



**CITY COUNCIL MEETING
SEPTEMBER 22, 2025 – 7:00 PM
109 SOUTH KING STREET
DEPOT COMMUNITY ROOM**

MINUTES

PRESENT: James F. Palmer, Mayor
Ed Moyer, Mayor Pro Tem
Ray Mitchell Denmon, Councilmember
Jacqueline Palazzolo, Councilmember
Al Edwards, Councilmember

ALSO: Paul Worley, City Administrator; Kyle Ellis, Utilities Administrator; Sharon Nelson, City Clerk; George Govignon, City Attorney; Ken Carson, Police; Andrew Hooker, Police; Nathan Saylor, Fire; and Todd Holbert, Fire.

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**

Councilmember Edwards made a motion to approve the September 22, 2025 agenda as presented. 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 Special Called Joint Commission meeting of August 25, 2025. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

5. Councilmember Palazzolo made a motion to approve the minutes of the City Council meeting of September 8, 2025. Councilmember Denmon gave a second with all voting aye. Motion approved.

6. **Mayor's Comments**

- A. Mayor Palmer announced that the third and final public hearing on the 2025 millage rate was held this evening at 6:30 p.m. at the Depot Community Room.
- B. Mayor Palmer read a proclamation declaring the month of October as Breast Cancer Awareness Month. Councilmember Edwards made a motion to approve the proclamation. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

7. **Zoning Hearings 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.

8. **Other Public Hearings**

Public hearing of an Ordinance Amendment regarding the Department of Community Affairs new Georgia State Minimum Standard Building Codes with new Georgia State Amendments which will become mandatory January 1, 2026.

- i. 2026 Georgia Amendments to the 2015 International Energy Conservation Code
- ii. 2026 Georgia Amendments to the 2023 National Electrical Code
- iii. 2024 International Residential Code with Georgia Amendments and only Appendix BO (Existing buildings and structures) and Appendix CA (Sizing and capacities of gas piping)
- iv. 2024 International Building Code with Georgia Amendments
- v. 2024 Existing Building Code with Georgia Amendments
- vi. 2024 International Mechanical Code with Georgia Amendments
- vii. 2024 International Fuel Gas Code with Georgia Amendments
- viii. 2024 International Plumbing Code with Georgia Amendments
- ix. 2024 International Swimming Pool and Spa Code with Georgia Amendments
- x. 2024 International Fire Code and Georgia Amendments
- xi. 2024 International Property Maintenance Code and Georgia Amendments

Councilmember Palazzolo made a motion to adopt the codes as presented. Councilmember Denmon gave a second with all voting aye. Motion approved.

9. **Old Business**

- A. Mayor Palmer gave the second reading of a rear setback variance request of five feet, to vary from the required 20 foot setback to a 15 foot setback, for lots 1-22 on 9.57 acres at a location of 187 New Town Road, by David Fowler Construction, LLC. The Zoning Advisory Board meeting is scheduled for October 9th and the public hearing October 13th.

- B. Mayor Palmer gave the second reading of a beer package request, at a location of 960 North Wall Street, by Belwood Investment USA LLC D/B/A Calhoun Food Mart. Mohammad Asif, the owner, will also serve as the store manager. Eligible for a public hearing October 13th.
- C. Mayor Palmer stated that a motion was needed for the 2025 proposed millage rates for the City of Calhoun and Calhoun City Schools. The City of Calhoun proposed millage rate is 3.50. The Calhoun City Schools proposed millage rollback rate is 13.735. Councilmember Denmon made a motion to set the millage rates as presented. Councilmember Edwards gave a second with all voting aye. Motion approved.

10. New Business

- A. Mayor Palmer read a Temporary Outdoor Alcohol Special Event Application by Gary Lamb with Black Sheep Events, to allow for the provision of beer and wine by Eagle Rock Distributing, for Rocktober Fest, to be held Saturday, October 11th. Councilmember Edwards made a motion to approve the request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

11. Other written items not on the agenda

12. Work Reports

- A. City Administrator Worley gave a review of August 2025 general cash and hotel motel reports. (copy attached) Councilmember Edwards made a motion to approve the reports as presented. Councilmember Denmon gave a second with all voting aye. Motion approved.
- B. Utilities Administrator Ellis gave a review of the August 2025 utilities cash report. (copy attached) Councilmember Denmon made a motion to approve the report as presented. Councilmember Palazzolo gave a second with all voting aye. Motion approved.
- C. City Attorney Govignon had nothing to report.


13. Motion to move to Executive Session, if needed

14. Motion to return to General Session

15. Motion to Adjourn

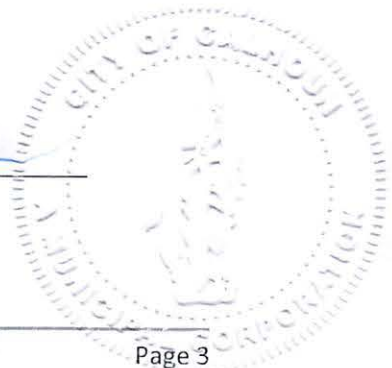
There being no further business to come before the Council, Councilmember Palazzolo made a motion to adjourn. Councilmember Denmon gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:17 p.m.

Approved:


James F. Palmer, Mayor

Submitted:


Sharon Nelson, City Clerk



General Government Cash Report

General Government Operating Account

General Fund	Checking	\$ 5,666,467.63
Restricted Cash - Excise	Checking	122,630.95
Cash	Pay Pal	-
Solid Waste	Checking	487,866.38
Confiscated Assets	Checking	-
School Trust	Checking	764,149.20
Municipal Court	Checking	813.04
Hotel-Motel Fund	Checking	12,276.13
Recreation	Checking	258,791.84
Recreation - Hotel / Motel	Checking	49,341.89
SPLOST 2018	Checking	-
SPLOST 2024	Checking	-
Golf	Checking	626,027.53
Golf Renewal & Replacement Reserves	Checking	-
American Rescue Plan Act (ARPA)	Checking	1,147,365.51
OPIOD	Checking	85,459.84
Total Operating		<u><u>9,221,189.94</u></u>

Reserves - Restricted / Renewal & Replacement	Savings	-
Specified Funds / Renewal & Replacement	Savings	750,000.00
Total Reserves		<u><u>750,000.00</u></u>

2018 SPLOST - Uncommitted	Checking	9,207,001.17
2018 SPLOST - Committed	Checking	562,878.15
2024 SPLOST - Uncommitted	Checking	648,443.20
Total		<u><u>10,418,322.52</u></u>

Fire Department Donations	Public Checking	3,397.78
Revolving Loan	Checking	862,741.79
Police #1 - Forfeiture (Settled)	Money Market	39,096.57
Police #2 - Forfeiture (Pending)	Checking	34,672.39
Police #3 - Fed Funds	Money Market	23,778.25
Police #4 - Evidence	Checking	58,554.56
Police #5 - ICE Funds	Checking	12,219.90
Police PEPI Account	Checking	2,510.00
School Debt Service	Savings	8,600,914.63
City of Calhoun Investment Account	Money Market	2,206,203.60
Total Special Funds, Reserves and Savings		<u><u>11,844,089.47</u></u>

GRAND TOTAL - 8/31/25 \$ 32,233,601.93

Component Unit Cash		
Downtown Development Authority		\$ 50,884.49
Downtown Development Authority - Hotel/Motel Tax		380,946.17
		<u><u>\$ 431,830.66</u></u>

General Government Investments

City of Calhoun - Various Investments		
Reserves held in investments - \$3,426,352.73		\$ 15,819,371.64
ARPA		-
Golf- \$600,000 reserves held in Investments		1,499,770.10
		<u><u>\$ 17,319,141.74</u></u>

Hotel/Motel 8/31/25 Report

Amount Received from GMA & Paid to Vendor for FY25

Vendor #	Vendor	Jul paid in Sep 2024	Aug paid in Oct 2024	Sep paid in Nov 2024	Oct paid in Dec 2024	Nov paid in Jan 2025	Dec paid in Feb 2025	Jan paid in Mar 2025	Feb paid in Apr 2025	Mar paid in May 2025	Apr paid in Jun 2025	May paid in Jul 2025	Jun paid in Aug 2025	Total
29	Chamber of Commerce	\$ 47,673.58	\$ 36,354.04	\$ 41,546.58	\$ 52,241.17	\$ 40,695.32	\$ 33,381.96	\$ 39,753.50	\$ 36,751.44	\$ 48,562.97	\$ 54,436.06	\$ 51,443.82	\$ 61,346.88	\$ 544,187.32
1346	City of Calhoun- Unrestricted	40,863.05	31,160.60	35,611.36	44,778.14	34,881.70	28,613.11	34,074.43	31,501.22	41,625.40	46,659.47	44,094.70	52,583.03	466,446.21
1346	City of Calhoun- Restricted	6,810.50	5,193.43	5,935.23	7,463.02	5,813.62	4,768.85	5,679.07	5,250.21	6,937.57	7,776.58	7,349.12	8,763.84	77,741.04
3132	Calhoun Recreation Dept.	13,621.02	10,386.87	11,870.45	14,926.05	11,627.23	9,537.70	11,358.14	10,500.41	13,875.13	15,553.16	14,698.23	17,527.68	155,482.07
	Total Paid By H/M Fund	<u>\$ 108,968.15</u>	<u>\$ 83,094.94</u>	<u>\$ 94,963.62</u>	<u>\$ 119,408.38</u>	<u>\$ 93,017.87</u>	<u>\$ 76,301.62</u>	<u>\$ 90,865.14</u>	<u>\$ 84,003.28</u>	<u>\$ 111,001.07</u>	<u>\$ 124,425.27</u>	<u>\$ 117,585.87</u>	<u>\$ 140,221.43</u>	<u>\$ 1,243,856.64</u>
	Paid to Industrial Development by City of Calhoun	<u>\$ 10,000.00</u>	<u>\$ 10,000.00</u>	<u>\$ 10,000.00</u>	<u>\$ 10,000.00</u>	<u>\$ 10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>\$ 120,000.00</u>
	Paid to Downtown Development by City of Calhoun	<u>\$ 25,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>25,000.00</u>	<u>-</u>	<u>-</u>	<u>277,560.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ 327,560.00</u>

Balance in City Held Accounts as of 8/31/2025

	Beginning Balance as of 7/1/2024	Revenue	Expenses	Balance as of 8/31/2025
City of Calhoun- Unrestricted	\$ 1,202,313.94	\$ 466,446.21	\$ (120,000.00)	\$ 1,548,760.15
City of Calhoun- Restricted	\$ 73,111.94	\$ 77,741.04	\$ -	\$ 150,852.98
Downtown Development	\$ 126,577.92	\$ 327,560.00	\$ (73,191.75)	\$ 380,946.17
Calhoun Recreation Dept.	\$ 256,583.39	\$ 155,482.07	\$ (362,723.57)	\$ 49,341.89

Utilities Cash Report

Utility Operating Account

Electric	Checking	\$ 1,143,809.72
Water & Sewer	Checking	2,709,217.47
Telecommunications	Checking	678,956.32
Utilities Administration	Checking	1,289,731.68
Total Operating		5,821,715.19

Electric Reserves & Unrestricted Investments	Reserves - Checking	1,908,119.22
Telecom Reserves & Unrestricted Investments	Reserves - Checking	67,679.00
Water / Sewer Reserves & Unrestricted Investments	Reserves - Checking	3,651,467.22
Bond Sinking Fund	Savings	94,962.42
Utility Deposits	Checking	1,355,210.04
City of Calhoun Shuler Bond	Savings	38,468.48
City of Calhoun Investment Account	Money Market	5,243,152.74
Total Savings & Reserves		12,359,059.12

GRAND TOTAL - 8/31/25 \$ 18,180,774.31

Utilities Investments

Electric	\$ 23,112,489.68
Water	\$ 23,924,350.51
Sewer	\$ 1,659,756.54
Telecommunications	\$ 4,306,421.25
City of Calhoun - Various Investments	\$ 53,003,017.98