

**CITY OF CALHOUN  
REGULAR CITY COUNCIL MEETING  
DEPOT COMMUNITY ROOM  
109 SOUTH KING STREET  
CALHOUN, GA  
OCTOBER 23, 2006, 7:00 P.M.**

**MINUTES**

**PRESENT: James F. Palmer, Mayor  
Lorene Potts, Mayor Pro Tem  
Ray M. Denmon, City Councilman  
George R. Crowley, City Councilman  
David Hammond, City Councilman**

**ALSO: William P. Bailey, City Attorney  
Kelly Cornwell, Director of Utilities  
Eddie Peterson, Director of Public Safety/Public Works  
Cathy Harrison, City Administrator**

1. Mayor Palmer called the meeting to order and Councilman Crowley gave the invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Following a review of the October 9, 2006 Minutes of the Regular City Council Meeting, Councilman Crowley made a motion to approve as written. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
4. Mayors Comments:
  - a. Mayor Palmer announced the Mayor's Motorcade to be held on December 12, 2006 at 10:00 a.m. at the Northwest Regional Hospital. He stated anyone who wishes to provide gifts for patients may leave them at City Hall prior to December 12, 2006.
  - b. Mayor Palmer reminded the public of the safety precautions that would be needed on Halloween, Tuesday, October 31, 2006. He stated children ages 12 and under would be on streets and sidewalks participating in the event from 4:00 p.m. until 8:00 p.m.
  - c. Mayor Palmer reminded the Council and the Public of Comprehensive Plan Workshops on October 25<sup>th</sup> and October 26<sup>th</sup>, 2006 at the Depot. He stated the public is invited to attend on both dates from 2:00 p.m. until 4:00 p.m. and 7:00 p.m. until 8:00 p.m. He stated the wrap-up session will be on Thursday evening until 9:00 p.m. He invited the public to be a part of the process.
  - d. Mayor Palmer reminded the Council of GMA Meetings in Dallas, November 1, 2006 at 5:30 p.m. and in Rossville at noon on November 15, 2006. He stated this would be the listening session for district 1. He asked that anyone who plans to attend to please notify the City Administrator.
  - e. Mayor Palmer reminded everyone of Mayor's Day. He stated the GMA Legislative Conference will be held on January 20-22, 2007 in Atlanta. He asked if anyone wishes to register for this event or for the training session that will be held at that time to please notify City Administrator in order for early registration to be obtained.

- f. Mayor Palmer asked Mayor Pro Tem Potts to review the zoning hearings scheduled for November 13, 2006 at 7:00 p.m. and December 11, 2006, at 7:00 p.m.
  - 1) A request for annexation and zoning of R-1B for approximately 20.87 acres on Henderson Bend Road by Terry Brumlow, agent for PFW Properties, Inc.
  - 2) A request for annexation and R-1B zoning of house and lot at 105 Harris Street by Walter Hartsfield.
  - 3) A zoning variance by the City School System for a modular classroom unit for the Middle School Campus at 399 S. River Street, Calhoun, GA.
- g. Mayor Pro Tem Potts announced the zoning hearings scheduled for December 11, 2006, at 7:00 p.m.
  - 1) A first reading of a request for annexation and C-2 zoning by Flipper McDaniel, for approximately 2 acres located at 1201 Dews Pond Road.
  - 2) A first reading of a request for re-zoning from Agricultural to C-2 by Steve C. Moore for approximately 28.5 acres located at the corner of Belwood Road and Union Grove Road.
  - 3) A first reading of a sign variance request by Russell Owen. The request is for a 4 foot variance on set-back, 8 foot over height maximum and 251 foot over on total allowed square footage.
  - 4) A first reading of an annexation request by Rebecca Brown for 2.044 acres at 128 New Town Road for R-1A zoning.

Mayor Palmer asked Councilman Hammond to review a grant provided to the fire department. Councilman Hammond stated the City had been notified by Governor Perdue stating the Calhoun Fire Department would be obtaining a 2006 Homeland Security Grant in the amount of \$1.105 million dollars. This grant will allow the purchase of a search and rescue vehicle priced at over \$400,000.00 plus equipment that will benefit area 6 which consists of 21 Northwest Georgia Counties. He stated the Calhoun Fire Department had been asked by the Georgia Emergency Management Agency to be the lead agent and to house the vehicle. He stated there would be special training for volunteers from the fire departments within the 21 counties. The volunteers would be required to have 400 hours of training which includes a \$120,000.00 training grant. Councilman Hammond commended the Calhoun Fire Department for their role as lead agent and Mayor Palmer commended them for their willingness to volunteer for this project and for being recognized by their peers.

5. Public hearings and comments:

- a. Mayor Palmer stated at this time he would entertain a motion to remove the Riverside II variance request from its tabled motion and re-open a public hearing. Mayor Pro Tem Potts made a motion to remove the table motion and to re-open the public hearing on the variance request. The motion was second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley, Councilman Denmon and Councilman Hammond voting affirmatively motion carried.  
Mayor Palmer asked if there were any comments by the applicant. Darin Hardin stated he wished to apologize for being improperly prepared for the previous meeting. He stated he appreciated the willingness of each of the elected officials

to review the area and to understand the reason for the variance request. He stated after reviewing the area he could provide the type of development he wished to provide with a variance on 25% of the lots. He asked for permission for the 25% to be approved by the building inspector. Following discussion Mayor Palmer stated the request had been for a 10 foot variance from the front set back requirement.

Mayor Palmer asked if there were any comments, there were none.

Mayor Palmer inquired if there would be double garages for the houses. Mr. Hardin stated it is included in the covenant. There will be double garages and double drives, however, some garages will be at the rear of the house. Those at the rear will have single drives with a turn around provided but there will be double garages. There were no additional comments and the hearing was closed.

Mayor Pro Tem Potts made a motion to grant a 5 foot variance for 25% of the lots in the development and to grant lot approval to the Building Inspector, and with the understanding that double garages would be provided for each of the lots. The motion was second by Councilman Hammond with Mayor Pro Tem Potts, Councilman Hammond, Councilman Denmon and Councilman Crowley voting affirmatively motion carried.

6. Old Business:

a. Mayor Palmer stated at this time he would re-open the street closing request by Main Street. The request is to close Court Street from Wall to Park Avenue in November, 2006. Mayor Pro Tem Potts stated Main Street had re-visited the proposal and reduced "Fall Fest" to one date, requesting the closing to be on November 4, 2006, from 10:00 a.m. until 2:00 p.m. She stated she would make a motion for the street closing on that date and time. The motion was second by Councilman Hammond with Mayor Pro Tem Potts, Councilman Hammond, Councilman Denmon and Councilman Crowley voting affirmatively motion carried.

b. Mayor Pro Tem Potts stated Main Street had requested a street closing for a traditional Christmas Parade on December 14, 2006. However, they failed to name a rain date and they wished to request a rain date on December 15, 2006 at the same time. Following discussion Mayor Pro Tem Potts asked that this be an official motion to have December 15, 2006 as a rain date for a previously approved closing on December 14, 2006. The motion was second by Councilman Hammond with Mayor Pro Tem Potts, Councilman Hammond, Councilman Denmon and Councilman Crowley voting affirmatively, motion carried.

7. New Business:

a. Mayor Palmer gave a first reading of several alcohol license renewals that have been received for 2007:

ABC Highway 53 Package	Marion Whitaker	767 Highway 53 East SE	602-2080	B Pkg
American Legion Post 47	C. L. Rutledge	Post Office Box 494	629-6975	B Pkg
B&L Liquor, Inc	Lindsey Lewis	100 Highway 53 SE	629-0482	W & L Pkg
Back Gate	Hussein Asadi	355 Richardson Road, Suite 3	629-3669	B Pour
Dixie Beverage Shop	Barbara Bishop	1100 Red Bud Plaza NE	625-5625	B Pkg with Gro.
Dub's High on the Hog, Inc. Resturant	Jeff Erwin	349 South Wall Street	602-5150	B&W Pour

El Pueblito Mexican Rest.	Juana Naranjo	206 Park Avenue	625-2434	B&L Pour
El Rayos	Luis Rey Fitz, Solis	360 South Piedmont Street	625-1772	B&L Pour
Gondolier's Pizza	Alexis Prasinos	427 Indian Hills Shop. Center	625-2322	B Pour
Great Wall Chinese Restaurant	Kitty Leung	1120 North Wall Street	629-2389	B Pour
J J's Package Store	Raymond J. Brown	876 North Wall Street	629-4186	B Pkg
Kroger #393 Mail to: Andrea Buckles	Doug Busch	136 West Belmont Drive SW	625-4303	B & W Pkg
Kurani Pizza d/b/a Pizza Hut	Melba Jane Price	613 Hwy 53 East	629-0295	B Pour
Los Gallos De Mexico	Martin / Bertha Carranza	235 West Line Street, Suite 2	602-7881	B&L Pour
Los Reyes Mexican Rest.	William T. Howard	442 Highway 53	629-1535	B W& L Pour
Mukhi, Inc. - Calhoun Liquor	Mukesh S. Patel	960 North Wall Street	629-1361	B W&L Pkg
Phil Beamer Distributor	Phil Beamer	1240 Red Bud Road	629-4220	Beer Pkg
Phil Beamer Distributor	Phil Beamer	756 Hwy 53	625-4625	Beer Pkg
R&R Beer & Tobacco (Yamnua Krupa, Inc.)	Kishor Shah	400 West Line street	629-5131	B & W Pkg
Red Bud Liquor Store, Inc.	Champ Kelly	1115 Red Bud Road NE	629-1458	B W& L Pkg
Renis Barrett Memorial Home, Inc. d/b/a VFW Post 5376	Edna Talley	Post Office Box 321	629-0334	B&L Pour
Retail Marketing Corp. d/b/a Food Outlet, IGA	Billy Michael Copeland	118 W.C. Bryant Pkwy	629-5354	B&W Pkg
Ruby Tuesday	Ian B. Wonderling	731 Hwy 53 East	602-2458	B, W & L Pour
Schroeder's Restaurant	Ricky M Patterson	119 Kelly Court	629-7773	B Pour
South 41 Package	Roy Thomas Aaron	1326 Highway 41 South	629-9623	B & W Pkg
Thurston's, Inc.	Mitzi Hutchinson	114 Court Street	602-4401	B&W Pour
Tierce's Little Giant Grocery Store	Ray Tierce	1116 North Wall Street	602-9404	B Pkg
Whittenburg, Inc / Hi-Tech Fuel	Linda Whittenburg	295 W Line Street	629-0266	B Pkg

- b. Mayor Palmer stated at this time there are no taxi license renewals that have been received.
- c. Mayor Palmer gave a first reading for several pawn shop license renewals for 2007:

Comer Pawn	Larry E Knight	408 Court St	Calhoun, GA 30701	625-0193
D&S Pawn	Nancy P. Long	350 Highway 53 East	Calhoun, GA 30701	629-8051
Park Avenue Pawn & Jewelry	Douglas Driscoll	204 Park Avenue	Calhoun, GA 30701	625-0008
The Cash Store	Brock Wilkins *	239 West Belmont Drive	Calhoun, GA 30701	629-5512
Titlemax of Calhoun, Inc.	Timothy D. Underwood	333 Highway 53 East SE	Calhoun, GA 30701	629-7895

\* New Manager, police report clear.

Mayor Palmer stated all second readings would be held on November 13, 2006.

- d. Councilman Hammond stated the fire department requested permission to purchase one of the police Crown Victoria vehicles that had been declared as surplus property for \$5,700.00. The vehicle will be utilized by the additional fire inspector. Councilman Hammond stated he would make a motion to approve the request. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon, Councilman Crowley and Mayor Pro Tem Potts voting affirmatively, motion carried.
- e. Mayor Palmer gave a first reading of an emergency zoning variance request by the City School System for a modular classroom unit to be located at the Calhoun Middle School Campus on 399 S. River Street. Mayor Palmer stated in the

emergency situation it would allow advertising for three consecutive weeks. He stated he would entertain a motion to set the public hearing for November 13, 2006 at 7:00 p.m. Councilman Crowley made a motion to hold the hearing on that date and time the motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.

- f. Mayor Palmer gave a first reading of a beer package license request of Sam's Real Estate Holdings - GA, LLC and LSAA, Inc. for the Shell service station located on Hwy 53 East. He stated the earliest date for a public hearing would be November 27, 2006 at 7:00 p.m. He stated since the request is for a new license that is being considered at the same time as 2007 renewals, this application would cover the remainder of 2006 and would cover the new 2007 license. Councilman Crowley made a motion to set the public hearing for that date and time. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond, Councilman Denmon and Mayor Pro Tem Potts voting affirmatively, motion carried.
  - g. Mayor Palmer gave a first reading of a 24 hour taxi cab request by Rodrigo Alexis Barahona, d/b/a Speedy Cab. The commercial office would be located at 235 W. Line Street, Suite 2. Mayor Palmer stated a second reading of the proposal would be held on November 13, 2006 at 7:00 p.m.
8. Other Written Items not on the Agenda: None.
  9. Work Reports:
    - a. Director of Utilities, Kelly Cornwell. None.
    - b. Director of Public Works/ Public Safety, Eddie Peterson stated he had prepared a written report that will become a part of the minutes. (Exhibit "A")
  10. Mayor Palmer inquired if there was a need to move to Executive Session. The response was negative.
  11. Mayor Palmer stated he would entertain a motion to adjourn. Councilman Hammond made a motion to adjourn. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon, Councilman Crowley and Mayor Pro Tem Potts voting affirmatively motion carried.

Approved:

  
James F. Palmer, Mayor

Submitted:


  
Cathy Harrison, City Administrator

Exhibit "A"

Project Report  
October 23, 2006  
Eddie Peterson

**1. Pine Street @ River Street:** We are widening the west bound lane at the intersection of River Street and Pine Street. This will allow for through traffic and right hand turns to continue flowing. At the present time a westbound vehicle which is turning left from Pine onto River can back up traffic for several signal cycles. The project should be complete within the next week. Every little improvement helps.

**2. 58 Acre Project:** We have secured 30,000 plus cu. yards of fill material for the roads, parking, trails, and fields at no cost to the City. Phil Worley, with the University of Georgia Experiment Service, has agreed to allow Calhoun to remove fill material from a site near the cattle barn which is directly across from the 58 acre site. At this time we are installing erosion and sedimentation control devices for the project. A tentative time table for the project is as follows;

Erosion and Sedimentation Control	November 2006
Grading for primary fields	December 2006, January, February 2007
Grading for roads, parking lot,	November, December 2006, January 2007
Stormwater pipe and devices	January 2006, February 2007
Fill material for roads, fields, concession area	February, March 2007
Sewer, water, electrical primary infrastructure	March, April, May 2007
Football field	April, May, June 2007
Soft ball fields	May, June, July 2007
Irrigation	April, May, June 2007
Lighting for ball fields	June, July 2007
Parking and Roads graveled	May, June 2007
Fencing and seating for ball fields	June, July 2007
Concession/Restrooms	June, July, August, Sept 2007
Sidewalks, Trails	May, June, July, August 2007
Playground	June, July, August 2007
Pavilions	June, July, Aug 2007
Oothcalooga Pier	August 2007

We are attempting to use as much in-kind labor, equipment, and material as possible to stretch the limited SPLOST dollars. We have approximately \$1.3 million dollars for this \$2.2 million dollar project. As we reach certain phases of the various project items it seems logical to hold off completion as needed to stretch money; base and GAB roads and parking lots and wait for paving, complete fields to use prior to lighting, let trails be in some the last things we do, hold off on furnishing concession/restroom (just necessities), sprig the fields with bermuda rather than use sod, etc. We will probably contract our pan work by the hour and have an inspector on site rather than contract by a lump sum. If Calhoun is the prime contractor we can sub-contract work as needed and stay away from bidding a lump sum. This is the only way to cause each \$1.00 of SPLOST to equal \$2.00 in completed recreation product.

**Budget Projections:**

Engineering, Design, Plans	\$ 200,000
Grading, stormdrainage, roads, parking	310,000
Water, Sewer, Electrical Infrastructure	190,000
Sidewalks, Trails	80,000
Fields	140,000
Concessions, Storage, Restrooms	320,000
Seating	60,000
Fencing	90,000
Pavilion	70,000
Furnishings	100,000
Bridge	130,000
Playground Equipment	200,000
Lighting	250,000
Landscaping	30,000

**3. Trails Grant DNR:** Calhoun will apply for a pedestrian connector bridge through the Georgia Department of Natural Resources Trails Grant Program. The bridge will connect the River Street Recreation area to the 58 acre park across Oothcalooga creek. The bridge structure will be 130 feet in length and will cost approximately \$1,000 per lineal foot or \$130,000. The local match is 20% or \$26,000. I have talked with DNR grant coordinators and explained our bridge concept and purpose. The response is positive and connecting two parks is an appropriate request. The application deadline is November 30, 2006 with the award in the summer of 2007.

**4. School Drills:** The Calhoun Police Department, City of Calhoun School System, Calhoun Fire Department, and the Gordon County E-911 / EMS will conduct three emergency training scenarios which will take place on October 25, 2006 at the Primary/Elementary School, November 1, 2006 at the Calhoun High School, and November 8, 2006 at the Calhoun Middle School. The drills will provide opportunities for teachers, administrators, and students to be part of a lockdown and evacuation drill. Emphasis at the Primary/Elementary School will be a hostage situation. The Calhoun Highschool drill will involve a shooting and a hazardous material operation. The Calhoun Middle School scenario will involve a school shooting. While drills do disrupt the daily school schedule (two hours each) they are an important and necessary part in the training, safety and well being of our students, teachers, and public safety personnel.

**5. Tennis Courts:** The fencing is complete and the surface contractors will be working during the next two weeks on filling, sealing, coloring, and striping. The courts should be playable by November 7, 2006. We will begin advertizing for the 70' x 30' tennis center building on Oct. 25, 2006 and open bids on Oct. 24, 2006. We are using a 90 day completion for the building. This

schedule should provide for completion by late February 2007.

**6. Peters Street:** We are almost complete with quantities and estimates on the materials required in reconstruction of Peters Street. Before we go to GDOT with a request for a City/County Contract we need to make sure Gordon County is on board for this project.

**7. Street Scape Phase II:** At this time we are completing the construction survey and have submitted and resubmitted the concept report to GDOT. Also, the Section 106 report is under review by the appropriate agencies (Historic Preservation, EPD, FHA, and GDOT). I look for design to begin in November and bid the project in December 2006.

**8. Methane Monitoring:** The third quarter 2006 methane monitoring event at Harris Beamer Road Industrial Landfill was completed on October 3, 2006. Twenty methane gas monitoring points were measured; two methane wells, 15 bar punch locations, and three building structures. A methane level of 5.4 percent by volume was measured at Methane Bar Punch - 9. A bar punch reading was conducted 20 feet from MBP-9 and the methane level was 0.0 percent by volume.

**9. Badger Excavator:** This is a 1967 excavator ( picture attached) with 35,000 miles and 3,500 hours of operation time. The machine was purchased by the Alabama Dept. of Transportation and used when needed rather than maximized use as is the case of a contractor. We (Kevin, Julian, and I ) have checked this machine out and it seems solid; engines, hydraulics, planetary gearing, running gear, and electrical. This machine (new) or one similar is in the \$200,000 range. We could use this for ditching, debris removal, setting or removing heavy structures, reaching, tree removal, accessing difficult terrain, excavation, or any number of uses. Since we can not afford a new machine of this nature, this seems to be a good alternative at \$20,000. We can use Transportation SPLOST dollars for this machine.

## 10. Construction Projects Update:

<u>Type</u>	<u>Developer</u>	<u>Location</u>	<u>Permitted</u>	<u>Percent Complete</u>
New Motel	Don Hollingsworth	Cracker Barrell Drive	Building	40%
Commercial	Flipper McDaniel	Curtis Parkway	Soil & Erosion	15%
Planning	Longhorn	Lovers Lane 53	N/A	0%
Gordon Station	Alan Brown	US 41/53	Building	90%
Commerical	O-Reilly's Auto	South Wall	Building	95%
Harmony Sq.	Bobby Howard/Hardin	Harmony / Dews Pond	Building	20%
Industrial	Nourison	Union Grove Rd	Building	30%
PRD	Russell Owen	Kensington	Building	40%
PRD	Dan Bramlett	Damacus Rd	Soil Erosion	80%
PRD	Lusk/Hardin	Riverside II	Soil Erosion	90%
PRD	D Wilson	Brookstone IIII	Soil Erosion	95%
PRD	Graves/Fox	Henderson Ridge	Soil Erosion	25%
PRD	Hardin/Lusk	Lovers Lane	Soil Erosion	15%
PRD	Stepp	Laurel Ridge	Building	30%
R-1 R-2	Browder	Arbor Place	Building	80%
R-1A	Lusk	Park Place VIII	Soil Erosion	70%
R-1B	Lusk	Colton Ridge	Building	30%
R-1B	Bramlett	McDaniel Station	Soil Erosion	0%
R-1B	Rasbury/Layson	Beamer Rd	Soil Erosion	30%
R-1B	Brian Carden	Hannah Hills	Building	65%
R-2	Bonner	Phase II Creekside	Soil Erosion	95%