



**CITY COUNCIL MEETING  
APRIL 10, 2023 - 7:00 PM  
109 SOUTH KING STREET  
DEPOT COMMUNITY ROOM**

**MINUTES**

PRESENT: James F. Palmer, Mayor  
Ray Mitchell Denmon, Councilman  
Al Edwards, Mayor Pro Tem  
Ed Moyer, Councilman  
Jackie Palazzolo, Councilwoman

ALSO: Paul Worley, City Administrator; Kyle Ellis, Utilities Administrator; Sharon Nelson, City Clerk; George Govignon, City Attorney; Lenny Nesbitt, Fire Chief; Major Ken Carson, Calhoun Police Department.

1. **Council Meeting Called to Order**

**Welcome**

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

**Invocation**

Mayor Pro Tem Edwards 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 Edwards made a motion to amend the April 10, 2023 agenda to add a proclamation declaring April 9<sup>th</sup> through 15<sup>th</sup> as Telecommunicator's Week in the City of Calhoun. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

4. **Amendment or Approval of Minutes**

Councilmember Denmon made a motion to approve the minutes of the City Council meeting of March 27, 2023. Councilmember Moyer gave a second with all voting aye. Motion approved.

5. **Mayor's Comments**

- A. Mayor Palmer announced that a work session would be held on Monday, April 24<sup>th</sup> beginning at 10:00 AM to review the FY24 Preliminary Budget. The work session will be held at the City Annex, located at 700 West Line Street, and is open to the public.
- B. Mayor Palmer announced that the first public hearing on the City's Annual Operating Budget and Capital Plan for the fiscal year July 1, 2023 through June 30, 2024 will be held on May 8, 2023, at 7:00 PM.
- C. Mayor Palmer read a proclamation declaring April 9<sup>th</sup> through 15<sup>th</sup> as Telecommunicator's week in the City of Calhoun.

6. **Council Comments**

- A. Councilwoman Palazzolo submitted March reports as follows:

1) **Water and Sewer Operations**

**Water Treatment Plant**

- Total gallons withdrawn: 346,430,000
- Daily average: 11,175,161
- Wells: 117,940,000
- Big Springs: 4,100,000
- % produced by Brittany Drive: 35.2%
  - Brittany Dr. daily production to capacity: 33.36%
  - Mauldin Rd. daily production to capacity: 45.23%
  - Rainfall for March – 4.10"

**Waste Water Treatment Plant**

- Treated a daily average of 7.641 MGD, with an average BOD effluent of 5, average suspended effluent of 12, and an average COD of 36.

**Water Distribution & Wastewater Collection**

- 118 work orders completed, 17 new water connections, 10 water service leaks repaired, 6 water main leaks repaired, 0 water services changed to new main lines, 65 meter changes, 24 utility locates called in for work orders, 624 utility locates responses, 2,200 feet of new waterline installed.
- 1,550 feet of Sanitary Sewer Services TV inspected, 452 utility locates completed, 5,680 feet sanitary sewer lines cleaned, 3 new sewer connections installed, 2 sanitary sewer services repaired.

2) **Water and Sewer Construction**

**Projects Under Construction**

- Piedmont Street Water Line Replacement Project- This project includes replacing the water main on Piedmont St. behind the

courthouse before road resurfacing is performed later this year. Materials are on order.

Projects in Design & Development

- Union Grove North & South Sewer Extension
- Water Tank Inspection & Evaluation Project
- Redbud Road & Wall Street Water & Sewer Relocation Project
- SR 225 @ Coosawattee Bridge Water Relocation
- Peters St. Phase III Water Relocation
- Curtis Pkwy Water & Sewer Relocation

3) Library

- There are 12,080 library card holders, 5,877 library visitors, and 100 total circulations.
- There were 263 story time attendance, 209 adult program attendance, 100 new users, 1,053 e-books, 945 audio books, 548 computer logins, and 3,383 Facebook visits.

B. Mayor Pro Tem Edwards submitted March reports as follows:

• Police Department

- Made 284 cases with 5 DUI's
- Fines collected by Municipal Court - \$38,252
- Issued 444 warnings
- Investigated 47 highway accidents, 30 private property accidents
- Obstruction - 3
- Lethal Weapon Encounter - 0
- Alarm responses - 121
- Miles patrolled: 49,093

• Municipal Court

- Total Court cases- 280
- Court cases dropped- 37
- Number of Bond forfeitures- 161
- Number of Probation cases- 23
- Failure to appear- 20
- Subpoenas served-0

• Fire Department

**March 2023 Activities Report**

<b>Fire Suppression Division</b>	
<b>202</b>	<b>Total reported calls for service for the Suppression Division</b>

Number of Calls	Dispatched Calls
1	Structure Fire
2	Mobile Property Fire (Vehicle)
	Fire, Other
1	Natural Vegetation Fire
	Outside Rubbish Fire
0	Excessive Heat, Scorch burns with no ignition
<b>4</b>	<b>Total Fire Calls</b>
1	Rescue Emergency Medical call (Other)
52	Medical Assist
73	Emergency Medical Services Incident
1	Lock-In
	Search for Lost Person
	Water or ice related rescue
1	Rescue / Extrication
	Rescue or EMS Standby
<b>128</b>	<b>Total Medical Calls</b>
	Flammable Gas or Liquid Condition / other
1	Combustible / Flammable Liquids Spills and Leaks
1	Chemical Release, Reaction or Toxic Condition
4	Electrical Wiring / Equipment problems
<b>6</b>	<b>Total Hazardous Conditions Incidents (NO FIRE: Leaks, Spills, Electrical Hazards; All Other Hazardous Conditions without injuries)</b>
1	Accident / Potential Accident
	Service Call other
	Water Problem
	Smoke / Odor Problem
3	Person in Distress
8	Public Service Assistance
1	Good Intent call
1	Unauthorized Burning
<b>14</b>	<b>Total Service / Good Intent Calls (Non-Emergency; Water Leak; Assist Other Agencies; Odors)</b>
28	Dispatched and Canceled En-Route
6	Wrong location / No Emergency Found
	Controlled Burning
3	Steam or gas mistaken for smoke
	Haz Mat Release investigation w/ no Haz Mat found
5	False Alarm and False Call Other
	Bomb Scare (Nothing Found)
	Malicious Mischievous false alarm

3	System or Detector Malfunction
2	Unintentional System / Detector Operation (No Fire)
<b>47</b>	<b>Total False Alarms or False Calls</b>
	Severe Weather & Natural Disaster
<b>0</b>	<b>Total Severe Weather &amp; Natural Disaster Calls</b>
1	
3	Special Incident Type (Citizen Complaint; Other)
<b>3</b>	<b>Total Special Incident Type</b>
<b>Additional Fire Department Activities:</b>	
CFD promoted Brett Silvers and Jesse Mills to rank of Lieutenant.	
Promoted Billy Green to Battalion Chief of A Shift.	
Hired Nathan Saylor for position of Division Chief of Training.	
Mike Chavez and Malik Lawrence completed testing for Firefighter 2 certification.	
Conducted CPAT testing for firefighter openings to be hired.	
<b>Training Division</b>	
<b>860</b>	<b>Total Man Hours of training during the month</b>
<b>Training consisted of:</b>	
Company Training, Officer Training, Hazardous Fire Investigations Training in Cobb Co. by GFIA. (Mills, McMAhan ,Nesbitt)	
<b>Fire Inspections - Public Safety Education - Code Enforcement Division</b>	
<b>69</b>	<b>Total Reported Activities / Inspections completed during the month</b>
<b><u>Inspections / Enforcement Activities</u></b>	
16	Annual Inspection
1	New Business Inspections
18	Requested Inspections
11	Follow Up, Re-Inspections
2	Burn Site Inspections
3	Plan Reviews
1	Pre-Construction Meeting
	Sprinkler Permits Issued
	Fuel Tank Permit (Install, Removal or Service)
16	Consultations
	Illegal Burning Citations

	Fire Extinguisher Classes
	Fire Drills
	Fire Prevention Programs
1	Zoning / Annexation Meetings
<b>69</b>	<b>Total</b>
<b><u>Additional Inspection - Public Safety &amp; Codes Division Activities</u></b>	
3/1 & 2 /2023	Duvall attended City Safety and Zoning meetings
2-Mar	Issued Commercial Burning Permit to Dixon Construction
3/13-16/2023	McMahan attended Ga Fire Investigators Training in Cobb Co.
16-Mar	Inspections attended LEPC meeting
3/21 & 22/2023	McMahan attended Driver Simulator Instructor Training

4) **Safety Committee**

- The safety topic of discussion this month was Workplace Safety. Safety inspections were performed at the library and all Utilities buildings.
  - Vehicle accidents: 1
  - Workers' compensation: 0

C. Councilman Denmon submitted March reports as follows:

1) **Public Works**

**Street Department**

1. Completed 29 shop and 20 street dept. work orders.
2. Installed 4 new street signs.
3. Continued the annual leaf cleanup.
4. Cleaned out ditches on Jones Road.

**Cemetery**

1. Performed routine maintenance on Fain and Chandler cemetery.
2. Supervised the opening and closing of 10 grave sites.
3. Sold 9 new grave spaces.

**Parks Department**

1. The grounds crew picked up litter, mowed, trimmed bushes, hauled garbage to the dump, and maintained records at records room.
2. The maintenance crew maintained designated buildings downtown.
3. Painted the dumpster corrals downtown.

**Animal Control**

- Housed 21 dogs and 1 cat
- Number of dogs adopted: 5
- Number of cats adopted: 0
- Number of dogs rescued: 4
- Number of cats rescued: 1

- Number of dogs reclaimed by owner: 7
- Number of cats reclaimed by owner: 0
- Number of dogs euthanized: 0
- Number of cats euthanized: 0
- Number of warnings given: 22
- Number of bite cases: 1
- Citations issues: 4

## 2) **Recreation Department**

**Baseball and Softball** – The 2023 baseball and softball season has started. Practices began March 6. We have 21 baseball teams and 10 softball teams. The scheduled games started Monday, April 10.

**Youth Soccer** – The 2023 spring soccer season started March 27. There are 42 teams participating. Eighteen games were played March 27-30.

**Youth Volleyball** – The 2023 Spring volleyball season started March 9 with practices. There are 8 teams participating this spring. Matches will start Monday April 10.

**4th Annual Miracle Run** – The Miracle run was held March 23. There were 24 participants and 10 sponsors. A total of \$942.50 was donated to both the Winner's Club and Camp New Adventure.

**202.3 in 2023 Walk Challenge** – There are 90 participants in the 202.3 Walk Challenge. Participants will have until December 31 to walk 202.3 miles. All that complete the challenge will receive a t-shirt.

**Studio 74 Dance Class** – Classes were held Monday, Tuesday and Thursday. There were 12 participants during the month of March.

**Fitness Class** – Classes were held Monday, Tuesday, Wednesday and Saturday. There were 25 participants during month of March.

**GRPA STATE BASKETBALL** – Hosted the GRPA State 7-8 and 9-10 Girls State basketball tournaments March 3-4, 2023. The tournament was played at Calhoun Middle and High school gyms. There were 15 teams that participated with 540 visits. The estimated economic impact for the event \$35,100.00.

**Tennis** – CMS and CHS tennis matches were played throughout the month  
 Combo 18 and over and +40 league had 75 participants  
 Tuesday and Thursday morning drills – 20 participants  
 Flex – 100 participants

**Parks/Facilities** –  
 Check and repair fences  
 Pressure washed softball building

Bases on Bernstein Park  
Field Maintenance prep for baseball/softball season  
Prep fields for middle school baseball games  
Prep fields for middle and high school soccer  
Prep field for Rec soccer games  
Mow all parks grounds  
Weed eat all parks grounds  
Pool maintenance  
Set up Parks Maintenance building

**Website Usage-**

CalhounRec.com	Facebook
Page Views – 4,535	Reach – 18,650
Users – 3,405	Post Engagements – 4,756
Sessions – 2,366	Post – 19
Post – 19	Photo Views – 2,047
	Page Views – 2,551

**Facility Rentals:**

Billy Bearden Recreation Center  
Meeting Room – 2 events  
Community Room – 4 events  
Gym – 2 events  
Pavilion  
Black and Yellow Playground – 7 events

**Community and Professional Involvement**

Young Professionals Meeting – March 16 – 2 staff members  
Leadership Calhoun-Gordon County – 1 staff member  
GRPA State Committee Meetings – March 13 – 2 staff members  
GRPA District Business and Athletic Meeting – March 22 – 4 staff members

**UPCOMING EVENTS:**

April 22 – Power Wheels; Touch of Calhoun – Kick off for Ga Cities Connecting for Success

3) **Downtown Development Authority**

The DDA held their regularly scheduled meeting. The HPC held their regularly scheduled meeting with one COA approval for the GEM Theatre. They are looking for a new member for a vacant spot on the board and are preparing to submit the nomination for Preserve America. The next monthly themed sale for the downtown merchants is scheduled for April 29th in conjunction with BBQ, Boogie & Blues. The Harris Arts Center, Calhoun/Gordon County Library and DDA are working on a project for the caboose. The HAC and DDA "Beats in the Streets" Summer Concert Series dates are June 16th, July 21st & September 21st. The DDA received their annual assessment results from

DCA. The City of Calhoun Main Street has been designated as a 2023 Main Street America™ Accredited community and a Classic Main Street for the state of Georgia. The 11th annual BBQ, Boogie & Blues has been scheduled for April 28th & 29th, 2023. \$23,000.00 in sponsorships has been raised so far. Applications for teams and vendors are available online at [bbqboogieblues.com](http://bbqboogieblues.com) and at the Depot.

**Visits**

Mar 2- Haney Jewelry- Tim Mar 3- Mother Nature’s Eden Mar 9- Tot Roost – Donna Mar 10- HAC- Miranda  
 Mar- 14- Trakside-Derrick Mar- 16 – GEM- Jim  
 Mar 21- Sweet Table- Brittany  
 Mar 25 - Downtown Sale-Merchants

**Social Media**

March 2- Calhoun Coffee Co. Mar 3 - Façade Grant  
 Mar 7- Downtown Merchant Sale Mar 10- Nana’s  
 Mar 14- Pintage  
 March 21- Mother Nature’s Eden March 24- Downtown Merchant Sale  
 March 29- BBQ  
 March 30- Baxter Dean  
 March 31- Calhoun Coffee Co Award

D. Councilman Moyer submitted March reports as follows:

1) **Electric Department**

**Current Electrical Department Engineering and Construction:**

- The LED Streetlight upgrade continues around the City.
- Electrical Engineering continues for the new Mavis Tire and Brakes, Mattress Firm, Home to Suites Hotel on Lovers Lane, and Lincoln Properties on Belwood Rd.
- Construction continues on the Hamilton Medical Complex, the 53 Townhomes at Old Mill, H.D. Fibers, I-75 crossings so Calhoun can serve new customers on the east side of I-75. The Electric Dept is continuing system upgrades necessary for the new growth and increased reliability.
- Construction continues and materials are being ordered for the Exchange Apartments, Manor Lake Cottages of Calhoun on Curtis Parkway and Seefried Ind, and Michael’s Carpet.

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

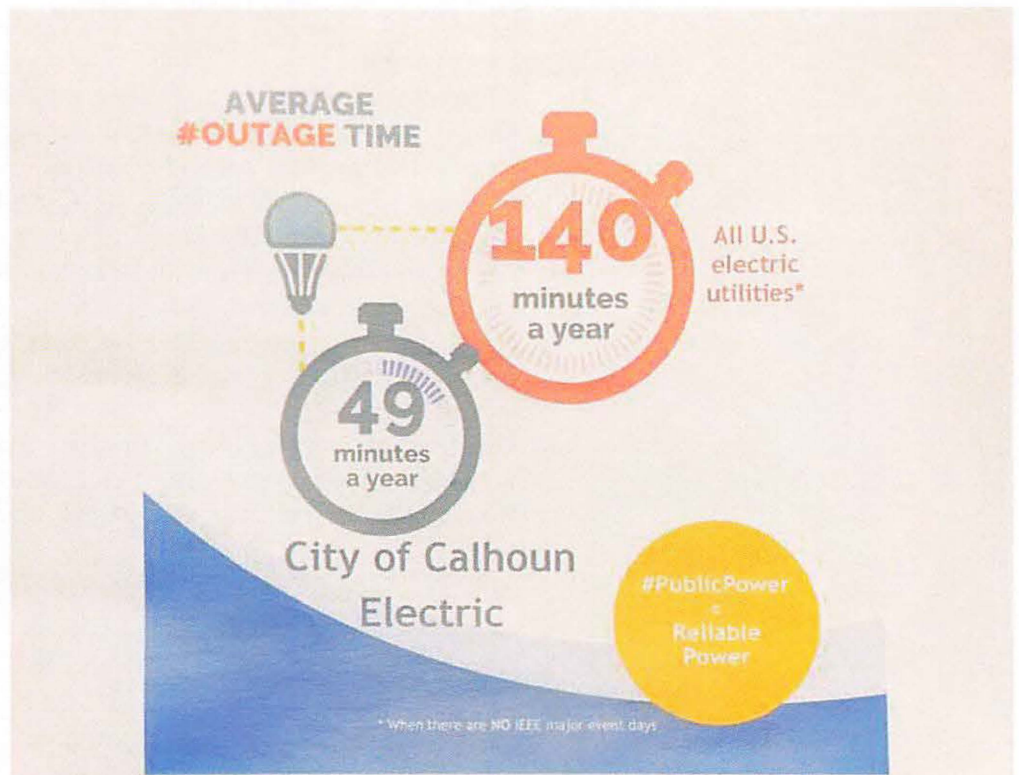
• NEWLY CREATED	60
• COMPLETED AND CLOSED	61
•	
• CONSISTING OF:	
• CAPITAL CONSTRUCTION	22

• DISTRIBUTION MAINTENANCE	5
• OUTAGES / TROUBLE CALLS	7
• SECURITY / STREET LIGHT MAINTENANCE	1
• TEMPORARY POWER HOOK UP	2
• WORK FOR OTHER DEPARTMENTS	16
• NEW METER SETS	7
• METER MAINTENANCE/REPLACEMENT	14
• ELECTRIC LOCATE TICKETS PROCESSED-	270

The City of Calhoun's Electrical load for March 2023 is about 29.5 million kilowatt hours (kWh's). This is about two million kWh's less than March of 2022.

In March the Educational Solar Array, a partnership between Calhoun Utilities, Calhoun City Schools and the Georgia Environmental Finance Authority (GEFA), produced 1,110 kWh's of electricity and provided a carbon offset of 1,725 lbs. or the equivalent carbon sequestration of 13 trees.

The City of Calhoun Electric department was recognized by The American Public Power Association for exceptional reliability in 2022. This means we were among the top 25% nationally for our average interruption duration! Awesome job!



## 2) Telecommunications

- Completed fiber build for Wi-Fi project at Downtown Park. Three sites are up and tested: Calhoun City Park downtown, Tennis Center at Recreation Complex, and the Concession Building on the West Recreation Campus.
- Repaired one damaged fiber drop and replaced equipment at two other locations due to March 3<sup>rd</sup> storm.
- Installed security camera system at Municipal Court.
- Completed 40 hours training for implementing Employee Self Service (ESS). ESS is a web based interface that allows city employees to login and access some of their employee data. For example, instead of printing check stubs employees can login and view their check stubs and print them if desired. ESS is available to login from inside and outside the City's network.
- Disconnected one internet customer.
- Performed three pole transfers, installed 3 computers and 1 printer.
- Filed annual revenue report with the FCC.
- Opened 17 and closed 10 work orders.

## Geographic Information Systems

- Submitted annual City Boundary and Annexation information.
- Continue working new Lead and Copper water line project.
- Printed utility maps for proposed developments from developers.
- Worked with Engineering Department on water modeling session.
- Updated data and mapping for the following:
  - Water system
  - Water meters
  - Cemetery
  - Fiber
  - Zoning
- Updated Physical addressing, building and billing information.
- Updated City and GIS web sites

## 3) Building Inspections

- Issued 364 permits for an estimated cost of \$7,657,934, collected \$70,718 in permit fees. This included 62 new residential, 1 residential remodel, 0 new commercial, 1 commercial remodel, 0 new industrial, 0 industrial remodel, 55 residential plumbing, 33 residential electrical, 142 residential HVAC, 3 commercial plumbing, 3 commercial electrical, 2 commercial HVAC, 2 industrial plumbing, and 2 industrial electrical. 364 total inspections.

## 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 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. Annexation – Artisan Built Communities 057A-147**

Public hearing of an annexation and zoning request from County Agricultural to PRD for 69.34 acres, at a location of Boone Ford Road and Dogwood Lake Road (057A-147), by Artisan Built Communities. The Zoning Advisory Board meeting was held on April 6<sup>th</sup>.

- Mayor Palmer opened the public hearing stating that Items A through D would be discussed together with discussion minutes produced under Item D, and then each item will be voted on separately with the vote being listed under its associated item number. Councilmember Palazzolo stated that she would abstain from voting on these items as she has a business relationship with one of the property owners.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board stating that the board recommended approval of the annexation and zoning request.
- Mayor Palmer opened the floor for comments beginning with the applicant (see Item D).
- Mayor Pro Tem Edwards made a motion to approve the annexation request. Councilmember Denmon gave a second with all voting aye. Motion approved.
- Mayor Pro Tem Edwards made a motion to approve the zoning request of PRD. Councilmember Moyer gave a second with all voting aye. Motion approved.

**B. Annexation – Artisan Built Communities 057A-147A**

Public hearing of an annexation and zoning request from County Agricultural to PRD for 3.89 acres, at a location of 264 Boone Ford Road (057A-147A), by Artisan Built Communities. The Zoning Advisory Board meeting was held on April 6<sup>th</sup>.

- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board stating that the board recommended approval of the annexation and zoning request.
- Mayor Palmer opened the floor for comments beginning with the applicant (see Item D).
- Mayor Pro Tem Edwards made a motion to approve the annexation request. Councilmember Denmon gave a second with all voting aye. Motion approved.
- Mayor Pro Tem Edwards made a motion to approve the zoning request of PRD. Councilmember Moyer gave a second with all voting aye. Motion approved.

**C. Annexation – Artisan Built Communities 057A-147C**

Public hearing of an annexation and zoning request from County Agricultural to PRD for 2.71 acres, at a location of 342 JoAnn Drive(057A-147C), by Artisan Built Communities. The Zoning Advisory Board meeting was held on April 6<sup>th</sup>.

- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board stating that the board recommended approval of the annexation and zoning request.
- Mayor Palmer opened the floor for comments beginning with the applicant (see Item D).
- Mayor Pro Tem Edwards made a motion to approve the annexation request. Councilmember Denmon gave a second with all voting aye. Motion approved.
- Mayor Pro Tem Edwards made a motion to approve the zoning request of PRD. Councilmember Moyer gave a second with all voting aye. Motion approved.

**D. Annexation – Artisan Built Communities 057A-087**

Public hearing of an annexation and zoning request from County Agricultural to PRD for .50 acre, at a location of JoAnn Drive(057A-087), by Artisan Built Communities. The Zoning Advisory Board meeting was held on April 6<sup>th</sup>.

- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board stating that the board recommended approval of the annexation and zoning request.
- Mayor Palmer opened the floor for comments beginning with the applicant (see Item D).
- Mayor Palmer opened the floor for comments beginning with the applicant.
- Terry Brumlow, attorney for the applicant, addressed council members giving a history of Artisan Built Communities and how they became interested in Calhoun. He noted that the property owners had several offers and felt that this offer was the best one for the community and the protection of adjacent neighbors. The project will allow the city to deal with certain issues that are already beginning in the area, such as the addition of a 12-inch water line to be installed on Lovers Lane to ensure adequate water pressure in the area. Also, because of feedback received on Facebook the developer decided not to use West Lane as an entry/exit to the development, allowing for no additional traffic on JoAnn Drive, including during construction. A gate and Knox box will be installed on West Lane and used only by public safety officials in emergencies. He noted that in order to bring in retail, commercial and activities you must provide housing. This development will provide 100 active senior homes with few to no steps and an optional bonus room. Artisan Built Communities has successfully built and sold these in other communities. Their reputation speaks for itself.
- Steven Gaines, President of the company stated that he has married for 30 years and he and his wife have seven children. His wife is a foster trainer and they have adopted three special needs children. He wants to build communities that his

kids are proud of and that is why the company is widely recognized as one of the top home builders and developers in the nation. He also noted that when the first property in Calhoun was purchased 300 apartments were removed from the original planned development in order to build a better community. It was after this that he was approached by the current property owners. He also stated that they felt that the resort style community geared toward active seniors shouldn't increase traffic, as most would have no children, no work commute, and the majority of their commuting would be other than work hours.

- There were no other comments from the applicant and Mayor Palmer opened the floor for public comments.
- Jennifer Anderson of 248 JoAnn Drive, opposed to the development, stated that she had traffic concerns for the area. The Boone Ford, Lovers Lane intersection is packed between the hours of 7:30 AM and 8:00 AM. She stated that she worked 30 minutes away in Dalton and it often took her 15 minutes to get to the interstate from her home due to the traffic congestion. She also had concerns that more houses and restaurants in the area would result in more traffic. Ms. Anderson stated that she would like a copy of the traffic study that was done by the developer. Mayor Palmer stated the study is an open record and can be obtained by contacting Ms. Nelson at City Hall. Mayor Palmer stated that the County and the City are working together on joint transportation projects, and the County has SPLOST monies set aside specifically for work in the Boone Ford/Lovers Lane intersection area.
- Dewayne Bowen of 264 Boone Ford, one of the property owners requesting approval of the development, stated his home was under contract with the developer at fair market value. He stated that he had spent time with them in his home getting to know them and he felt Artisan Built Communities was a first class organization. He also wanted to clarify his discussion during the Zoning Advisory Board meeting about when he leaves his home. He normally leaves at 7:00 AM and returns at 8:10 AM before going to work. He comes home from work every day for lunch and he and his wife go out around 7:00 PM each night for dinner, and have no traffic issues. He did his own one-minute traffic study this morning and during that minute he counted a total of three to eight cars in both directions and did not feel there is a traffic problem.
- Paula West of 268 JoAnn Drive, opposed to the development, wanted to know when the PRD to the north of this development was approved. Mr. Worley stated the PRD zoning was approved back in 2006. Artisan came back in last year and downsized the number of units in the development. The total homes to be built for that development and this development combined would be 437 for both, with 87 being town homes. Ms. West stated that she was still concerned with traffic and the timing of the traffic lights on Highway 53, as well as the electric grid. Would it be capable of handling its current load and the new development as well? Mayor Palmer reminded Ms. West that she receives her power from North Georgia EMC. The PSC ruled that when property is annexed into the city the city can provide services. The development will have power supplied by the city. Utilities Administrator Ellis stated that North Georgia EMC gets their power through TVA. We are a MEAG city and our power is provided through our distribution system. Mayor Palmer also noted that Plant Vogtle, an ongoing project the city is involved in, will provide additional power as well.

Testing has been done and Vogtle 4 should be switched to sales of power first quarter next year. Unit 3 will be online in a couple of months. Ms. West stated that she had additional concerns regarding our schools and hospitals being able to handle additional people as she felt both were overcrowded now. Councilmember Palazzolo stated that she is a 28-year educator. The subdivision she lives in has one entry and one exit and is directly across from the residential development currently being constructed on Curtis Parkway, and she voted for the homes and apartments to be approved because she truly cares for our community. Our community is going to grow; we grow it the way we want to or it grows the way developers want to. She stated that she would rather have homes that are built well and felt that these families would not just hand over their properties to anyone. We need to grow the way we want to be grown.

- Brian Anderson of 248 Joann Drive addressed council members stating that he doesn't understand why the parcel on JoAnn Drive is included in the annexation request. Mr. Gaines responded stating that the seller wanted to sell all of the parcels he owned together. Mr. Anderson stated that he would like to see a traffic light at Boone Ford and Lovers Lane, stating it would lower the problems with the blind hill at the end of Boone Ford where the Georgia State Patrol used to be. He also asked to see the traffic study and wanted to know why the city is not doing our own traffic study. Mayor Palmer stated that traffic studies are done by an individual group and not by the developers themselves. Mr. Anderson was told the traffic study is available at City Hall for viewing.
- Cheryl Pass of 246 Chad Street wanted to know how many local businesses would be used during construction, and whether or not the city requires the developer to use a certain percentage of local businesses. Mayor Palmer stated the city does not determine whom the developers use. Mr. Gaines stated that he prefers working with local businesses. Local graders and contractors are given an opportunity to bid on the work, and if the bid is competitive, they are used.
- Kaley Worley of 206 JoAnn Drive addressed council stating that as a young adult she prefers ranch type homes and didn't feel selling them without limitations to 55 and plus senior adults would keep families with children from purchasing them. She also wanted to know how the bus route would run and if the development would have city or county schools. Mayor Palmer stated that the development would be served by city schools. The bus route would be at the discretion of the school system.
- Andy Worley of 206 JoAnn Drive wanted to know if the homes would be "cookie-cutter" houses like some of the ones recently built. Mayor Palmer stated that the prices of the homes would not indicate that. He also stated that Bob Parlow went to Dallas, Georgia and toured one of the communities and liked what he saw.
- Milton White of 342 JoAnn Drive, a property owner on the application, stated that the decision to sell was not an easy one for his wife and himself, as their goal was to protect their neighbors. They had many talks with the developer and even had the 50-foot barrier put in around the development to protect their neighbors.
- There were no other comments and Mayor Palmer closed the public hearing and stated the votes would now be taken on Items A through D.

- Mayor Pro Tem Edwards made a motion to approve the annexation request. Councilmember Denmon gave a second with all voting aye. Motion approved.
- Mayor Pro Tem Edwards made a motion to approve the zoning request of PRD. Councilmember Moyer gave a second with all voting aye. Motion approved.

**E. Zoning – Cody Bailey C46-076**

Public hearing of a zoning change request from R-1B to C-2 for 1.385 acres at a location of 1229 McDaniel Station Road (C46-076,) by Cody R. Bailey. The Zoning Advisory Board meeting was held on April 6<sup>th</sup>.

- Mayor Palmer opened the public hearing.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Pro Tem Edwards gave the report on Zoning Advisory Board stating they recommended approval of the zoning change of C-2.
- Mayor Palmer opened the floor for comments beginning with the applicant.
- There being none, Mayor Palmer closed the public hearing and called for a motion concerning the zoning change request. Mayor Pro Tem Edwards made a motion to approve the request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

**F. Sign Variance – Brock Air Products C57B-091A**

Public hearing of a sign variance request of 620 square feet, varying from 180 square feet to 800 square feet for a wall sign to match building proportions, for .60 acre located at 237 Belwood Road (C57B-091A), by Brock Air Products. The Zoning Advisory Board meeting was held on April 6<sup>th</sup>.

- Mayor Palmer opened the public hearing.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board stating they recommended approval of the variance.
- Mayor Palmer opened the floor for comments beginning with the applicant.
- The applicant addressed board members stating that he was an on-line retailer of HVAC equipment and has warehouses here and in Powder Springs. If the variance was approved the sign would use approximately 8% of the area of the building, which will allow for legible reading of the sign for the 66,000 potential customers passing through the I-75 corridor annually. He also stated there was a large nonconforming pole sign on the opposite side of the building that will be removed.
- There being no further comments, Mayor Palmer closed the public hearing and called for a motion concerning the sign variance request.
- Mayor Pro Tem Edwards made a motion to approve the variance request. Councilmember Denmon gave a second with all voting aye. Motion approved.

**G. Annexation – Filemon Perez Lopez 050-035**

Public hearing of an annexation and zoning request from County to R-1B for 1.64 acres at a location of 126 Newtown Road (050-035), by Filemon Perez Lopez. The Zoning Advisory Board meeting was held April 6<sup>th</sup>.

- Mayor Palmer opened the public hearing.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board stating they recommended approval of the request.
- Mayor Palmer opened the floor for comments beginning with the applicant.
- There being none, Mayor Palmer closed the public hearing and called for a motion concerning the annexation request. Mayor Pro Tem Edwards made a motion to approve the annexation request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.
- Mayor Palmer called for a motion concerning the zoning request of R1-B. Mayor Pro Tem Edwards made a motion to approve the zoning request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

**H. WITHDRAWN Sign Variance – Michael’s Carpet C58-061**

Public hearing of two variance requests at a location of 880 Union Grove Road (C58-061), by Michael’s Carpet, Inc. The first variance request is to allow for a 40 square foot variance to the sign area, from 180 square feet to 220 square feet. The second variance is for an electronic sign to be allowed to be used as the primary sign for the facade. The Zoning Advisory Board meeting was held April 6<sup>th</sup>.

- Mayor Palmer stated the request had been withdrawn by the applicant and will be resubmitted at a later date.

**I. Beer, Wine, Liquor Package – Warehouse Liquor**

Public hearing of a beer, wine, and liquor package license request at a location of 255 West Line Street, by Calhoun GA LLC dba Warehouse Liquor.

- Mayor Palmer opened the public hearing.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Palmer opened the floor for comments beginning with the applicant.
- There being none, Mayor Palmer closed the public hearing and called for a motion concerning the alcohol license request. Councilmember Palazzolo made a motion to approve the request. Councilmember Moyer gave a second with all voting aye. Motion approved.

**J. Revolving Loan Advisory Commission Report – Racemark International**

Public hearing for a Revolving Loan Advisory Commission report concerning a loan application by Racemark International at a location of 1711 Highway 41 Calhoun, GA. (DCA Loan Compliance Review Form submitted on March 27, 2023, local approval subject to DCA approval).

- Mayor Palmer opened the public hearing.

- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Palmer gave the floor to City Administrator Worley to discuss the Commission's report. Mr. Worley stated that Racemark International has a good history with the City and the revolving loan program. They have always been true to their word on jobs created. They are currently requesting a \$500,000 loan for a \$1.2 million project to upgrade equipment. The commission met with company representatives and have recommended approval of the loan with a 3.5% interest rate.
- Mayor Palmer opened the floor for public comments. There being none, Mayor Palmer closed the public hearing and called for a motion concerning the revolving loan application by Racemark International. Councilmember Moyer made a motion to approve the request, pending DCA approval. Councilmember Denmon gave a second with all voting aye. Motion approved.

**8. Old Business:**

**A. Alcohol Ordinance Amendment**

Mayor Palmer gave the second reading of an ordinance to amend the existing provisions regarding alcohol sales at licensed facilities when served to the table, sales and pouring at lodging establishments, and uniform provisions for special event sales of malt beverages and wine by approved vendors. The public hearing will be held April 24<sup>th</sup>.

**9. New Business:**

**A. Stream Buffer Variance – Rachael Dickinson - Mavis Tire C57-031**

Mayor Palmer gave the first reading of a stream buffer variance request for complete encroachment of the building and impervious area into the 50-foot buffer for 204 linear feet and into the 75-foot buffer for 176 linear feet, for .81 acre at a location of 510 Hwy 53 (C57-31), by Rachael Dickinson on behalf of Mavis Tire. The Zoning Advisory Board meeting is scheduled for May 4<sup>th</sup> and the public hearing on May 8<sup>th</sup>.

**B. Annexation – John and Harriet Hiram 002-043**

Mayor Palmer gave the first reading of an annexation and zoning request from County R-3 to R-2 for 0.46 acre at a located on Yarbrough Street (parcel# 002-043), by John and Harriet Hiram. The Zoning Advisory Board meeting is scheduled for May 4<sup>th</sup> and the public hearing on May 8<sup>th</sup>.

**C. Beer and Wine Package – Jai Mahavdev 4, Inc.**

Mayor Palmer gave the first reading of a beer and wine package license request at a location of 235 West Line Street, Suite 3, by Jai Mahavdev 4, Inc. Eligible for a public hearing on May 8<sup>th</sup>. Councilmember Denmon made a motion to set the public hearing for May 8<sup>th</sup>. Councilmember Moyer gave a second with all voting aye. Motion approved.

**D. Purchase Request – Police Department**

Mayor Palmer read a request from the police department to use State Forfeiture funds #1 in the amount of \$550.93 to purchase the necessary K-9 equipment for a

new Canine. Mayor Pro Tem Edwards made a motion to approve the request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

E. **Surplus Request – Police Department**

Mayor Palmer read a request from the Police Department to surplus the following items:

- A 2013 Dodge Charger on GovDeals. This is an old vehicle no longer in service. Vin# 2C3CDXAT7DH560381. Mileage is 96,517. Mayor Pro Tem Edwards made a motion to approve the purchase request. Councilmember Moyer gave a second with all voting aye. Motion approved.
- A 2006 Harley Davidson Motorcycle on GovDeals. This is an old vehicle no longer in service. Vin# 1HD1FHW176Y640636. Mileage is 37,032. Mayor Pro Tem Edwards made a motion to approve the request. Councilmember Moyer gave a second with all voting aye. Motion approved.

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

11. **Work Reports**

- A. Paul Worley, City Administrator had nothing to report.
- B. Kyle Ellis, Utilities Administrator had nothing to report.
- C. George Govignon, City Attorney had nothing to report.


12. **Motion to move to Executive Session, if needed**

13. **Motion to return to General Session**

14. **Motion to Adjourn**

There being no other business to come before the Council, Councilmember Moyer made a motion to adjourn. Councilman Denmon gave a second with all voting aye. The motion was approved and the meeting adjourned at 8:24 p.m.

Approved:

  
James F. Palmer, Mayor

Submitted:

  
Sharon Nelson, City Clerk



CITY OF CALHOUN, GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on 4-10-23, \_\_\_\_\_, by

\_\_\_\_\_ to rezone real property described as follows:

Artisan

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more to each member of the City Council of the City of Calhoun listed below who will consider the application. List (1) the name and official position of the local government official and (2) the dollar amount, description, and date of each such campaign contribution.

Official: \_\_\_\_\_ Amount \$ \_\_\_\_\_

Official: \_\_\_\_\_ Amount \$ \_\_\_\_\_

Official: \_\_\_\_\_ Amount \$ \_\_\_\_\_

OR: NONE (Circle)

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Jennifer Anderson  
Signature of Applicant

Jennifer Anderson  
Printed Name

Sworn and subscribed before me this

10th day of April, 2023.

Anderson  
Notary Public