

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
APRIL 24, 2006, 7:00 P.M.**

MINUTES

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

ABSENT: Ray M. Denmon, City Councilman

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

1. Mayor Palmer called the meeting to order and welcomed everyone in attendance. 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 minutes of the April 10, 2006 regular City Council meeting minutes, Councilman Hammond made a motion to approve as written, second by Councilman Crowley with Councilman Hammond, Councilman Crowley, and Mayor Pro Tem Potts voting affirmatively, motion carried.
4. Mayor's comments:
 - a. Mayor Palmer announced that Court Street would be closed from Wall Street to Park Avenue for the festival known as "More Than a Taste of Calhoun" scheduled for Saturday, April 29, 2006 from 9:00 a.m. to 3:00 p.m.
 - b. Mayor Palmer announced Georgia Cities Week, April 23-30, 2006. He stated the City of Calhoun will recognize Georgia Cities Week in conjunction with the Governor's, Keep Georgia/ America Beautiful Campaign. Mayor Palmer ask that each business, industry and home owner clean up and maintain their areas in Calhoun in order for Calhoun to be the best it can be.
 - c. Mayor Palmer stated in reference to the GMA Annual Conference in June, the City would need a voting delegate and alternate for the district caucus on June 23, 2006 and the GMA Business Session on June 26, 2006. Councilman Hammond made a motion to appoint Mayor Pro Tem Potts as the voting delegate for both meetings and Councilman Denmon as the alternate for both meetings. The motion was second by Councilman Crowley with Councilman Hammond, Councilman Crowley and Mayor Palmer voting affirmatively, motion carried.
 - d. Mayor Palmer stated he and Councilman Hammond and Administrator Harrison had attended the GMA Listening Session in Dalton on April 18, 2006. They heard a review of the outcome of the Legislative Session by Lamar Norton, Lou

Comer and Ted Baggett from GMA. He stated it was an informative discussion concerning Legislation and the benefit to Cities in the Northwest Georgia area.

e. Mayor Palmer announced a budget hearing that would be held on May 8, 2006 at 7:00 p.m.

f. Mayor Palmer ask Councilman Hammond to make announcements concerning the police and fire department:

Councilman Hammond stated the Calhoun police department had been recognized recently at a Governor's Recognition Meeting, for its road checks and efforts to keep streets and roads safe. A grant for \$8,000.00 was awarded for equipment to assist the Calhoun Police Department for future road checks. Councilman Hammond commended Chief Moss and his patrol division for their excellent work in this regard.

g. Councilman Hammond announced that several members from the Calhoun fire department had been requested to attend the Governor's Emergency Management Meeting in Savannah, May 3-5, 2006. They were ask to operate and demonstrate some of the Haz-Mat material and equipment that the area has received as a result of the \$1.5 million dollar grant for the Northwest Georgia area. Councilman Hammond commended members of the Calhoun Fire Department for their willingness to train and participate in the Haz-Mat Program.

h. Mayor Palmer ask Mayor Pro Tem Potts to review the zoning hearings schedule for May 8, 2006 at 7:00 p.m. and June 12, 2006 at 7:00 p.m.:

- 1) A zoning variance request by Brent Stepp Construction Co., Inc. for a waiver to build seven houses on a private road in a small tract of land annexed off Meadowbrook Road adjoining other Stepp Developments known as Bristol, Covington and Lennox (Four lots in the area will join a public road)
- 2) A zoning change request of Hamp and Shirley Mosely for a lot at 207 Gallman Avenue. The request is to change from Residential to Neighborhood Commercial.
- 3) A request by D&L Land Co., Larry Knight for zoning of C-2 and annexation of a lot at the intersection of Hines Road and Red Bud Road.
- 4) A zoning variance request of by the new Friends of the Gem for a lighted marquee sign on North 41 Highway.

Mayor Pro Tem Potts stated the items scheduled for June 12, 2006 at 7:00 p.m. are:

- 1) A zoning variance request by Bob T. and Carol Nance for a 20 foot variance on the east side of the property adjoining the Smith property. The property is bound by the Dews Pond Road on the south side.
- 2) A zoning variance request by Paul Pickard to build a 10 to 12 unit apartment complex on 4 lots located on Carter Street, presently containing mobile home units. The property is zoned R-2 under the 40 year rule and the variance is for a waiver of the 40 year rule.
- 3) A rezoning request by Jason Sloan as agent for Jack Perry for 22.360 acres of property on Highway 53 East across from County Road Offices. The request is to rezone from PRD to C-2.
- 4) A zoning request of C-2 and annexation for 69.448 acres off the Old Highway 53 roadway and joining other property on the west owned by Jack Perry and zoned PRD. The request is filed by Jason Sloan as agent for Jack Perry.

- 5) A rezoning request by the Development Authority of Gordon County, for approximately 15.1 acres located on McDaniel Station Road, SW, lots 1 and 2 only. The request is to rezone from Industrial to C-2.

5. Other Hearings and Public Comments:

- a. Mayor Palmer opened a second public hearing regarding the amended zoning map for the City of Calhoun that contains all the zoning changes and annexations through February 2006. Mayor Palmer asked if there were any comments. He stated the map was on the bulletin board in the Council Chamber and was available for everyone to review. There were no comments and the hearing was closed. Mayor Pro Tem Potts made motion to adopt the amended zoning map as the official zoning map for the City of Calhoun, contains changes and annexations through February 2006. The motion was second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley and Councilman Hammond voting affirmatively, motion carried.
- b. Mayor Palmer opened a public hearing on a beer package license for Tierce's Little Giant Grocery Store on Highway 41, north. Mayor Palmer stated it is a new location, the police reports were clear and the location meets the criteria of a new location. Mayor Palmer asked if there were any comments or questions. There were no other comments and the hearing was closed. Mayor Pro Tem Potts made a motion to approve the beer package license for the Tierce's Little Giant Grocery Store located on Highway 41, north. The motion was second by Councilman Hammond with Mayor Pro Tem Potts, Councilman Hammond and Councilman Crowley voting affirmatively, motion carried.

6. Old business:

- a. Mayor Palmer stated the City Attorney had drafted a rental lease agreement for Hall Realty, Inc. d/b/a Old Mill Condominiums for a small parcel on Highway 41, north and College Street. It is a 2 year agreement with a lease price of \$100.00 per year. He stated the space is approximately 75 square feet and would allow signage on the property that conforms to the City's sign ordinance. Mayor Palmer asked if there any comments by the Council. There were none. Councilman Crowley made a motion to approve the lease agreement with Hall Realty, Inc. d/b/a Old Mill Condominiums for a lease price of \$100.00 per year. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
- b. Mayor Palmer stated approximately 3 years ago the Utility Billing Department signed a lease agreement to purchase the printing and folding equipment from Pitney Bowes that had proven to be highly sensitive and not fully satisfactory for the operation. He stated newer equipment is available with competitive pricing. It was the recommendation of City Management for the City to be authorized to enter a new lease agreement for a 5 year period for approximately \$1,000.00 per month less than what is currently being paid. The newer equipment will be less sensitive and will include an additional mail machine. The equipment would be leased from Pitney Bowes and would include a service contract. Based upon the information and justification of the amended lease agreement, Councilman Hammond made a motion to authorize the trade in of the old equipment and extend the lease agreement to a 5 year period for approximately \$3,039.00 per month. The motion was second by Councilman Crowley, Councilman Hammond,

Councilman Crowley and Mayor Pro Tem Potts voting affirmatively, motion carried.

7. New business:

- a. Councilman Crowley gave a first reading of a new Revolving Loan Application by Lynn Brown, Finance Officer for RaceMark Int., LLC, for \$500,000.00. Councilman Crowley stated the new loan application includes 50 new jobs as a result of the loan. It is proposed to be secured by AA and AAA Tax Free Bonds and the loan proceeds will go toward the purchase of the building and/or new equipment for their assembly line. He stated the earliest date for a public hearing would be May 8, 2006. Councilman Crowley made a motion for the public hearing to be held on that date and time. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
- b. A first reading of a beer and wine package request for Retail Marketing Corporation with Derrick McClinic as authorized agent for a grocery store, located at 118 W.C. Bryant Parkway. Mayor Palmer stated this would replace the formerly approved Smith and Woods application, approved October 10, 2005. The reason for re-applying is due to an ownership change. He stated the earliest date for a public hearing would be May 22, 2006 at 7:00 p.m. Mayor Pro Tem Potts made a motion to set the public hearing for that date and time. The motion was second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley and Councilman Hammond voting affirmatively, motion carried.

8. Other written items not on the agenda:

- a. Mayor Palmer stated the building inspection division has a 1995 Ford, F-150 pickup, vehicle identification #1FTEF15N65NB27579 for approval to be declared as surplus property and auctioned on GovDeals website in conjunction with the GMA Program. Following discussion Councilman Hammond made a motion to declare the 1995 Ford, F-150 pickup vehicle identification #1FTEF15N65NB27579 as surplus property and authorize the vehicle to be auctioned on the GovDeals website as per the agreement with the Georgia Municipal Association. The motion was second by Councilman Crowley with Councilman Hammond, Councilman Crowley and Mayor Pro Tem Potts voting affirmatively, motion carried.

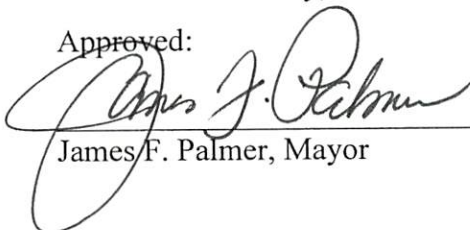
9. Work reports:

- a. Kelly Cornwell, Director of Utilities: no report.
- b. Eddie Peterson, Director of Public Safety and Public Works stated his work report was available for the Council. (Exhibit "A")

10. Mayor Palmer stated it was not necessary to move to Executive Session.

11. Councilman Crowley made a motion to adjourn, second by Councilman Hammond, with Councilman Crowley, Councilman Hammond, and Mayor Pro Tem Potts voting affirmatively, motion carried.

Approved:



James F. Palmer, Mayor

Submitted:



Cathy Harrison, City Administrator

EXHIBIT "A"

Work Report
April 2006
Eddie Peterson

1. Mohawk Road Project: The Mohawk Road Project (Clarence King Drive) is basically complete. We are holding \$10,000, from Northwest Georgia Paving, in retainage for grass establishment. The final numbers are;

Expense		Revenue	
Engineering	\$43,308	City of Calhoun	\$ 359,878
Proj. Management	10,781	EIP	500,000
R/W	51,587	GDOT	300,629
Clearing/Grubb	93,129	Mohawk	<u>335,000</u>
Construction	1,296,382		
Permits	<u>320</u>		
	\$ 1,495,507		\$ 1,495,507

Mohawk initially committed to \$220,000, but provided an additional \$115,000 due to elevation changes and the bridge not being included in the GDOT contract. We began this project 16 months ago.

2. Tennis Courts: The lower seven courts have been paved and lights are working. In three weeks the lower courts will be complete and playable. We will begin razing the upper eight courts by mid-May 2006. Total completion, which will include a building, should be mid-summer.

3. Food Lion Signal: The strain poles will be in on April 27, 2005. Pricing looks like \$140,000 + -. This will be divided between Calhoun, Gordon County, Food Lion, and Hampton Development. The signal is scheduled to be operational the second week of May 2006.

4. 58 Acre Project: We are working on civil engineering for the 58 acre site. During a meeting with Ram Enterprises on April 21, 2006 discussion centered on the Miracle Field. The Miracle Field surface cost \$12 per square foot. If we construct a 40,000 sq. ft. facility the possible costing could be;

Fill, Base, GAB, Binder, Topping,	
Drainage, retaining structures.....	\$180,000
Lighting.....	100,000
Mondo Type Surface.....	480,000
Bleachers.....	40,000
Fencing.....	60,000
Design.....	<u>20,000</u>
	\$ 880,000

This does not include any type of special restroom or concession facility.

5. Street Scape: In June there will be a series of informational sessions which will begin the TE process. Actual work will probably begin in November 2006.

6. Circle Drive Access: I spoke with Mike Davis and he said the School Board agreed on the \$40,000 for R/W for the Greeson property off of Circle Drive. We could build this access road to the new school this summer.

7. Fire: Several members of the Calhoun Fire Department will attend the Governor's Emergency Management Conference in Savannah on May 3-5, 2006. Since Calhoun and Gordon County received over \$1.5 million dollars in haz. mat. equipment, the Governor's Office thought it would be a good idea if we were represented at this conference and demonstrated some of our equipment.

8. Soccer: Calhoun Recreation will host the **Georgia State Soccer Association** District Round on May 6-7, 2006 at the Clarence Harris Soccer Complex. This is our first time to host this U-12 playoff competition. If the feedback is positive we may be considered for the State Finals in the future.