



**CITY COUNCIL MEETING  
SEPTEMBER 10, 2018- 7:00 PM  
109 SOUTH KING STREET  
DEPOT COMMUNITY ROOM**

**MINUTES**

**PRESENT:** James F. Palmer, Mayor  
George R. Crowley, Mayor Pro Tem  
Ray Mitchell Denmon, Councilman  
Al Edwards, Councilman  
Jackie Palazzolo, Councilwoman

**ALSO:** Eddie Peterson, City Administrator; Larry Vickery, Utilities Administrator; Paul Worley, Assistant City Administrator; George Govignon, City Attorney; Jeff Defoor, Director of Electric Utilities; Tony Pyle, Police Chief; Don Colburn, CID; Lenny Nesbitt, Fire Chief; Jerry Crawford, Director of Water & Wastewater; Kim Townsend, Recreation Director; Michele Taylor, CCS Superintendent; Dee Wrisley, CCS Finance Director

**1. Council Meeting Called to Order**

**Welcome**

Mayor Palmer called the meeting to order and welcomed everyone in attendance.

**Invocation**

Mayor Palmer gave the invocation.

**2. Pledge of Allegiance**

Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.

**3. Amendment or Approval of Proposed Agenda**

Mayor Pro Tem Crowley made a motion to approve the August 13, 2018 agenda as presented. Councilwoman Palazzolo gave a second with all voting aye, motion approved.

**4. Amendment or Approval of Minutes**

Councilman Denmon made a motion to approve the minutes of the City Council meeting of August 27, 2018. Councilwoman Palazzolo gave a second with all voting aye. Motion approved. Councilman Edwards made a motion to approve the minutes of the City Council executive session of August 27, 2018. Councilwoman Palazzolo gave a second with all voting aye. Motion approved.

5. **Mayor's Comments**

- A. Mayor Palmer notified those present that the third and final public hearing on the 2018 millage rate was held this evening at 6:00 p.m. at the Depot Community Room.
- B. Mayor Palmer recognized the Blue Barracudas for their accomplishments at the GRPA District and State Swim meets. Coach Mike Beeler discussed the teams many accolades.

6. **Council Comments**

- A. Councilwoman Palazzolo submitted August reports as follows:

1) **Public Works**

**Street Department**

- Completed 26 shop and 30 street dept. work orders.
- Installed 4 new street signs.
- Repaired a catch basin and installed a section of storm drain on Spring Valley Drive.
- Repaired utility cuts and pot holes using approximately 25 tons of asphalt.
- Installed a new driveway at Fain Cemetery.

**Cemetery Department**

- Performed routine maintenance on Fain and Chandler cemetery.
- Supervised the opening and closing of 8 grave sites.
- Sold 11 new grave spaces.

**Parks Department**

- The grounds crew picked up litter, mowed, trimmed bushes, hauled garbage to the dump, and maintained records at records room.
- The maintenance crew maintained designated buildings downtown.
- Worked on a drain line at the animal control building.
- Repaired a toilet at the library.

**Animal Control**

- Housed 18 dogs and 9cats
- Number of dogs adopted: 4
- Number of cats adopted: 0
- Number of dogs rescued: 5
- Number of cats rescued: 12
- Number of dogs reclaimed by owner: 7
- Number of cats reclaimed by owner: 0
- Number of dogs euthanized: 1
- Number of cats euthanized: 0
- Number of warnings given: 14

- Number of bite cases: 1
- Citations issues: 0

**Recycling**

|              |            |            |
|--------------|------------|------------|
| • OCC        | 16.57 tons | \$1,530.33 |
| • Loose OCC  | 2.64 tons  | \$ 0.00    |
| • Plastics   | 1.43 tons  | \$ 0.00    |
| • Paper      | 17.9 tons  | \$ 427.66  |
| • Glass      | 15.86 tons | \$ 0.00    |
| • Aluminum   | 1,595 lbs. | \$ 797.50  |
| • Steel Cans | 954 lbs.   | \$ 38.16   |

**2) Recreation Department**

1. **FALL SPORTS REGISTRATION** – Registration for fall sports concluded in August for Football, Cheerleading, Soccer, Girls Volleyball and Coed Adult Softball. Two new programs were added this fall – Girls Volleyball with 3 teams and u4 Coed Soccer.

Registration Numbers:

Football – 265 participants

Cheerleading- 82 participants

Soccer – 353 participants

Girls Volleyball – 33 participants

Youth Football Opening Day – September 9

Youth Soccer Opening Day – September 15

Girls Volleyball – September 22

2. **RENTALS** – The following facilities were reserved throughout the month for special events:

Playground Pavilion – 5 events                      Ratner Pavilion – 3 events

Recreation Center

Meeting Room – 5 events

Community Room – 5 events

**POOL -**

General Admission – 3,254

Pool Parties – 21

3. **PARKS –**

The following tasks were completed throughout the month:

- Parks mowed and groomed weekly
- Prepared practice fields for football and soccer
- Top dressed baseball/softball fields at new complex
- Prepared high school softball field for games
- Prepared middle school softball field for games
- Prepared Fields 1, 2 and 4 for Friday Night One Pitch Tournament
- Weeded flower beds at new complex
- Sprayed Football Complex Bleachers for wasp

- Groomed grounds at Recreation Center and Tennis Center weekly
- 3 staff members attended GRPA Maintenance Field Day – August 29

**4. WEBSITE USAGE:**

|                |                          |
|----------------|--------------------------|
| CalhounRec.com | Facebook                 |
| 5,992 – Views  | 2,742 – Post Engagements |
| 30 – post      | 12 - Posts               |
| 1,433 - Users  | 4,046 - reached          |

**SEPTEMBER EVENTS:**

- September 10 – USSSA Baseball Tournament
- September 22 – Public Safety Softball Tournament
- September 29 – October 3 – GHSA Region 6 – Girls Fastpitch Tournament

**3) Library**

- There are 11,710 library card holders, 6,922 library visitors, and 6,668 total circulation.
- There were 236 story time attendance, 68 adult program attendance, 96 digital new users, and 1,304 computer logins.

B. Councilman Edwards submitted August reports as follows:

**1) Electric Department**

- New Residential services are continuing at Madison Garden, Willow brook and Meadow brook.
- Construction continues on the new Rockbridge Community Church, relocating the South River Street pole line and adding LED roadway lighting, the Old Mill Town Homes on Old Mill Drive, the Calhoun Crossing (Old Kmart) and the New Del Taco.
- Electrical Engineering continues on the Krystal rebuild and the New Dollar General on Hwy 41 and Mauldin Road.

**WORK ORDERS IN PROCESS OR COMPLETED FOR AUGUST:**

|                                      |     |
|--------------------------------------|-----|
| • NEWLY CREATED                      | 101 |
| • COMPLETED AND CLOSED               | 95  |
| • CONSISTING OF:                     |     |
| • CAPITAL CONSTRUCTION               | 18  |
| • STREET AND SECURITY LIGHTING-      | 24  |
| • DISTRIBUTION MAINTENANCE           | 16  |
| • OUTAGES / TROUBLE CALLS            | 14  |
| • WORK FOR OTHER DEPARTMENTS         | 29  |
| • NEW METER SETS                     | 11  |
| • METER MAINTENANCE/REPLACEMENT      | 73  |
| • ELECTRIC LOCATE TICKETS PROCESSED- | 238 |
| •                                    |     |

The City of Calhoun's Electrical load for August is estimated to be 43,500,000 kilowatt hours (kWh). This is about a million kWh less than the record August of 2016 and about a million kWh more than last month. Actual numbers will be released about September 17<sup>th</sup>.

2) **Telecommunications**

No report was available due to the Department Director being on vacation.

3) **Building Inspections**

- Issued 67 permits for an estimated cost of \$1,812,278, collected \$14,188 in permit fees. This included 3 new residential, 1 residential remodel, 1 new commercial, 1 commercial remodel, 1 new industrial, 1 industrial remodel, 1 residential plumbing, 23 residential electrical, 2 commercial plumbing, 19 residential HVAC, 3 commercial HVAC, and 3 commercial electrical. 201 total inspections.

4) **Safety Committee**

- The safety committee met on August 7<sup>th</sup> and the topic of discussion was Musculoskeletal Disorders.
- A safety inspection was completed on August 11<sup>th</sup> at the Sewer Plant.
  - Vehicle accidents: 0
  - Workers compensation: 3

C. Councilman Denmon submitted August reports as follows:

1) **Water and Sewer Operations**

**Water Treatment Plant**

- Total gallons withdrawn: 332,960,000
- Daily average: 10,740,645
- Wells: 138,380,000
- Big Springs: 0
- % produced by Brittany Drive: 41.5%
  - Brittany Dr. daily production to capacity: 37.82%
  - Mauldin Rd. daily production to capacity: 39.22%
  - Rainfall for November – 5.54"

**Waste Water Treatment Plant**

- Treated a daily average of 4.964 MGD, with an average BOD effluent of 3, average suspended effluent of 9, and an average COD of 31.

**Water Distribution & Wastewater Collection**

- 381 work orders completed, 15 new water connections, 30 water service leaks repaired, 14 water main leaks repaired, 13 water services changed

to new main lines, 169 meter changes, 64 utility locates called in for work orders, 562 utility locates responses.

- 2,150 feet of Sanitary Sewer Services TV inspected, 356 utility locates completed, 6,250 feet sanitary sewer lines cleaned, 3 new sewer connections installed, 4 sanitary sewer services repaired.

## 2) **Water and Sewer Construction**

### **Water and Sewer Systems Active Projects**

- As part of the new NPDES requirements, steps are underway to meet the storm water segment of the Watershed Protection Plan. EPD notified us on April 17<sup>th</sup> that our Section 319 Grant had been recommended for funding by the EPA.
- Construction of the Love's Truck Stop Sanitary Sewer Lift Station is under construction and nearing completion.
- The Stone Ridge Lift Station is under construction and nearing completion.
- The North Henderson Bend Lift Station is under construction.
- Unidirectional Flushing Program has been completed for 2018.
- The two inch galvanized line replacement continues utilizing city forces.
- S.R. 156 Water Main Relocation (GDOT/ RR Bridge Replacement @ Ranger) – Plans have been submitted to GDOT and is scheduled for 2018-2019 budget year.
- Hwy 41 South at Lynn Creek (GDOT Widening Project) – Plans have been submitted to GDOT and is scheduled for 2018-2019 budget year.

### **Water & Sewer Projects in Development**

- Airport Sanitary Sewer Relocation- Relocating approximately 4500 feet of sewer main to accommodate the airport expansion.
- North Wall Street and Redbud Road Intersection improvements- GDOT asked for and were given an estimate to relocate any utilities in conflict with the proposed project.
- Ranger Tank Site property acquisition is underway.
- New 2.0 MG Ranger Tank and 12 inch water mains - Engineering is underway.
- Peters Street Phase II Water and Sewer Relocations
- S.R. 136 Water Main Relocation for new Bridges at the Coosawattee River

### **Projects in Engineering Conceptual Design**

#### **Sewer**

- Blackwood Creek Trunk Sewer Replacement
- Yarborough Street Replacement Sewer
- Louise Ave., Cherry St., and Florence Ave. Sewer Replacement

#### **Water**

- Bellwood Road Water Transmission Main
- Reeves Station Water Main (replacing existing 6" C. I. with an 8")
- Second Interconnect with Pickens County
- GDOT SR 156/Salacoa Creek Bridges. Scheduled for 2020

➤ SR 225 8" water main river crossing

3) **Downtown Development Authority**

The DDA director attended a Business Engagement Committee meeting & a Young Professionals meeting. The DDA & HPC held their regularly scheduled meeting with three COA approvals.

The United Way Young Leaders & the Downtown Development Authority Food Trucks & Friends event on August 24<sup>th</sup> was the most successful one to date. There are plans for another one in the future. The 12<sup>th</sup> annual Harvest Fest is scheduled for October 27<sup>th</sup> from 10-4 in Downtown Calhoun. There will be food, arts & crafts and multiple activities for families. Christmas Open House & Visit with Santa is scheduled for November 18<sup>th</sup>. Open house is from 1-5 and the Lighting of the Christmas Tree & Visit with Santa is from 6-8. The Christmas Parade is scheduled for December 13<sup>th</sup> at 7. We hope to see the community at all of these events.

D. Mayor Pro Tem Crowley submitted August reports as follows:

1) **Police Department**

- Made 456 cases with 10 DUI's
- Fines collected by Municipal Court - \$62,422
- Issued 510 warnings
- Investigated 62 highway accidents, 46 private property accidents
- Escorts - 44
- Incident reports -1,496
- Alarm responses - 259
- Miles patrolled: 50,015

2) **Municipal Court**

- Total Court cases- 453
- Court cases dropped- 79
- Number of Bond forfeitures- 228
- Number of Probation cases- 21
- Failure to appear- 53
- Subpoenas served- 0

3) **Fire Department**

**Fire Suppression Division**

**205** Total reported calls for service for the Suppression Division

**Responses to Calls**

|     |  |
|-----|--|
| 5   | Fire Incidents (\$14,500 in estimated Fire damage)                   |
| 0   | Overpressure Rupture, Explosion, Overheat (NO FIRE)                  |
| 127 | Emergency Medical Services / Rescue (Injuries, Medical, or Fatality) |
| 9   | Hazardous Conditions Incidents (NO FIRE; Leaks, Spills, Electrical)  |

- Hazards; All Other Hazardous Conditions without injuries)
- 6 Service Calls (Water Leak; Assist Other Agencies with Non-Emergency Calls)
- 13 Good Intent Calls (Smoke / Odor check; Investigation of Unknown Problem)
- 16 False Alarms or False Calls
- 0 Severe Weather & Natural Disaster
- 1 Special Incident Type (Citizen Complaint; Other)

**Additional Fire Department Activities**

- Assisted the annual Mud Volley Ball event for the Optimist Club
- Completed all routine vehicle and station maintenance.

**Training Division**

CFD completed 677 Total Man Hours of training during the month.

**Training consisted of:**

- Safety and Survival
- Search and Rescue Operations
- Ventilation
- Incident Command
- Hose Line Management
- Forcible Entry
- EMT Protocols

**Fire Inspections - Public Safety Education -  
Code Enforcement Division**

94 Total Reported Activities / Inspections completed during the month.

**Inspections**

- 33 Annual Inspection
- 3 New Business Inspections
- 24 Requested Inspections
- 11 Follow Up, Re-Inspections
- 0 Burn Site Inspections
- 2 Plan Reviews
- 1 Pre-Construction Meetings
- 0 Sprinkler Permits Issued
- 0 Tank Permit
- 20 Consultations
- 0 Illegal Burning Citations

**Additional Inspection - Public Safety & Codes Division Activities**

- Lt Duvall participated in the City Safety meetings and inspections.
- Inspections conducted a Hands on Fire Extinguisher class at Apache Mills @ Marine Drive location for 15 students.
- Inspections attended City Zoning meetings.
- Participated in 3 Fire Drills at City Schools.

## 7. Public Hearing and Comments

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

### A. Beer Pouring License – Estela’s Taqueria

Public hearing of a beer pouring license for Estela’s Taqueria, at a location of 802 North Wall Street, by Suceli Monzon. The proposed store manager is Jorge Monzon.

- Mayor Palmer opened the public hearing.
- City Administrator Peterson stated that all notices and legal requirements had been met.
- Mayor Palmer opened the floor for public comments.
- After no comments, the public hearing was closed.
- Mayor Pro Tem Crowley made a motion to approve the beer pouring license. Councilwoman Palazzolo gave a second with all voting aye, motion approved.

### B. Zoning Change Request – Shelley Hall

Public hearing of a zoning change request from C-2 to A-1 for 25.03 acres at a location of CG32A-050 (Sugar Valley Road) by Shelley Hall.

- Mayor Palmer opened the public hearing.
- City Administrator Peterson stated that all notices and legal requirements had been met.
- Councilwoman Palazzolo stated that the ZAB did not have a quorum. Mayor Palmer stated that the minutes should reflect that it was discussed today at the work session that there should be a stipulation that there would be no poultry production on the property. Also, as a reminder the majority of this property is in the flood plain, so any building opportunities would require a variance. Mayor Palmer opened the floor for public comments.
- Mr. Jim Perkins addressed the Mayor and Council concerning the request. Mr. Perkins will be purchasing the property from Shelley Hall. Mr. Perkins stated he was new to the community and has spoken with most of his neighbors that were at the ZAB meeting, and reassured them that he has no plans for poultry production. Mr. Perkins’ daughter is in the poultry club of 4-H and has 10 chickens for the club’s purposes. Also, the Perkins have a couple of donkeys, one horse, and temporarily have four cows. However, the primary purpose of having the land and barn is for their hunting dogs. They breed the labs and have five or six litters per year. They sell family dogs and hunting dogs. The dogs are very well trained and well taken care of. They are never let out of their pen without supervision and they stay inside at night. Mr. Perkins stated that it does not make sense for the land to be zoned commercial, and an agricultural zoning feels more appropriate.

- Sandy Bakland of 198 Woodridge Drive asked if there could be limitations placed on the zoning change. Mayor Palmer stated that was stated at the beginning with the limitation of no poultry production would be allowed. Also, the land is in the flood plain, so any building would be very difficult. Administrator Peterson stated that any building would have to meet certain elevation requirements, which would require engineering and flood plain management regulations, environmental studies, etc. So it would be cost prohibitive to raise the elevation to a point where you could build new structures. Mrs. Bakland stated that their property backs up to the property in question, and they like to spend time outdoors. She stated that neighbors on Pineapple Drive had dogs and they breed them and they were very noisy. Therefore, when they found out their new neighbor wanted to put in a kennel, they became concerned about the possibility of noise. Also, they are concerned with the other animals that could produce odors and flies. Mrs. Bakland stated that she would like for the Council to say no to this request and then we could work toward some sort of compromise that wouldn't negatively affect their property. Mayor Palmer stated as a point of information that the City does have a nuisance ordinance concerning barking dogs or other animal nuisances. Therefore, there would be options for adjoining property owners to bring their concerns back to the City if a nuisance situation were to arise.
- Councilwoman Palazzolo stated that she originally thought the property was going from residential to agricultural, but it is presently zoned commercial and the property owner could currently do almost any type of commercial business. Attorney Govignon stated that was correct in that the property owner could run a veterinary clinic, a commercial kennel, or other uses with the current zoning. Councilwoman Palazzolo stated with the zoning change to agriculture and having stipulations that no chicken houses could go there, then that would be better than what it is zoned currently.
- Jim Quist of 171 Woodridge Drive stated that the challenge is this would put livestock in the middle of a residential area, and he is hoping there is some kind of compromise that puts limits on the livestock. For example, a couple of donkeys and cows aren't a big deal, but 20 -30 head of cattle in the middle of a residential area is not good. Mr. Quist had concerns if the property is sold in the future and who the next owner is and their plans for the agricultural land. Mayor Palmer stated again that the City does have nuisance ordinances and residents can use those laws if a problem does occur in the future. Any problems or concerns could be brought to the City Ordinance Officer.
- Attorney Govignon stated that conditional zoning is permissible in the State of Georgia and the conditions need to be reflected specifically in the minutes.
- Councilwoman Palazzolo asked if the neighbors were wanting more stipulations rather than just the poultry and perhaps a limit on the number of cows. Mr. Quist stated that was a fair statement, and wanted something in place to limit the number of cows and donkeys.
- Mr. Perkins stated that their puppies will be outside from time to time, but all the dogs and puppies are indoors every night. Mr. Perkins stated he did not believe that they are devaluing the neighborhood and made the point that they just made a significant investment in the home they purchased in

Woodridge. The land in question is not a part of Woodridge subdivision. The land across the street is already full of cows. Across the river is a giant swamp full of mosquitoes, so some of the negative comments are difficult to understand. Mr. Perkins stated they want to be good neighbors and that is his goal.

- Mayor Palmer closed the public hearing and asked for a motion concerning the rezoning request.
- Mayor Pro Tem Crowley made a motion to approve the zoning change request with the stipulations noted earlier. Councilman Denmon gave a second to the motion to approve. Mayor Pro Tem Crowley, Councilman Denmon and Councilman Edwards voted aye. Councilwoman Palazzolo voted nay. The motion passed 3-1.

#### 8. Old Business

- A. Mayor Palmer stated that action was needed for the proposed 2018 property tax millage rates for the City of Calhoun and Calhoun City Schools. The City of Calhoun proposed millage rate is 2.48. The Calhoun City Schools proposed millage rate is rolling back from 17.985 down to 17.733. The City of Calhoun current year's tax digest and levy, along with the history of the tax digest and levy for the past five years was advertised in the Calhoun Times on August 15<sup>th</sup> and 29<sup>th</sup> and available for review at [www.cityofcalhoun-ga.com](http://www.cityofcalhoun-ga.com). The City of Calhoun conducted three public hearing concerning the 0.5 mill increase on August 27<sup>th</sup> at 11:30am and 6:00pm. The third public hearing occurred on September 10<sup>th</sup> at 6:00pm. Mayor Palmer stated that the City's millage rate has been below 2 mills since 1998. The 0.5 mill increase was discussed and included in the Fiscal Year 2019 budget. There are 18 cities with a population between 15,000 - 16,000 in Georgia. Of those cities, the average millage rate is 8.45. So even with the millage increase, Calhoun is well below the average. On a \$150,000 home the City's increase would be \$30.00 per year, but taking into consideration the rollback rates for the City Schools and the County, the net effect to the taxpayer would only be \$3.00 per year. Administrator Peterson stated that he has advocated for a millage increase for the past several years. The increase will result in an additional \$494,000 for the City and will help to address many items in General Government that have gone unfulfilled in recent years. Such as aging fire trucks, police cars, funding for a new police station, and various other needs. Councilwoman Palazzolo made a motion to approve the proposed millage rate of 2.48 for the City of Calhoun. Councilman Denmon gave a second with all voting aye, motion approved. Councilman Denmon made a motion to approve the proposed millage rate of 17.733 for Calhoun City Schools. Councilwoman Palazzolo gave a second with all voting aye, motion approved.

#### 9. New Business

- A. Mayor Palmer conducted the first reading of an Ordinance amending sections of Chapter 6: Alcoholic Beverages, to establish Microbreweries and pouring for onsite and offsite consumption. The public hearing will be held on September 24<sup>th</sup>. Mayor Palmer asked the City Council to review the proposed ordinance and submit any questions prior to the next meeting.

B. Mayor Palmer read a request by the Calhoun Police Department to withdraw \$500.00 from the Asset Forfeiture Account #1 and donate the proceeds to the Gordon County Chamber of Commerce's Drugs Don't Work program in conjunction with Red Ribbon Week. Councilman Denmon made a motion to approve the request. Councilwoman Palazzolo gave a second with all voting aye, motion approved.

10. Other Written Items Not on the Agenda

11. Work Reports

- Utilities Administrator Larry Vickery reviewed a recently released Georgia Public Service Commission Summer Rate Survey. The survey shows that Calhoun Utility's electrical rates are the 15<sup>th</sup> lowest in the State of Georgia, and lower than both NGEMC and Georgia Power who also serve areas of Calhoun and Gordon County. Anyone who would like a copy of the survey can contact Calhoun Utilities.

12. Motion to move to Executive Session, if needed

13. Motion to return to General Session

14. Motion to Adjourn

Councilman Denmon made a motion to adjourn. Councilwoman Palazzolo gave a second with all voting aye, motion approved.

Approved:

Submitted:

  
James F. Palmer, Mayor

  
Sharon Nelson, City Clerk