shorter Properties Inc	Part Time Artist	118 Court St	Calhoun	GA	30701
Shorter Properties Inc	Brunt, Hood, and Lamb	118 Court St	Calhoun	GA	30701
Jimmy Payne	Studio Laura	116 Court St	Calhoun	GA	30701
Fritz Investment Properties	Thurston's Café	114 Court St	Calhoun	GA	30701
Thomas E Shanahan	Thomas E. Shanahan Atty at Law	112 Court St	Calhoun	GA	30701
Theresa Teague Bailey	Tot Roost and Teens	110 Court St	Calhoun	GA	30701
Paul J Whittemore	Kent Chapman - State Farm Ins	108 Court St	Calhoun	GA	30701
Frank Hicks%Nancey Jordan	Haney Jewelry	106 Court St	Calhoun	GA	30701
Anthony Perotta,Brian Cahn,Michael Prieto	Perrotta, Cahn, and Prieto, P.C.	102 Court St	Calhoun	GA	30701
Lane & Carol Bearden	Rebecca B Paris Atty at Law	100 Court St	Calhoun	GA	30701
Lane & Carol Bearden	Bearden Law Firm	100 Court St	Calhoun	GA	30701
Four Star Ventures LLC	Joseph D. Little	101 W Court St	Calhoun	GA	30701
Tyron Johnson	T. J. 's Office Supply	103 Court St	Calhoun	GA	30701
Tyron Johnson	Calhoun Sign Works	107 Court St	Calhoun	GA	30701
Norman Hollingsworth	Keene's Fashions	109 Court St	Calhoun	GA	30701

Jimmy Payne	Jimmy Payne's Coast to Coast	113 Court St	Calhoun	GA	30701
Tony Farrell	PTS Tax	113 N Park Ave	Calhoun	GA	30701
Jimmy Payne	Unknown	Trammel St	Calhoun	GA	30701
Beamer Rentals Inc	BP	522 N Wall St	Calhoun	GA	30701
Robert W Kinard	Coldwell Bankers / Kinard Realty	308 N Wall St	Calhoun	GA	30701
Jimmy Payne	Moon Motor Company	300 N Wall St	Calhoun	GA	30701
Amsouth Bank	AmSouth	208 N Wall St	Calhoun	GA	30701
Ronald F Chance Sr Est.	Chance and Maddox	204 N Wall St	Calhoun	GA	30701
City of Calhoun	Calhoun Police Department	200 N Wall St	Calhoun	GA	30701
Friends of Calhouns Gem Theatre	Friends of the Gem Theatre	116 N Wall St	Calhoun	GA	30701
William P Bailey	William P. Bailey Law Offices	112 N Wall St	Calhoun	GA	30701
110 N Wall St. LLC	James F. Ledbetter, P.C.	110 N Wall St	Calhoun	GA	30701
Jimmy Payne	Stephen's Music Co.	108 1/2 N Wall St	Calhoun	GA	30701
Theresa Teague Bailey	Valerie's	106 N Wall St	Calhoun	GA	30701
Four Star Ventures LLC	Calhoun Watch Shop	104 N Wall St	Calhoun	GA	30701
T & S Properties Inc	Vacant	103 S Wall St	Calhoun	GA	30701
T & S Properties Inc	Fitness Trainers	105 S Wall St	Calhoun	GA	30701
T & S Properties Inc	Shelly's Custom Bed and Window Treatments	107 S Wall St	Calhoun	GA	30701
Nhi Yen Tran	Eternal Expressions	109 S Wall St	Calhoun	GA	30701
Jimmy Payne	Shag the Salon	111 S Wall St	Calhoun	GA	30701
Jimmy Payne	Pete's Music City	115 S Wall St	Calhoun	GA	30701
RPTG Limited Partnership	Wall Street Trading Company	117 S Wall St	Calhoun	GA	30701
Margie & Larry Davis	Calhoun Sewing Center	201 S Wall St	Calhoun	GA	30701
Margie & Larry Davis	Brown's Barber Shop	203 S Wall St	Calhoun	GA	30701
Thomas Owens	Owens' Florist	205 S Wall St	Calhoun	GA	30701
Babcock Properties	Sundries Inc. (Babcock Building)	209-211 S Wall St	Calhoun	GA	30701
Babcock Properties	J.C. Fox Building	209-211 S Wall St	Calhoun	GA	30701
J David Bailey	Bailey's Auto Repair	215 S Wall St	Calhoun	GA	30701
City of Calhoun	City Hall	226 S Wall St	Calhoun	GA	30701
Hope Investment Group	Mother Nature's Eden Herb Shop	304 N Wall St	Calhoun	GA	30701
Hope Investment Group	Hope for Life Family	220 S Wall St	Calhoun	GA	30701
Calhoun-Gordon Arts Council	Harris Arts Center / Ratner Theatre	212 S Wall St	Calhoun	GA	30701
Jimmy Gee	L' Palazzo Body and Soul Health Therapy	210 S Wall St	Calhoun	GA	30701
Jimmy Gee	Terry Knight's Studio	208 S Wall St	Calhoun	GA	30701
Jimmy Gee	William R. Thompson Attorney at Law	206 S Wall St	Calhoun	GA	30701
Jimmy Gee	Heart's Desire	204 S Wall St	Calhoun	GA	30701
Gordon County	Gordon County Wall St Annex	200 S Wall St	Calhoun	GA	30701

Leon H Gresham	Calhoun Eye Clinic / Dr. L. H. Gresham	1 Professional Court St	Calhoun	GA	30701
Gordon County	Gordon County Court House	100 S Wall St	Calhoun	GA	30701
Bill D Mathews	Starr-Matthews Insurance	108 N Court St	Calhoun	GA	30701
Bailey Brothers Realty	Bailey Brothers	106 N Court St	Calhoun	GA	30701
Rex Wallace Garner	Rex Wallace Garner	104 N Court St	Calhoun	GA	30701
Gloria Baker & Johnny Huckabee	Huckabee Bonding	102 N Court St	Calhoun	GA	30701
Helen Jones	Reed, Martin, Slickman, and	100 N Court St	Calhoun	GA	30701
Helen Jones	Jones and Erwin, P.C.	109 N Wall St	Calhoun	GA	30701
Acey Cronan	Vacant	111 N Wall St	Calhoun	GA	30701
Gordon County	Gordon County Administrators Building		Calhoun	GA	30701
BB&T	BB&T	215 N Wall St	Calhoun	GA	30701
City of Calhoun	BB&T City Park		Calhoun	GA	30701

**City of Calhoun Local Historic
Downtown Business District Boundary
Recommendation to the Calhoun City Council
January 2007**

Calhoun Historic Preservation Commission

The Calhoun Historic Preservation Commission, as empowered by the Calhoun Historic Preservation Ordinance, **Section III.D.1.b** and **Section IV.A.2**, hereby recommends to the Calhoun City Council that a historic district be designated within the city limits. In the opinion of the Calhoun Historic Preservation Commission, this proposed local historic district, referred to as the Downtown Calhoun Historic District, meets the selection criteria set forth in **Section IV.B.1** of the Calhoun Historic Preservation Ordinance.

Physical Description

The boundaries of the proposed Downtown Calhoun Historic District are shown as a heavy black line on the accompanying maps. This proposed local historic district contains approximately 24.5 acres within the city limits of Calhoun, Georgia. The district is centered along Wall Street, which bisects the City of Calhoun from north to south, and the boundary extends from Line Street on the north to Hicks Street on the south and from Piedmont Street on the east to the railroad on the west. Representative photographs of the proposed historic district are attached to this report.

Historical Significance

On February 13, 1850, the Georgia General Assembly passed an act to layout and organize a new county, named Gordon, from the counties of Cass and Floyd. This act provided that the Justices of the Inferior Court of Gordon County, after being commissioned, have the authority to select and purchase a tract of land for the county site, to divide the tract into lots, and to dispose of the lots at public sale for the benefit of the county.

On June 3, 1850, the Inferior Court ordered that the county site be permanently located at Oothcaloga Depot on land lots 205, 206, 227, and 228 in the 14th District and 3rd Section of originally Cherokee, formerly Cass, and currently Gordon County and that the county site be renamed Calhoun (for John C. Calhoun who died March 31, 1850). Calhoun's town plan was a grid pattern oriented in the cardinal directions. It was similar to the "Sparta" type plan but had only one main street, Court Street, entering the courthouse square at the center of one side. There was no corresponding street entering the east side of the square at the center (possibly due to topographic limitations). The other streets—Wall, Piedmont, North Court, and South Court—entered the square at its corners.

The first sale of town lots occurred on July 16, 1850, with 115 being sold. In c. 1851-52, a two-story, brick courthouse was built at a cost of \$5,800. By c. 1852-53, a new brick depot was constructed at Calhoun. It replaced the small, wooden depot built when the Western & Atlantic Railroad first laid its tracks through then Cass County in c. 1846-47. The selection of this site for a railroad stop, around which the small settlement of Oothcaloga grew up,

was a prime factor in its later becoming a county seat. Rail was the chief form of transportation in the nineteenth century, and the new town of Calhoun prospered with its new brick depot.

The town of Calhoun was incorporated by an act of the General Assembly approved on January 12, 1852. The original corporate limits were 600 yards in every direction from the courthouse, but were extended to one-half mile in every direction from the courthouse by an act of the General assembly on February 17, 1854. In its early years, Calhoun drew sustenance almost entirely from the surrounding farms. It was a shipping point for agricultural products and a center for general merchandise trade. Little is known about Calhoun's growth and development during its first two decades. Most commercial development likely was of wood construction and likely was located along the east side of Railroad Street, facing the depot, and along Court Street, approaching the courthouse. The Civil War, especially in 1864, impacted Calhoun and much of the Western & Atlantic Railroad corridor and, no doubt, interrupted the town's early progress.

The first official count of Calhoun's population by the U.S. Census was in 1870, when the town had 427 inhabitants. A Georgia Department of Agriculture publication of 1878 states that Calhoun had approximately 200 private dwellings, 1 hotel, 2 churches, 2 schools with 100 pupils, 1 weekly newspaper, 8 grocery stores, and 5 dry goods stores. One of Calhoun's earliest brick business houses was the two-story building erected by Judge T. A. Foster in c. 1877 (extant with later addition/alterations) on the northwest corner of Court and Wall Streets. The decade of the 1870s was a period of regional instability and national depression, and consequently, it was not generally a period of significant growth and development. During the 1870s, Calhoun's population increased modestly, reaching 510 inhabitants by 1880.

Brick construction in the business section of town became more common during the 1880s as Calhoun's growth and development expanded more rapidly. It was two disasters in 1888, however, that serve as a line of demarcation in the historic development of the business section. First, on March 20, 1888, a tornado struck the town, severely damaging the brick, antebellum courthouse and the Baptist and Methodist churches on North Wall Street and unroofing the store buildings on the south side of Court Street. Seven months later, on October 23, a fire starting at the Calhoun Times office on South Wall Street spread until the entire east side of the south block of Court Street and half of the north side were burned. Today, few extant buildings in the historic business section of Calhoun predate the year 1888.

A few owners began almost immediately rebuilding, constructing new brick stores. Demolition of the old courthouse began on March 11, 1889, and during that year, a new courthouse was completed on the square at a cost of \$14,400. The Baptist and Methodist rebuilt new churches on North Wall Street during 1889. Also in 1889, the city purchased 15 street lamps. Despite the setbacks of 1888, the town had grown to a population of 680 in 1890.

Calhoun continued to rebuild from the 1888 tornado and fire into the 1890s. While the northwest corner of Wall and Court Streets was anchored by the two-story Foster building, the southwest corner, devastated by the fire, became the site of the three-story H. J. Doughty Building (extant) in 1892. The Doughty Building was considered the finest in the city at the time. It was June 1893 before the new courthouse was fitted with a clock. In 1896 the Foster Building, 101 Court Street, was remodeled with a new façade, and the same year, J. M. Harlan built the adjacent two-story brick building (extant, 103 Court Street).

Growth and development of Calhoun's business section continued at a steady pace throughout most of the 1890s and into the 1900s. Limited photographic documentation from this period suggests that the south side of Court Street built up with attached, brick commercial buildings somewhat ahead of the north side; but by c. 1910, both sides had been completely built out.

Calhoun experienced several important milestones during the 1890s and 1900s, similar to other small, progressive towns in Georgia at the time. A city waterworks was constructed in 1898, the first telephone was installed in 1905, and electric lights became a reality in 1907. In the latter year, the Echota Cotton Mills was organized, and by 1909, Calhoun had an operating cotton mill of 120 looms and 5,000 spindles. Other Calhoun manufacturing operations in c. 1910 were 1 roller mill, 1 oil mill, 1 lumber company, two cotton gins, and two brick plants. Calhoun's population in 1900 was 851, but by 1910, it had almost doubled to 1,652. The large increase in the town's population between 1900 and 1910 can be explained partly by additions to the town's corporate limits in 1901, 1907, and 1909, but the Echota Cotton Mill village was not included in the population count.

The first Sanborn maps of Calhoun provide an accurate depiction of the proposed historic district in May 1911. At that time, seven two-story, attached, brick commercial buildings completed the north side of Court Street between Railroad Street (Park Avenue) and Wall Street. Three brick and two frame commercial buildings extended northward from Court Street on the east side of Railroad Street, and two frame commercial buildings extended northward from Court Street on the west side of Wall Street. The north side of North Court Street was completed with attached, brick and stone commercial buildings, and two brick commercial buildings extended to the north of North Court Street on the east side of Wall Street to the two-story, brick house (extant) built in 1910 by Dr. W. A. Richards.

The south side of Court Street between Railroad and Wall Streets was also completed with attached, brick commercial buildings ranging from one to three stories in height. One-story commercial buildings on the east side of Railroad Street extended southward from Court Street to Oothcaloga Street. Only one of these structures was wooden in 1911, and it was replaced with a one-story, brick building (extant) in 1913 by J. M. Ballew. Two-story, brick commercial buildings extended along Railroad Street another half block south of Oothcaloga Street, ending with the Logan Livery constructed in 1907. This half block of two-story buildings appears to have had facades of decorative concrete block.

South of Court Street, the first building on the west side of Wall Street was the brick, one-story W. L. Hines Building (extant) constructed in 1905 and containing two business rooms.

The northern room housed the U. S. Post Office. The rest of the block from the Hines Building to Oothcaloga Street was completed in wood frame commercial buildings. The furthest south the business section extended on Wall Street in May 1911 was the southwest corner of Wall and Oothcaloga Streets, where the brick, two-story J. A. B. Campbell Building (extant) had been constructed in 1906. On the southeast corner of Wall and South Court Streets were the attached, two-story, brick commercial buildings (extant) constructed in 1906-09 by W. G. Fuller, containing three ground floor store rooms. Free-standing, brick and frame commercial buildings and one brick dwelling extended southward to Oothcaloga Street.

North of the business section to Line Street and south of the business section to Nelson (Hicks) Street, there were approximately 20 dwellings and three churches (M. E. Church South, Baptist, and Episcopal) in 1911. The Calhoun Woman's Club house (1905, not extant) and a park were located on the commons north of Court Street, while the commons between Court and Oothcaloga Streets was a park, known as Gentlemen's Park (not extant). Directly south of Gentlemen's Park, on the south side of Oothcaloga Street, was the Calhoun Hotel (not extant).

The period from just before America's involvement in World War I through 1921 was a very active and important one in the improvement and development of Calhoun's business section. In 1916 Dr. W. W. Richards initiated the business development of the west side of North Wall Street by constructing an impressive, two-story, brick building (extant) that housed his medical office on the second floor. The following year, Hicks and Hughey built a single-story, three-room, business house (extant, 107-11 South Wall Street) just south of the W. L. Hines Building, after demolishing the old wooden buildings on the site. About the same time, J. C. Fox and John Simpson erected a large, two-story, brick building on the northwest corner of South Wall and Oothcaloga Streets (extant, 117 South Wall Street) for Fox Garage Company. By 1917 the Dixie Highway had been built through the town, signaling the coming importance of the automobile and its impact on the development of the business section. An act of the General Assembly on August 20, 1918 created a new charter for Calhoun and changed its corporate name from the mayor and alderman of the Town of Calhoun to "The City of Calhoun."

In June 1919, *The Calhoun Times* noted that the building and improvement projects, dormant during World War I (1918), began early in 1919 to take form and were transforming Calhoun "from the old to the new with remarkable rapidity." On the 12th of that month, the city let a contract for paving the streets in the business section. Dr. W. A. Richards started the post war building activity when he purchased the lot between the Richards Building (1916) and John A. Neal's residence on the southwest corner of North Wall and Hicks Streets. By June 1919, he was completing a beautiful, single floor, two-room, brick building (extant, 110-12 North Wall Street). About the same time, the A. R. McDaniel Company erected "one of the most modern department stores in north Georgia" on the corner of North Wall and North Court Streets, completing its impressive, two-story building (extant) by the end of August 1919. Also completed by the end of August 1919 was the Lay-Hall Wholesale Grocery Company building on the southeast corner of Railroad and Harlan Streets (extant, with non-historic additions and alterations).

Before the end of 1919, two other large building projects were planned. The John Neal residence on the southwest corner of North Wall and Harlan Streets was sold to Moss and Johnson for the construction of a large, two-story, brick building, and J. C. Fox purchased the old H. K. Hicks homeplace on south Wall Street to erect a large, modern, two-story garage building.

To compliment the business section's new sidewalks and paved streets, the city's new "white way" (light system for the business section) was put into operation in January 1920. It consisted of 33 posts, each with a cluster of five lights. The city's 1920 population reached 1,955, due partly to its corporate limits being redefined and expanded by an act of the General Assembly on August 18, 1919. The cotton mill village, nevertheless, remained outside the corporate limits.

In September 1920, Moss & Johnson Hardware Company and Moss & Johnson Supply Company moved into its new, two-story building (extant) on the southwest corner of North Wall and Harlan Streets. The *Times* described the building as "possibly the prettiest in Calhoun." The new J. C. Fox Garage Company building (extant) on South Wall Street was not completed until the end of 1921. It was considered a great addition to the business section, and it was significant for marking the further expansion of the business area down South Wall Street. About the same time, D. Westfield was putting up a "unique and substantial" stone-front building for his produce business on South Wall Street (extant, 208 South Wall Street).

The January 1929 Sanborn maps, as compared to those of May 1911, show a great deal of change in and expansion of Calhoun's business section. Between Railroad Street and Wall Street, commercial development in 1929 extended from Harlan Street on the north to Hicks (Nelson) Street on the south. Only one residential property remained in that area, on the lot immediately north of the J. C. Fox Garage Company building (1921). Between Wall Street and Piedmont Street, commercial development extended from immediately south of the former W. A. Richards homeplace property to just south of Oothcaloga Street where a large, two-story garage building (not extant), extending from Wall Street to Piedmont Street, marked the southern limit of the business area on the east side of Wall Street. Residential properties completed the block to Hicks (Nelson) Street.

During the 1911-29 period, the Fuller Building on the corner of Wall and South Court Streets was given a third story (c. 1920-26) and the Chastain Building on the southeast corner of Court and Railroad Streets was given a second story. The two-story building at 110-12 Court Street (extant) replaced an older, two-story building on the site, and the buildings at 113 and 115 Court Street (extant) appear to have been given new facades. The Post Office remained in the Hines Building and City Hall was located in the center section of a three-room, ground floor building (extant) fronting Railroad Street, directly behind the J. C. Fox Garage Company building.

By 1929 the growing popularity of the automobile was having a noticeable impact on the development of the southern portion of Calhoun's business section. From the northeast

corner of Wall and Oothcaloga Streets southward along Wall and Railroad Streets to Hicks Street, there were four garages, a filling station, and several repair shops.

Elsewhere in the proposed historic district, a new Methodist Church (1916, not extant) and a new Baptist Church (1923, not extant) replaced earlier churches north of the business section along Wall Street. With the exception of the two churches, the area of the proposed historic district north of Harlan Street remained residential.

The territorial limits of the City of Calhoun again were extended in July 1929, and the 1930 population reached 2,371. After the 1920s, Calhoun's business section changed relatively little through the 1950s. Several of the more important developments that did occur, however, did so in the year 1935.

On November 27, 1934, bids were opened for the construction of a new U. S. Post Office (extant) to be located on the northwest corner of North Wall and Harlan Streets—the site of Mrs. C. C. Harlan's residence. The cornerstone was laid on June 29, 1935, and the new facility was occupied on December 31, 1935. By early June 1935, Dr. Z. V. Johnston had purchased the old Simpson residential property (considered the second oldest house in Calhoun at the time) on the east side of South Wall Street and was demolishing it to erect a large hospital, medical office, and store building (extant). In July 1935, Dr. Johnston announced that Dr. W. D. Hall was moving to Calhoun to be associated with him. On August 8, 1935, plans to build a modern up-town hotel also were announced. On September 12, 1935, *The Calhoun Times* made the following observation: "One of the most important periods in the progress and development of Calhoun was marked this week by the breaking of ground for the erection of the new Rooker Hotel on the east side of South Wall Street. The building, when completed, will be a modern 40-room, steam-heated structure, filling a long recognized need in the civic and commercial life of the city."

In April 1935, a new Sinclair service station (extant?) opened on the northwest corner of South Wall and Hicks Streets. At the end of 1935, the pavement on South Wall Street stopped in front of the Johnston-Hall Hospital, but in February 1936, work began to pave South Wall Street from there to the south city limits, about three-fourths of a mile. In May 1936, a new Speed Oil service station (not extant) opened on the former residential lot north of Fox Motor Company on South Wall Street, and in c. 1937, the Standard Oil service station (extant) was constructed on the northwest corner of North Wall and Trammell Streets.

On May 29, 1939, the new, Colonial Revival-style Calhoun City Hall and Fire Station (extant) was dedicated. This building, however, located on the southeast corner of Piedmont and North Court Streets, is not located within the proposed boundaries of the Downtown Calhoun Local Historic District.

In 1940 Calhoun's population was 2,955. The corporate limits again were extended on February 8, 1945, and the population reached 3,217 (early report) by 1950. Other than the major 1930s changes and improvements previously noted, the July 1948 Sanborn maps of Calhoun show little change in the proposed local historic district. Two new, one-story

commercial buildings (extant) fronting Park Avenue (Railroad Street), just south of the old Lay-Hall Wholesale Grocery Company building had been constructed between 1929 and 1948. Also appearing on the 1948 Sanborn maps were two, one-story buildings (extant) fronting the south side of Oothcaloga Street, housing a printing office and a dry cleaning business. A small, one-story, brick commercial building (extant) also had been constructed in the narrow space on the south side of the old Logan Livery building on Park Avenue; and on the west side of Park Avenue, at its intersection with Hicks Street, the one-story, free-standing, brick building (extant) of the Sequoyah Textile Company, bedspread manufacturers, had been erected. In 1926 J. H. Boston had introduced into Calhoun the tufting of candlewick, handmade bedspreads; and in 1948, three additional buildings in the business section were being used for bedspread manufacturing. Also by 1948, one historic, single dwelling in the proposed district had been converted to non-residential use. In April 1946, Thomas Funeral Home opened for business in the W. A. Richards House at 201 North Wall Street.

The 1960s brought accelerated change within the proposed local historic district that continued through the 1970s and beyond. One of the first major developments was the demolition of the 1889 courthouse and its replacement with the present building in 1961. By the mid-1970s, three financial institutions had constructed large, free-standing buildings along Wall Street, within the proposed historic district. From 1960 to 1972, the Calhoun First National Bank (or its predecessor) acquired, for banking and parking facilities, all the property between Wall and Piedmont Streets from the old Methodist Church to Line Street. The old Methodist Church building was purchased in 1968 and was remodeled and used for a time as a civic room, but ultimately, all the historic buildings in this nearly two-block section were demolished. The present building (now BB&T) was constructed and enlarged from 1963 to 1974. Also in c. 1963, the 1st Federal Savings and Loan Association built a new facility on the site of a historic, two-story house at 208 North Wall Street. Sometime after the old Baptist Church, adjacent on the north, was demolished in 1977, this building (now AmSouth) was enlarged and remodeled into its current form. The Calhoun Federal Savings and Loan Association was the third financial institution to build in the proposed district by the mid-1970s. The construction of this building (now Calhoun City Hall) resulted in the loss of the remaining historic dwellings on the east side of South Wall Street, north of Hicks Street.

Also, since the mid-twentieth century, the western edge of Calhoun's historic business section, the area of the proposed district between Park Avenue and the railroad, has undergone an almost total change in appearance. The Calhoun Woman's Club house was moved to make way for the construction of a public library on the site in c. 1966. A small, Bicentennial Park was created in the mid-1970s on the south end of the parcel, and in 1988-89, the library building was enlarged and remodeled. Gentlemen's Park has been converted into a public parking lot since mid-century, and the old Calhoun Hotel, still standing in 1948, has disappeared from the streetscape.

With the major changes mostly completed by the late 1970s, the proposed local historic district became the area visually recognized today as Calhoun's downtown business section.

The creation of the BB&T City Park in 2002 replaced, to some extent, the park areas that had been lost along downtown's western edge.

Architectural Significance

The proposed local historic district is significant in architecture for its blocks of mostly intact, historic, attached and detached commercial buildings representing the building types and styles typically constructed in the business sections of small Georgia towns in the late nineteenth and early twentieth centuries. These blocks of mostly attached, commercial buildings line Wall Street and Park Avenue from Harlan Street on the north to Hicks Street on the south and Court Street, which approaches the centrally located courthouse square from the west, and are the main focus of the district. The commercial buildings are mostly of brick construction, range from one to three stories in height, were constructed from the late 1880s to the 1930s, and feature first floor storefronts and upper-floor windows and cornices.

Prior to the mid-1910s, Calhoun's commercial buildings generally were constructed of red brick with corbelled brick or pressed metal cornices. The upper facades of multi-story buildings featured round-arched, segmental-arched, and flat-headed windows. Voussoirs, keystones, lintels, and sills were usually brick or stone. Cast iron storefront columns and fascia were common. Most buildings of this period exhibit no academic style, but a few 1890s examples, such as the Doughty Building at 100 Court Street and the building at 111 Court Street exhibit Italianate stylistic elements.

During the late 1910s and 1920s, brick of various textures and colors gained favor and was used both structurally and decoratively in Calhoun's commercial buildings. Some examples, such as the Richards Building (1916), used very dark trim colors with red brick facing, while another, the building façade at 113 Court Street, used black trim brick with a cream- or buff-colored brick facing. In another example, the Hicks and Hughey Building (1917) at 107-11 South Wall Street, the buff-colored brick was used for trim with a much darker brick facing.

Use of the light, cream- or buff-colored brick was very fashionable during this period. In combination with lavish decorative detailing of white, glazed terra cotta, it was particularly appropriate for several of the eclectic styles based on classical precedents. Several of Calhoun's significant commercial buildings constructed just after World War I (1919-21) used this combination of materials. The W. A. Richards Building (1919), at 110-12 North Wall Street, with its false, clay tile roof, features elements of the Italian Renaissance style; the A. R. McDaniel Company building (1919), at 100 North Court Street, and the J.C. Fox Garage Company building (1921), at 209 South Wall Street, are Neoclassical Revival style; and the Moss and Johnson Building (1920), at 114-16 North Wall Street, features decorative elements associated with the Beaux Arts style.

The use of local fieldstone or rubble stone had a significant impact on Gordon County's and Calhoun's historic building and landscaping from c. 1907 into the 1940s. Prior to World War I, it was used mostly for landscaping features, foundations, porch supports, chimneys, and the like; but between the world wars, entire houses, churches, and commercial buildings

were clad with it. The Westfield Building (1921) at 208 South Wall Street is the only remaining example of the use of rubble stone for building construction in the proposed Downtown Calhoun Local Historic District.

The relatively few commercial buildings constructed in the 1930s and 1940s tended to be more monochromatic and featured simple facades with little or no ornamentation. Most had no stylistic references. One exception is the c. 1937 Standard Oil service station on North Wall Street that features elements of the English Vernacular Revival style.

Most of downtown Calhoun's historic commercial buildings have altered storefronts (lower facades). Upper facades are generally intact, though many have replaced windows and some have altered or replaced cornices. Many building facades have been painted, and a number of historic facades remain hidden behind modern materials—especially along Park Avenue. A few buildings have inappropriately altered roofs or have had upper stories removed or added. Overall, however, the integrity of Calhoun's historic business section is good, and much of the area proposed for designation as a local historic district appears to be eligible for listing in the National Register of Historic Places.

The proposed local historic district also is significant for containing one pre-1960 community landmark building, the U. S. Post Office (1935) at 200 North Wall Street. This federal government building is constructed of brick in the Colonial Revival style and features a symmetrical façade with a pedimented (broken) door surround, brick quoins, emphasized keystones, and decorative panels over the windows. The proposed district also contains three historic houses: (1) the c. 1900, two-story house at 308 North Wall Street, possessing Queen Anne stylistic elements; (2) the 1910, two-story, brick W. A. Richards House at 201 North Wall Street, with Prairie style elements; and (3) the c. 1920, brick, front gable bungalow at 204 North Wall Street, featuring buff-colored brick wall cladding with darker brick trim and white, glazed terra cotta accents.

Several prominent commercial and community landmark buildings dating from the 1960s and later also are located within the proposed local historic district. The Gordon County Courthouse (1961) was built as a rectangular, two-story, flat-roofed, brick building with a symmetrical façade. Its only decorative embellishments were marble spandrels and a less-than-full-height Tuscan, tetrastyle, entry portico. Sometime after the mid-1970s, a hipped roof with dormers was added. The Calhoun Federal Savings and Loan Association, now Calhoun City Hall, is a late interpretation of the Neoclassical Revival style. It is a rectangular, two-story building with a side-gabled roof and a full-height, full-façade portico supported by classical columns and surmounted with a roof-line balustrade (altered). The Calhoun-Gordon County Library also looked to classical precedents for design inspiration, but it is an even later, looser, and more contemporary interpretation. The Calhoun First National bank building and the 1st Federal Savings and Loan Association building, on the contrary, attempt to be more modern designs that shun historic precedent. They, respectively, take design elements from the New Formalism and the International Style.

"EXHIBIT B"

CITY OF CALHOUN, GA OPERATIONAL BUDGET FISCAL YEAR 2007-2008

General Fund Division:

Operating Divisions-

Administrations	\$2,729,379.00
Municipal Court / Probation	465,467.00
Community Development	914,394.00
Police	3,654,200.00
Fire	2,887,077.00
Public Works	2,282,464.00
Transfers to Other Funds	1,428,106.00

Sub-Total	\$14,361,267.00
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Other Funds-

Recreation	\$ 969,595.00
Solid Waste	946,957.00
Golf	974,241.00
School Local Share	10,294,840.00

Special Funds-

CDBG Project	\$ 1,202,700.00
SPLOST Projects	3,890,000.00
G.O. Debt-Golf	371,585.00
G.O. Debt-School	1,893,866.00
Others	1,727,650.00

Sub-Total	\$22,271,434.00
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Total General Fund Division:	\$36,632,701.00
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GENERAL FUND IS FUNDED BY:

Advalorem Property Taxes, Alcohol Taxes, Insurance Premium Taxes, Local Option Sales Taxes, SPLOST Taxes, Fees/Permits, Police Fines, Grants, Franchise Fees, Lease of Asset Fees.

FACTS:

- Resident population of almost 14,000
- day-time service delivery population 40,000
- Streets 100 miles
- Library 70,000 volumes - Over 12,000 customers served annually for city and county
- Police Patrol - 625,000 miles per year - Respond to over 66,000 calls for service from E-911 - Issue over 6,000 warnings per year - Make over 8,400 cases per year
- The new Community Development Department will provide Planning and Zoning - Inspections - Code Enforcement - Mainstreet and Airport support
- Fire investigates approximately 700 fire calls per year - Calls are reduced because of Fire Safety Efforts - Increased inspections from two full time inspectors - Provide Regional Service for Hazardous Material Calls - Rescue Calls- Drowning
- Public Works - Maintain Streets, Sidewalks, Drainage Areas, Parks, Cemeteries, City Buildings, and Lawns - Coordinates residential garbage pick-up, Provides drop-off recycling center and collects limbs and leaves
- Recreation serves over 16,000 young people and adults registered for sports activities such as soccer, softball, baseball, football, basketball, swimming, and tennis, for regular play, tournaments, and jamborees. They serve over 20,000 people at the Pavilion for family activities, and maintains over 135 acres of recreation area with over 200,000 visits for all events.
- Golf provides over 30,000 rounds per year on the 200 acre, 18 hole course at Fields Ferry

GENERAL FUND PROPOSED INCREASES:

- | | | |
|--------------------------|--------------|--|
| ○ Advalorem Taxes | \$200,000.00 | City M&O |
| ○ Business License Tax | 55,000.00 | |
| ○ Garbage Pick-up Charge | .65 | Monthly per customer |
| | 34,320.00 | Total Annually Cost
(4,400 customers) |

All Represent a 1.89 % increase in the General and Solid Waste Budgets.

**CITY OF CALHOUN, GA
OPERATIONAL BUDGET
FISCAL YEAR 2007-2008**

Utility Fund Division:

Operating Divisions -

Administration	\$ 2,737,469.00
Sewer System	8,074,292.00
Water System	11,142,611.00
Electric System	30,149,444.00
Telecommunications	837,151.00
Sub-Total	\$52,940,967.00

Other Funds-

Big Springs Projects - Phase 1	\$ 1,308,800.00
Belmont Creek Sewer Project	1,900,000.00
Sewer Revenue Bond Debt	69,320.00
Water Revenue Bond Debt	915,955.00
Sub-Total	\$4,194,075.00

TOTAL UTILITY DIVISION \$57,135,042.00

**TOTAL GENERAL AND UTILITY DIVISIONS
\$93,767,743.00**

FACTS:

- The Sewer System has a Treatment Plant permitted to treat 16 million gallons per day; over 112 miles of collection lines and over 5,900 city / county customers.
- The Water System has a Primary Treatment Plant permitted to treat over 18 million gallons per day and a Secondary Treatment Plant permitted to treat over 7 million gallons per day. The system has over 650 miles of distribution lines, and water reservoir capacity of over 23 million gallons and serves over 18,500 city /county customers.
- The Electric System has over 180 miles of distribution lines, sale over 380,000,000 kilowatt hours of electricity annually. The system has over 4,900 customers.
- The Telecommunications System has over 60 miles of fiber, provides data and telephone services to the City and the City School System and provides internet and data service to commercial customers.

THE PROPOSED INCREASES FOR UTILITIES ARE:

- Sewer - \$.16 per 1,000 gallons for residential and commercial customers and \$.12 per 1,000 gallons for industrial customers inside the City.
- Outside the City, \$.24 per 1,000 gallons for residential, commercial, and industrial customers.
- Water - \$.04 per 1,000 gallons for residential, commercial and industrial customers.
- Outside the City, \$.06 per 1,000 gallons for commercial and residential customers and \$.05 per 1,000 gallons for industrial customers.

- Returned check charges increased to \$25.00
- Cut-Off charges during work hours increase to \$25.00
- \$15.00 added charge when a second trip is required to the customer's meter

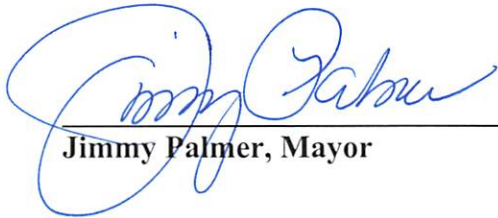
**CITY OF CALHOUN, GA
A RESOLUTION**

WHEREAS, pursuant to Rules of that Georgia Department of Community Affairs, Chapter 110-4-3, Minimum Planning Standards and Procedures for Solid Waste Management, Gordon County and the Cities of Calhoun, Fairmount, Plainville, Ranger and Resaca have prepared a draft solid waste management plan update, and

WHEREAS, Gordon County and the Cities of Calhoun, Fairmount, Plainville, Ranger, and Resaca have prepared a document in compliance with the Minimum Planning Standards and Procedures for Solid Waste Management certifying that the minimum public participation requirements have been met.

NOW, THEREFORE BE IT RESOLVED by the Mayor and the City Council of the City of Calhoun, Georgia that the Draft Solid Waste Management Plan Update for Gordon County and the Cities of Calhoun, Fairmount, Plainville, Ranger and Resaca was authorized to be transmitted to the Coosa Valley Regional Development Center for review on April 18, 2007.

SO RESOLVED THIS DAY, THE 11th of June 2007.



Jimmy Palmer, Mayor

ATTEST:



City Administrator/Clerk