

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING ST
February 13, 2012 7:00 P.M.**

MINUTES

**PRESENT: Al Edwards, Mayor Pro Tem
George Crowley, Councilman
David Hammond, Councilman
Matt Barton, Councilman**

ABSENT: James F. Palmer, Mayor

**ALSO: Eddie Peterson, City Administrator
Bill Bailey, City Attorney
Larry Vickery, Utilities General Manager
Jeff DeFoor, Director of Electric Utilities
Paul Worley, City Clerk
Jerry Crawford, Water and Sewer Director
Gary Moss, Chief of Police
Lenny Nesbitt, Fire Chief
Eric Stewart, Golf Pro**

- 1. Mayor Pro Tem Edwards called the meeting to order and welcomed everyone in attendance.
A. Mayor Pro Tem Edwards gave the invocation.**
- 2. Mayor Pro Tem Edwards led the group in the Pledge of Allegiance to the United States Flag.**
- 3. Councilman Hammond made a motion to approve the agenda, Councilman Barton seconded the motion. All voted aye, motion approved.**
- 4. Councilman Crowley made a motion to approve the minutes of the January 23, 2012 City Council Meeting. Councilman Hammond gave a second with all voting aye, motion approved.**
- 5. Mayor's Comments:**
 - A. Mayor Pro Tem Edwards announced that the City of Calhoun has achieved Tree City USA status again. This is a nationwide program managed by the National Arbor Day Foundation. This designation ensures that our community has achieved certain standards for proper management of our forest resources. This is the 19th year the City has received this award.**

6. Council Comments:

A. Councilman Edwards gave the January reports as, follows:

1) Police Department

- Made 634 cases with 10 DUI's
- Fines collected by Municipal Court - \$63,881.60
- Issued 812 warnings
- Investigated 53 highway accidents, 15 private property accidents
- Provided 48 escorts
- 1,556 incident reports
- Responded to 754 alarms
- Patrolled 53,022 miles
- Responded to 4,923 calls for service by E-911

2) Municipal Court and Probation

- Total Court cases- 691
- Total fines and fees- \$73,208
- Court cases dropped- 139
- Number of Bond forfeitures- 446
- Number of Probation cases- 61
- Probation Payments- \$21,557
- Probation Revocations- 13
- Failure to appear- 91
- Prisoner transports- 32

3) Fire Department

- Responded to 197 calls for service for the suppression division, 11 fire incidents for damages
- Responded to 126 medical service calls
- Responded to 15 hazardous conditions incidents
- Responded to 23 false alarms or false calls, 14 good intent, 0 severe weather & natural disaster
- Assisted inspectors with fire drills at Calhoun Elementary and Primary Schools.
- Assisted with the evacuation drills at Morning Pointe
- Completed all routine maintenance.

4) Fire Inspection Department

- 161 total reported activities/inspections which included 16 annual inspections, 4 new business inspections, 23 requested inspections, 17 follow-up or re-inspections, 2 burn-site inspections, 1 illegal burning citation, and 79 consultations
- Attended City safety meeting and Zoning Review Committee.
- Conducted Evacuation drill at Morning Pointe and Fire Drills at Calhoun Primary and Elementary Schools.
- Assisted with two fire scene investigations.

4) **Zoning Advisory Board**

- The Zoning Advisory Board met on February 9th and discussed a sign variance request by Randy McEntyre for Greater Community Bank of Calhoun for a six foot front set back located at 305 West Belmont Drive, and a zoning change request of R-1 to C-2 by Jackie Purgason for Morgan Taylor LLC for two acres located at 107 Kent Drive.

5) **Downtown Development Authority and Main Street Program**

- Last month the DDA closed the bids for a construction firm for Phase III of Streetscape and will be making its recommendation tonight. The DDA also closed the Request for Qualifications for an Engineering and Consulting Firm for Phase IV, and a recommendation for this will be made tonight as well. Construction on Phase III should start in the next 30 – 60 days and be completed within 120 days of beginning. Phase IV design will begin soon as well.
- The DDA is working with the CVB on our first ever, Kansas City BBQ Society competition to be held in Gordon County. The KCBS sanctioned event will take place in downtown Calhoun on April 27th and 28th. Governor Nathan Deal has declared *Calhoun's BBQ Boogie and Blues* as a State Championship competition. We will have several pieces to the event including a *runway fashion show* to benefit The American Cancer Society, a *bike ride* to benefit the Alzheimer's Association, *kids' play zones, arts and crafts, food vendors, live entertainment, an old fashioned street dance* and much more to compliment the KCBS State BBQ competition. Mark your calendars for Friday evening, April 27 and Saturday April 28th for downtown Calhoun.

B. Councilman Barton gave the January reports as follows:

1) **Street Department**

- Completed 32 shop and 26 street department work orders.
- Placed 20 new street signs.
- Inspected and maintained approximately 98 miles of streets and storm drainage.
- Cleaned out 200 feet of ditch line at various locations around the City.
- Replaced a 20 foot section of guardrail on Piedmont Street.
- Removed 8 beaver dams that were causing flooding problems at various locations in the City.
- Performed routine maintenance on the mountain bike trail.

2) **Cemetery Department**

- Performed routine maintenance on Fain and Chandler Cemetery.
- Supervised the opening and closing of 9 grave sites.

- Sold 7 new grave spaces.
- Worked 5 grave sites.

3) Rabies Control

- Housed 36 dogs, and 5 cats
- Issued 5 warnings
- Answered 80 customer calls

4) Parks Department

- The Parks Department grounds crew picked up litter, hauled garbage to the dump, books from the library and maintained records at records room.
- Kept up maintenance on all equipment.
- Cleaned City Hall at weekly intervals.
- The building and maintenance crew performed routine maintenance on designed city buildings and all fountains.

5) Safety Committee

- Safety topic- accident investigation
- Safety Inspection- City Hall and Municipal Court
- Accidents: Vehicle Accident-1- Street Department
- Workers Comp: 0

6) Recreation Department

- **Youth Basketball** – The Youth Basketball league concluded on Saturday, January 28. A total of 97 league games were played January 5 through 28 at the Recreation Center gym and 28 league games were played at the Calhoun Primary School gym. There were also 70 practices held during the month using the Recreation Center gym, Calhoun Primary and Elementary School gyms.
All-Star selection meetings were held January 23 – 26. All-Star teams were selected in the 7 & 8 Boys; 7 & 8 Girls; 9 & 10 Boys; 9 & 10 Girls; and 11& 12 Boys divisions. These teams will represent Calhoun Recreation Department in the upcoming GRPA District Basketball tournaments beginning February 17. Calhoun Recreation Department will host the 9 & 10 Boys GRPA District Tournament February 20 – 23, 2012.
- **Youth Soccer** – Registration for Spring Youth Soccer began on Monday, January 9 and ran through Friday, February 3. Drafts were held Monday and Tuesday February 6 and 7. Practices begin February 11 and scheduled league games will begin Saturday, February 25.
- The Recreation Advisory Board met on Wednesday, January 18, 2012. The board is anxious to get some projects going for the Recreation Department from the approved SPLOST. A priority list is being established to be reviewed. The next Recreation Advisory Board meeting is scheduled for March 14, 2012.
- Facility rentals for January: Community Room- 1, Playground Pavilion- 1, Recreation Center- 1

○ **2012 TOURNAMENTS AND EVENTS:**

- GRPA 5th District Basketball Tournament – 9-10 Boys – February 18 – 26, 2012
- St. Patrick's Day Youth Soccer Tournament – March 17 – 18, 2012
- OPENING DAY – YOUTH BASEBALL/SOFTBALL – March 24, 2012
- ASA Georgia Association Berth Tournament – May 4- 6, 2012
- ASA South Atlantic Region Tournament – June 1 – 3, 2012
- GRPA 5TH DISTRICT SWIM MEET CLASS B/C – JULY 7, 2012
- GRPA STATE MIDGET (11-12) BOYS BASEBALL TOURNAMENT – JULY 10 – 14, 2012
- GRPA STATE MITE (9-10) GIRLS LIVE FAST PITCH TOURNAMENT – JULY 11 – 14, 2012

C. Councilman Crowley gave the January report as follows:

1) **Water, Sewer, and Engineering**

- Maintenance crews are going forward with minor upgrades to the Coosawattee Intake. The project consist of replacing check valves and switch gear for three of the four raw water pumps. The project is scheduled to be back on track by January 2012.
- Replacement of 8,000 feet of 8" PVC on 156 West is nearing completion and should be finished within the next several days.
- Engineering Department is numbering each valve in the water system by attaching ID tags to the inside of each valve box. This is going very well and will provide better control when opening and closing key valves.
- Water System Flushing Program continues and is on schedule with Zone 1 completed and Zone 2 underway. Proposed schedules are listed on the City of Calhoun web site at www.cityofcalhoun-ga.com.
- Additional water main conflicts with the proposed storm sewer system for the new high school are being resolved and scheduled for construction within the next few weeks.

2) **Water Treatment Plant Facility**

- Pumped a total of 282,530,000 gallons of water for a daily average of 9,113,871 gallons.
- The Brittany Drive Treatment Plant produced 39.3% of the City's potable water for the month, and Big Springs – 56,320,000 gallons
- Rainfall 5.77"

3) **Waste Water Treatment Plant Facility**

- Treated a daily average of 8.470 MGD, with an average BOD effluent of 8, average suspended effluent of 9, and an average COD of 45.

4) **Water Distribution**

- 2 Water connections, 18 water service leaks repaired, 20 water main leaks repaired, 2 fire hydrant repaired, 4 change out of meters, 152

work orders completed, 53 utility locates called in for work orders, 364 utility locates responded to, and 72 misc. calls

- Continued installing new 8" line on Hwy. 156 in the area of Reeves Station Road.
- Completed killing old 2" galv. Line running along N. Henderson Bend Rd., Changed all services to 12" or 6" existing main.
- Completed installation of 6" fire line connection on Lovers Lane Road for new Calhoun Auto Auction site.

5) Waste Water Collection

- 1,320' Sanitary Sewer Services TV inspected, 338 utility locates completed, 2 lift station repairs completed, 6,100' sanitary sewer lines cleaned, 68 manholes opened and inspected
- Continued work on Brittany Drive Well expansion site.
- Began assisting in installation of 8" water main replacement along Hwy. 156 at Reeves Station Road.

6) Building Inspection Department

- Issued 22 permits for an estimated cost of \$43,867,886.00.(this includes the new middle/high school complex) This included 1 new residential, 1 new commercial, 1 commercial remodeling, 0 commercial HVAC, 2 commercial electrical, 2 residential electrical, 3 sign permits, and 5 grading permits

D. Councilman Hammond gave the January report as follows:

1) Electric Department

2011 Year End Report for the Electrical Department:

2011 was a remarkable year for the City of Calhoun Electric Department. Electrical consumption broke an all-time record in August primarily because of increased manufacturing. Energy usage is the most relevant indicator of manufacturing and the strength of our economy – electric usage equals production. Specifically, our peak demand grew by 19% to 74,830 KW and consumption rose by 13% to 415,280,796 KWH. This made Calhoun the ninth (9) highest out of the forty-nine (49) MEAG Cities for delivered energy. Tangible increases were measured from 1,393 work orders and include: adding eight (8) more miles of primary and secondary line, improving the system integrity by reconductoring more than two (2) miles of primary line and changing more than 60 poles, some more than 40 years old. Another big accomplishment that will continue thru the first quarter of this year is working with the GDOT to improve 12 intersections throughout the City of Calhoun.

This was our second very successful year working with the Energy Efficiency and Conservation Block Grant Program. By the end of this fiscal year we will have received almost \$300,000 in grants. These grants provided energy efficient lighting to twelve city facilities, an appliance rebate program for consumers, online energy audits for everyone and physical audits for Commercial and Industrial customers.

Work orders in process or completed

- Newly created- 144
- Completed and closed- 125
- Consisting of:
 - Street and security lighting-47
 - New business and maintenance-8
 - After hours trouble and callouts-8
 - City electrical maintenance-45
 - Meter maintenance/replacement- 73
 - New customer meter sets- 8
 - Monthly total system locate tickets processed- 344

Electric system supplied- 34,538,851 Kwh in January. This is an increase of 5% over 2011, and 20% over 2010. Large industrial usage was up 22% from 2011 and 44% above 2010. This was the best January ever for electric usage in Calhoun.

- Councilman Hammond stated that the two new nuclear reactors at Plant Vogtle are now permitted. These are the first newly permitted nuclear reactors since 1978. Calhoun owns a percentage of the future power generation by being a member of the Municipal Electric Authority of Georgia. Councilman Hammond stated that this is very beneficial to Calhoun, especially if any sort of Carbon tax is implemented by the Federal Government in the future.

EECBG Report - The Energy Efficiency and Conservation Block Grant Program

Work will begin on the relighting projects at Eastside Central Office, Water Plant, Sewer Plant Animal Control and Fain Cemetery Office saving the City \$102,770. We will be doing HVAC upgrades at the Electric Department and Calnet saving \$31,749. The Appliance Rebate Program has issued three (3) more rebate checks.

2) Telecommunications Departments:

- Completed three new point-to-point circuits.
- Started work on a new Internet connection.
- Disconnected one Internet circuit.
- Assisted with testing and implementation of on-line bill payment service.
- Opened 36 and closed 38 work orders.

3) Geographic Information Systems:

- Updated web site schedule for water line flushing project.
- Continue to geo-code billing addresses to physical addresses, verify electric and water meter mapping for industrial and downtown commercial meters.
- Assisted Engineering with waste water inflow/infiltration project and mapping easements.
- Continue to map fire hydrant and hydrant valve locations in the county
- Updated City and GIS websites.

4) Northwest Georgia Regional Commission

- Councilman Hammond stated that the commission is currently going through some personnel changes.
- Councilman Hammond stated that the commission continues to discuss the regional T-SPLOST.

5) Airport

- Councilman Hammond stated that the airport is currently one of the largest and busiest airports in this region. All hangers are currently rented.

7. Public Hearings and Comments:

A. Mayor Pro Tem Edwards opened the public hearing for a zoning change request for Jackie Purgason with Morgan Taylor, LLC at a location of 107 Kent Drive. The request is for a two acre tract to be rezoned from R-1 to C-2.

- Mr. Peterson stated that all signs and advertising requirements have been met.
- Mayor Pro Tem Edwards asked if there were any comments from the applicant or the public.
- Mr. Gary Lewis of 153 York Place addressed the Council stating he was against the rezoning. Mr. Lewis stated that he was worried that if this property was developed as commercial it could create a storm water drainage problem for his and other residences. Mr. Lewis also stated that he believed the rezoning would greatly increase the traffic flow in the residential neighborhood.
- Mrs. Tori Evans of 107 Derby Lane stated that she was against the rezoning, and felt like there was already plenty of commercial property on Curtis Parkway. Mrs. Evans stated that this would increase traffic flow in the neighborhood, which could put the neighborhood children at greater risk.
- Mayor Pro Tem Edwards stated that the Zoning Advisory Board met on February 9th and recommended that the rezoning request be denied.
- Mayor Pro Tem Edwards closed the public hearing.
- Councilman Hammond made a motion to deny the zoning change request. Councilman Barton gave a second with all voting aye, motion approved. The zoning change request was denied.

B. Mayor Pro Tem Edwards opened a public hearing for a sign variance request by Greater Community Bank at a location of 305 West Belmont Drive. The variance request is to reduce the sign minimum setback from 10 feet to 4 feet.

- Mr. Peterson stated that all signs and advertising requirements have been met.
- Mayor Pro Tem Edwards asked if there were any comments from the applicant or the public. There were no comments.
- Mayor Pro Tem Edwards stated that the Zoning Advisory Board met on February 9th and recommended that the rezoning request be granted.

- Mayor Pro Tem Edwards closed the public hearing.
 - Councilman Crowley made a motion to approve the zoning change request. Councilman Hammond gave a second with all voting aye, motion approved.
- C. Mayor Pro Tem Edwards opened a public hearing for a pawn shop license request by Chad Huffer D/B/A: American Gold River Guns & Pawn at a location of 216 West Belmont Drive.
- Mayor Pro Tem Edwards asked if there were any comments from the applicant or the public. There were no comments.
 - Mayor Pro Tem Edwards closed the public hearing.
 - Councilman Crowley made a motion to approve the pawn shop license request. Councilman Barton gave a second with all voting aye, motion approved.
- D. Mayor Pro Tem Edwards opened a public hearing for a beer, wine, and liquor license request by Vilas Patel D/B/A: Warehouse Liquor Store at a location of 255 West Line Street.
- Mayor Pro Tem Edwards asked if there were any comments from the applicant or the public.
 - Mrs. Kathy Davis of 142 Greystone addressed the Council stating that she was against the proposed new liquor store. Mrs. Davis stated that she grew up in this area which still has a lot of elderly residents close by. Mrs. Davis stated that the new liquor store would increase traffic which is already heavy in this area. Mrs. Davis believes the proposed liquor store could create an unsafe environment in this area.
 - Mr. Preston Aker of 114 Brandon Court stated that he believed that there are already too many liquor stores in that vicinity. Mr. Aker felt like this area is becoming congested with stores selling alcohol.
 - Mrs. Iona Campbell of 316 West Line Street stated she lived directly across the road from the proposed liquor store. Mrs. Campbell stated she was opposed to the store because it would increase an already busy street. Mrs. Campbell stated that when traffic is busy it is very difficult to get out of her driveway.
 - Mr. Wayne Curtis of 131 Johnson Drive stated that he was opposed to the proposed liquor store. Mr. Curtis stated that he has several church friends who live in the area who are against the store also. Mr. Curtis stated that he felt like this was not a conducive place for a liquor store. Mr. Curtis stated that he felt like there were already too many liquor stores in this area.
 - Mr. Hemal Shah of 181 Honeysuckle Drive stated he also believed there were too many liquor stores in this area and was opposed.
 - Mrs. Laura Pullum stated she was opposed to the proposed liquor store. Mrs. Pullum stated that she did not want any more opportunities for young people to get in trouble with alcohol.
 - There were no more comments and Mayor Pro Tem Edwards closed the public hearing.

- Councilman Crowley made a motion to deny the beer, wine, and liquor license request. Councilman Hammond gave a second with all voting aye, motion approved. The license request was denied.

8. Old Business: None

9. New Business:

- A. Mayor Pro Tem Edwards conducted the first reading of an annexation and zoning of R-1B for 0.69 acres at a location of 181 Kentucky Drive for Charles Fuller Jr. The ZAB will meet on April 5th and the Public Hearing will be on April 9th.
- B. Mayor Pro Tem Edwards conducted the first reading of an annexation and zoning of R-1B for 0.66 acres at a location of 174 Kentucky Drive for George Russell. The ZAB will meet on April 5th and the Public Hearing will be on April 9th.
- C. Mayor Pro Tem Edwards conducted the first reading of an annexation and zoning of C-1 for 0.542 acres at a location of 1201 Dews Pond Road for Gordon Investors, LLC. The ZAB will meet on April 5th and the Public Hearing will be on April 9th.
- D. Mayor Pro Tem Edwards conducted the first reading of an annexation and zoning of R1-B for 1.54 acres at a location of 390 Hensley Road for Henry Cox. The ZAB will meet on April 5th and the Public Hearing will be on April 9th.
- E. Mayor Pro Tem Edwards conducted the first reading of a zoning change request of C-2 to R1-B at a location of 607 Court Street for Benja and Marisa Curtis. The ZAB will meet on April 5th and the Public Hearing will be on April 9th.
- F. Mayor Pro Tem Edwards conducted the first reading of a beer package license request by Ravi Patel D/B/A: Little Giant at a location of 1116 North Wall Street. The Public Hearing will be scheduled for March 12th.
- G. Mayor Pro Tem Edwards conducted the first reading of a beer and wine package license request by Stephen Fox D/B/A: Timberghost Hunting & Fishing, Inc. at a location of 380 Richardson Road. The Public Hearing will be scheduled for March 12th.
- H. Mayor Pro Tem Edwards read a proposal for a four year reappointment of Jim Mathews to the Development Authority of Gordon County. Mr. Mathews' current term expires on March 20, 2012. Councilman Barton made a motion to reappoint Jim Mathews to the Development Authority for a four year term. Councilman Hammond gave a second with all voting aye, motion approved.
- I. Mayor Pro Tem Edwards read a proposal for a three year appointment of Frank Sullivan to replace Eddie Hall on the Zoning Advisory Board. Councilman Barton made a motion to appoint Frank Sullivan for a three year term to the Zoning Advisory Board. Councilman Hammond gave a second with all voting aye, motion approved.
- J. Mayor Pro Tem Edwards read a proposal for a three year appointment of Tony Swink to replace Add Layson on the Zoning Advisory Board. Councilman Hammond made a motion to appoint Tony Swink for a three year term to the Zoning Advisory Board. Councilman Barton gave a second with all voting aye, motion approved.
- K. Mr. Nelson Williams did not show up to address the Mayor and Council.
- L. Chief Lenny Nesbitt made a public statement on the proposed 4th fire station for the City of Calhoun Fire Department. (statement attached) Chief Nesbitt explained, based on the Insurance Service Office(ISO) recommendation, that the Fire

Department is currently looking in the area of North 41 and Mauldin Road for the site of the 4th fire station. Chief Nesbitt explained that the City's ISO rating was currently a 4 and with some improvements could move to a 3 in the future. The lower rating could help lower insurance costs for City residents.

- M. Mayor Pro Tem Edwards asked for a motion to approve the purchase of land located next to Fire Station #2 to build a Fire Training Facility. Councilman Hammond made a motion to approve the purchase of the land. Councilman Crowley gave a second with all voting aye. City Attorney Bailey stated the motion needed to include Mayor Pro Tem Edwards signing the documentation. Councilman Hammond amended his motion to include authorization for Mayor Pro Tem Edwards to sign all documentation to purchase the land. Councilman Crowley gave a second to the amended motion. All Council members voted aye, motion approved. (contract attached)
- N. Mayor Pro Tem Edwards read a recommendation from the Fields Ferry Golf Commission to convert Fields Ferry's greens from bentgrass to ultra dwarf Bermuda. Councilman Crowley made a motion to approve the recommendation. Councilman Barton gave a second with all voting aye, motion approved.
- O. Administrator Peterson stated that a recommendation for a contractor for Streetscape phase III from consulting firm Jaeger Company was ready. Streetscape phase III will be from Trammell Street to Hicks Street on the East side of Wall Street. The low bid recommendation is Triscapes at \$223,746.12. Mr. Peterson explained that four alternate items have been cut out of the bid to reduce the cost. If the contract is awarded it can be reduced by 20 percent to get it within the construction budget of \$194,711. Mr. Peterson recommended that the Council approve the contract to keep the project moving, and then continue looking for ways to reduce costs. Councilman Crowley made a motion to accept Tri Scape's base bid of \$223,746.12 for Phase III Streetscape construction based on the Downtown Development Authority and The Jaeger Company's recommendation. Councilman Hammond gave a second with all voting aye, motion approved. (bids received attached)
- P. Councilman Hammond made a motion to approve the budget calendar for fiscal year 2012-2013. Councilman Barton gave a second with all voting aye, motion approved.
- Q. Mayor Pro Tem Edwards read a request from the Calhoun Police Department to purchase a vehicle for the Criminal Investigation Division in the amount of \$24,661.80 from the Asset Seizure account #1. (truck info. attached) Councilman Barton made a motion to approve the purchase of the truck. Councilman Crowley gave a second with all voting aye, motion approved.

10. Other written items not on the agenda: None

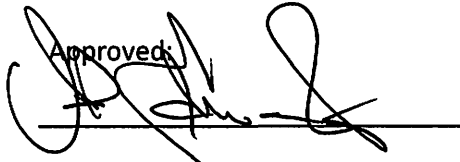
11. Work Reports:

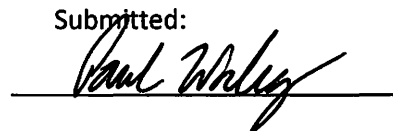
A. Eddie Peterson, City Administrator

B. Larry Vickery, Utilities General Manager

- Mr. Vickery asked the Council for permission to send out requests for proposal to remove two unused water tanks. One of the tanks is in the Resaca area and the other is in the Sugar Valley area. Both tanks are deteriorating and becoming a safety hazard. Councilman Hammond made a motion to approve the request for proposals to remove the water tanks. Councilman Crowley gave a second with all voting aye, motion approved.

12. Councilman Barton made a motion to adjourn. The motion was seconded by Councilman Crowley with all voting aye, motion approved.

Approved: 
Al Edwards, Mayor Pro Tem

Submitted: 
Paul Worley, City Clerk

01/25/2012

Information on the location of the proposed 4th fire station for the City of Calhoun Fire Department.

The location (general area) of the proposed 4th fire station was determined after fire hydrant information consisting of locations of hydrants, flow data and capacity of hydrants, hydrant size and type, other water system information, and existing fire station locations were sent to the ISO office in New Jersey for review.

Mike Stokes, our ISO representative who conducted the survey for the City of Calhoun Fire Department, verbally gave us the recommended area / location for the 4th station in the review meeting of our fire department rating report. The need for the 4th station is also referenced in the Public Protection Classification Summary Report and includes the ISO Fire Suppression Rating Schedule. The needed engine company (fire station) is referenced on page 17 of the rating summary book.

The ISO's suggested area for the 4th city fire station was recommended to be near the area of 1321 North Highway 41 at the Intersection of North Highway 41 and Mauldin Road, with Defoor Loop NE intersecting from the east. There is a structure at this specific address. This is occupied by Terminix Exterminators. It was previously the Bowater Land Company location.

We are searching for suitable locations within ½ mile of the above address / intersection. The most preferable location would be at or near 1321 N Highway 41, or some location farther north on Highway 41.

Fire department staff will continue to search for a location that is available and suitable for the fire department needs and also meets the ISO requirements.

Lenny Nesbitt
Chief
Calhoun Fire Department

**STATE OF GEORGIA
COUNTY OF GORDON**

CONTRACT FOR SALE OF REALTY

The undersigned Buyer agrees to buy, and the Seller agrees to sell the following real property:

All that tract or parcel of land lying and being in the 14th District and 3rd Section of Gordon County, Georgia and being Lot No. 275 thereof being more particularly described as Tract 8 according to a survey entitled "Executive Park" dated March 6, 1996 by Joseph R. Evans & Associates and being recorded in the office of the Clerk of the Superior Court of Gordon County, Georgia in Plat Book 33 at Pages 180 and 181 containing 1.91 acres as described in said plat. Reference to said plat and the description of Lot 8 contained therein is incorporated herein by reference as if specifically stated herein.

The purchase price of said property shall be \$150,000.00 to be paid in cash at closing.

Seller agrees to furnish good and marketable title to said property in accordance with the current Title Standards of the State Bar of Georgia and Buyer shall have a reasonable time in which to examine the same. If Buyer finds any legal defects to title. Seller shall be furnished with a written statement thereof and given a reasonable time in which to correct the same. It is agreed that such papers that may be legally necessary to carry out the terms of this contract shall be executed and delivered by the parties at interest as soon as the validity of the title to said property has been established.

The property shall be sold free and clear of all liens and encumbrances and conveyed by a general warranty deed, acceptable to Buyer, in recordable form subject only to: (1) All valid restrictions of record (2) Zoning ordinance affecting the Property (3) The lien of ad valorem taxes for the year 2012.

Seller shall pay all ad valorem taxes due for 2011 and any prior year(s). Ad valorem taxes for the year 2012 shall be prorated at closing.

This contract constitutes the sole and entire agreement between the parties and no modification hereof shall be binding unless attached hereto and signed by each; and no representations, promises, or inducements shall be binding upon either party except as herein stated.

SPECIAL STIPULATIONS

1. No state transfer tax shall be paid by the Seller. No such tax is due when real property is sold to a governmental entity.

2. This transaction shall be closed within seven business days after this Contract is approved by the Mayor and Council of the City of Calhoun, Georgia (the Purchaser) in an open, public meeting.

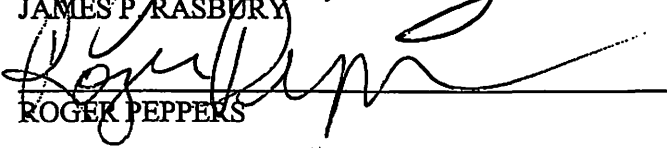
3. The transaction shall be closed at the office of William P. Bailey, City Attorney, 112 North Wall Street, Calhoun, Georgia and the Seller shall be notified of the time and date of closing by telephone or e-mail as same appears beneath the signature line of Seller.

The above proposition is hereby accepted this 13 day of February, 2012.

SELLER(S):



JAMES P. RASBURY



ROGER PEPPERS

LONE STAR LODGE, LLC

BY:



DARYL EDWARDS, MANAGER

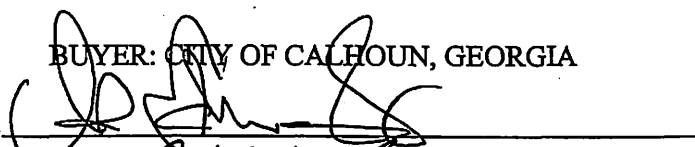
SELLER(S): CONTACT INFO: Tel. No.:

770-548-2654

E-mail: PATRACZC@GOL.COM

BUYER: CITY OF CALHOUN, GEORGIA

BY:



ATTEST:



PAUL WORLEY, CLERK

TITLE CERTIFICATE

TO: CITY OF CALHOUN
CALHOUN, GA. 30701

WPB
WPB- initials
Page 1 of 2

RE: All that tract or parcel of land lying and being in the 14th District and 3rd Section of Gordon County, Georgia and being Lot No. 275 thereof being more particularly described as Tract 8 according to a survey entitled "Executive Park" dated March 6, 1996 by Joseph R. Evans & Associates and being recorded in the office of the Clerk of the Superior Court of Gordon County, Georgia in Plat Book 33 at Pages 180 and 181 containing 1.91 acres as described in said plat. Reference to said plat and the description of Lot 8 contained therein is incorporated herein by reference as if specifically stated herein.

This is to certify that I have made a careful examination of the Deed Records in the office of the Clerk of the Superior Court of Gordon County, Georgia, as properly indexed since January 27, 1965 until January 20, 2012 at 5:00 o'clock p.m. with reference to the property description hereinabove and find that title to said property is vested in

James P. Rasbury (1/3 undivided interest); Roger Peppers (1/3 undivided interest); and Lone Star Lodge, LLC. (1/3 undivided interest)

by virtue of the following conveyance(s):

James P. Rasbury: Warranty Deed from Gary Spritzer, dated March 16, 2007, recorded in Deed Book 1416 Page 127.

Roger Peppers: Warranty Deed from James P. Rasbury, dated November 29, 2007, recorded in Deed Book 1491 Page 151.

Lone Star Lodge, LLC.: Warranty Deed from James P. Rasbury, dated June 10, 2008, recorded in Deed Book 1539 Page 62.

and the title of **James P. Rasbury (1/3 undivided interest); Roger Peppers (1/3 undivided interest); and Lone Star Lodge, LLC. (1/3 undivided interest)** to said property for the period covered by this Certificate

is good and marketable, subject only to the liens, objections and exceptions hereinafter set out:

EXCEPTIONS:


1. All matters of record subsequent to the date of this Certificate.
2. State, county and city taxes for the year 2012 which are a lien but are neither due nor payable.
3. Any materialman's, contractor's or subcontractor's lien attaching to said property during the 90 days next preceding this date.

4. Any easements, encroachments, measurements, party walls, or any other facts which a correct survey of the property described in this Certificate of title or adjoining property would disclose.
5. Any action by any municipal or governmental agency (heretofore or hereafter taken) for the purpose of regulating the use, occupancy or zoning of the property described in this Certificate of Title, or of any building or structure thereon.
6. Any easements which might have been acquired through use or possession.
7. Title to that portion of the premises within the bounds of any public road.
8. Access to public roads bounding the property as regulated by any governmental entity.
9. Subject to all zoning ordinances.
10. This certificate excepts to errors and omissions of court clerks and court personnel and matters incorrectly indexed or incorrectly recorded in the public records.

LIENS: NONE

TAXES: County ad valorem taxes for 2011 are due in the amount of \$520.81.
City ad valorem taxes for 2011 are due in the amount of \$903.28.
Map C58 Parcel 047A.

OBJECTIONS AND DOCUMENTS NECESSARY TO PERFECT TITLE:



WILLIAM P. BAILEY
Attorney at Law

Project Name: Calhoun Streetscape Phase III

GDOT Project Number: CSTEE-0009-00(065)

Date: 1/18/2012

Time: 2:00 PM

Bids Received Log

	Company Name	Base Amount
1	Triscapes	\$223,746.12
2	CDB	\$286,000.00
3	Johnson	\$316,049.62
4	Pinnacle	\$227,213.00
5	Peter Goodwin Inc.	\$448,219.30

1072



**2012 MODEL YEAR
DODGE RAM 1500 SLT
QUAD CAB 4X2**

RAM

PRICE INFORMATION

MANUFACTURER'S SUGGESTED RETAIL PRICE OF THIS MODEL INCLUDING DEALER PREPARATION

Base Price: \$ 29,870

DODGE RAM 1500 SLT QUAD CAB 4X2

Exterior Color:Saddle Brown Pearl Coat Exterior Paint
Interior Color:Dark Slate / Medium Graystone Interior Colors

Interior:Cloth 40 / 20 / 40 Bench Seat
Engine:4.7-Liter V8 FFV Engine
Transmission:8-Speed Automatic 65RFE Transmission

STANDARD EQUIPMENT (UNLESS REPLACED BY OPTIONAL EQUIPMENT)

FUNCTIONAL/SAFETY FEATURES

- Speed Control
- Remote Keyless Entry
- Tire Pressure Monitoring Display
- Heavy Duty Engine Cooling
- Heavy Duty Transmission Oil Cooler
- Trailer Tow Wiring with 4-Pin Connector
- 7-Pin Wiring Harness
- Supplemental Side-Curtain Front and Rear Airbags
- Advanced Multistage Front Airbags
- Power Locks
- Antilock 4-Wheel-Disc Brakes
- Electronic Stability Control
- Sentry Key Theft Deterrent System
- Power Accessory Delay

INTERIOR FEATURES

- SiriusXM Satellite Radio w/ 1-Yr Radio Subscription
- For More Information, Call 888-639-7474
- Rear Power Sliding Window
- Overhead Console
- Instrument Cluster with Display Screen
- Electronic Vehicle Information Center
- Temperature & Compass Gauge
- Traveler / Mini Trip Computer
- Floor Covering Carpet
- Front and Rear Floor Mats
- Premium Vinyl Door Trim with Map Pocket
- Passenger-Side Sun Visor with Mirror
- Chrome Accent Shift Knob
- Air Conditioning
- Power Windows w/ Front One-Touch Up & Down Feature
- Media Center 130 CD/MP3
- 6 Speakers
- Audio Jack Input for Mobile Devices
- Rear Folding Seat
- Rear Underseat Storage Compartment
- Tilt Steering Column
- 12-Volt Auxiliary Power Outlet

EXTERIOR FEATURES

- 17-Inch x 7.0-Inch Aluminum Wheels

PRICE INFORMATION (contd.)

OPTIONAL EQUIPMENT

- Customer Preferred Package 23G
- Remote Start and Security Group \$ 350
- Remote Start System
- Security Alarm
- Anti-Spin Differential Rear Axle \$ 325
- Uconnect Voice Command with Bluetooth \$ 395
- Auto-Dimming Rearview Mirror
- Remote USB Port
- Class IV Receiver Hitch \$ 335
- Flexible Fuel Vehicle

DESTINATION CHARGE \$ 995

TOTAL PRICE: *\$ 32,270

*24640.00 Price
21.00 Title fee*

24,661.00