

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
CALHOUN, GA
MAY 8, 2006, 7:00 P.M.**

MINUTES

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

ABSENT: Lorene Potts, Mayor Pro Tem

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

1. Mayor Palmer called the meeting to order and welcomed everyone in attendance. Councilman Denmon 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 April 24, 2006 Regular City Council Meeting Minutes Councilman Crowley made a motion to approve as written. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond and Councilman Denmon voting affirmatively motion carried.
4. Mayors Comments
 - a. Mayor Palmer expressed appreciation to everyone that participated in Georgia Cities Week Clean Up Campaign. He specifically expressed appreciation to Reed Crook at the Parks Department and Randy Jackson, City Marshall for their leadership of the event. He stated it was a learning experience and the City should be able to improve its efforts next year. He commended those citizens who assisted in the clean up. He stated it was refreshing to see trash that had been bagged and waiting for pick up.
 - b. Mayor Palmer congratulated Mainstreet, Harris Arts Center and the Chamber of Commerce on the first, very successful event "More Than a Taste of Calhoun" on Saturday, April 29, 2006. He stated it was a large success and all the vendors and all of the entities are working toward making it even better next year.
 - c. Mayor Palmer stated the Georgia National Guard has announced the 108th Battalion Troops will be returning to Calhoun, Gordon County on May 17, 2006 at approximately 2:00 p.m. He asked everyone to stay tuned to their local radio stations and local newspapers to be aware of the specific time of their arrival. He encouraged everyone to do their part in making sure that our troops understand that they have been missed and they are indeed "Welcome home".

- d. Mayor Palmer reminded the Council and public of a beer and wine package license request of Retail Marketing Corp., Derrick McClinnic authorized agent, for the W.C. Bryant location. The public hearing is scheduled for May 22, 2006 at 7:00 p.m.
- e. Mayor Palmer stated Mainstreet Partnership has filed a request to close Piedmont Street from Line Street to Trammel Street, May 19, June 16, July 21, and August 19, 2006 for the Starry Night Concerts. He stated the eastbound lane would be closed from 4:00 p.m. until 6:00 p.m. and both lanes would be closed from 6:00 until 11:00 p.m. The streets are adjacent to the downtown BB&T City Park. Following discussion Councilman Hammond made a motion to authorize the closures as requested. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon and Councilman Crowley voting affirmatively, motion carried.
- f. Mayor Palmer gave a reading of the zoning hearings that are scheduled for June 12, 2006 at 7:00 p.m.:
 - 1) 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.
 - 2) 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.
 - 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 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.

5. Council Comments:

- a. Mayor Palmer provided the report for Mayor Pro Tem Potts. He stated during the month of April:
 - 1) The street department, ran the brush route, placed 7 new street signs, completed 29 shop work orders, ran the storm water maintenance plan on April 19, 2006, dug out and patched on Saddle Mountain Drive, Shenandoah Drive, Vogel Street, Caverns Place, Colonial Drive, Amakanata Road, Doubletree Drive and Sunset Drive utilizing 87.51 tons of asphalt. The department worked at the new tennis courts, hauled dirt, graded and compacted on the new 58 acre access road at the recreation department. The department continued to work with the Gordon County road department at the intersection at Harmony Church Road and Red Bud Road regarding the installation of new traffic control equipment. They hydro seeded the shoulders and banks along the right of way of the new Clarence King Drive near Mohawk. They hauled top soil, graded and grassed at the new school play grounds.
 - 2) The Sanitation department ran their regular commercial route, serviced vehicles, gained 1 four yard dumpster account and 1 six yard dumpster account.

- 3) The parks department maintained all the fountains at City departments and the local park. They completed maintenance work at City Hall, Library, Line Street Gym, Downtown Annex, Depot and the Community Center. They also continued remodeling work at the West Line Street Annex.
- 3) The cemetery department performed routine maintenance work at both Fain and Chandler Cemeteries, supervised the opening and closing of 15 grave spaces, sold 7 new spaces and worked with contractors to set 8 new monuments.
- 4) The Animal Control department housed 25 dogs and 9 cats; issued 2 first warnings, 1 second warning and 1 third warning for lease law violations and they responded to 53 customer calls.

b. Councilman Denmon stated:

- 1) The water construction department made 73 water connections during the month of April. They changed out 6 water meters and repaired 40 leaks. They installed 200 feet of 6 inch PVC water line and 800 feet of 8 inch water line. They installed 10 new fire hydrants. They received and responded to 58 calls at the shop, provided 501 locates and called in a request for 96 locates and 21 emergency locates.
- 2) The water treatment plant facility pumped a total of 377,960,000 gallons of raw water for the month with a daily average of 12.598 million gallons per day. The Brittany Drive Plant produced 40% of the City's potable water during the month of April.
- 3) The sewer construction department made 21 sewer connections, repaired 8 sewer service lines, repaired 3 manholes, inspected 10 sewer lines for a total of 2,100 feet, inspected 7 sewer services for a total of 900 feet, provided 222 locates, repaired 2 lift stations, responded to 5 customer calls, cleaned 22 sewer lines for a total of 7,750 feet, opened and inspected 36 manholes and they continued sewer line replacement work on Richards Street, Edwards Street and Elm Street.
- 4) The sludge department applied 1,680 cubic yards of sludge.
- 5) The waste treatment plant treated a daily average flow of 7.49 million gallons per day with the average BOD effluent of 8, average suspended effluent 15, and average COD effluent of 80. There is a sizable reduction from the prior year.
- 6) The building inspection department issued 36 permits for a total estimated construction of \$1.2 million dollars and \$650,000 of the total was for commercial development.

c. Councilman Crowley stated:

- 1) The electric department, continued work at the water plant expansion project and at the waste treatment plant. Projects that are underway outside the City include the Dialysis Center of America, Unity Bank, Belmont Baptist Church, Gordon Station, Ansley Subdivision, Ruby Tuesday and rewiring the West Line Street Annex Building. Projects in engineering and design include: upgrading lines on Richardson Road, Peters Street, McDaniel Station Road, Industrial Park, Whittenburg Condo Project and Avalon Estates Subdivision off of Beamer Road. The department completed 39 street and security light work orders in process during the month, 17 new business and maintenance requests and 24 after hour call outs. During the month of April they issued 10 permits, provided 45 inspections, set 9 meters and purchased over 30 million KWH of electricity.

- 2) The telecommunications division continued fiber connections for the electric department metering of the ethernet system and testing that is underway for Shaw Industries. They signed up an internet connection for On Time Express. They installed a new server for the police department. They reported from May 2005 to May 2006 there were 11.4 million emails received in 6 domains, 10.4 million were blocked as “SPAM” and 54,000 contained viruses. 91% of emails was identified as “SPAM”.

d. Councilman Hammond stated he had continued to meet as the City representative with the Coosa Valley RDC and they are working toward stream protection. They have also assisted several of the Cities in their area by bringing them to the City of Calhoun to view the Historic Preservation work that has been done to date.

Councilman Hammond reviewed the following reports:

- 1) The police department made 636 cases during the month, which included 121 speeding, 7 DUI's and 430 others. They anticipate \$112,000.00 for fines, issued 458 warnings, and responded to 54 highway accidents and 29 personal property accidents. They provided 70 escorts, 1,459 incident reports, responded to 198 alarms, and provided 45,864 miles of patrol, they responded to 4,919 calls from 911 and they issued 40 parking citations.
- 2) The fire department responded to 46 calls for service, 13 fire incidents, responded to 14 emergency medical service calls including 7 injuries. There were 9 hazardous condition incidents and 7 false alarms. They continued in-house training on core skills. They received, recorded and dispatched for 53 phone calls for after hours utility service. They began flow testing fire hydrants in the City. They pressure tested approximately 28,300 feet of various size fire hoses and they completed all station and vehicle maintenance.
- 3) The fire inspection division conducted 30 inspections during the month including 5 annual, 3 new business, 6 requested, 3 follow ups, 11 burn site inspection and 2 planned reviews.

6. Public hearings and comments:

- a. Mayor Palmer announced at this time public hearings on zoning matters would be held. The public would have the opportunity to make pro and con comments with a ten minute maximum time limit for each side of the matter and with each person speaking having filed a Financial Disclosure Statement five days prior to the hearing and each person giving their name and address. Mayor Palmer inquired if there was a need for disclosure statements to be filed by any of the Council Members regarding ownership or special interest in any of the agenda items. The response was negative.
 - 1) A zoning variance request of Brent Stepp Construction Co., Inc., for a waiver to build 7 houses on a private road in a small tract of land annexed off Meadowbrook Road adjoining other Stepp Development.
 - a. Mayor Palmer opened the public hearing. Mayor Palmer stated there was a total of 11 lots to serve as new building sites, 4 of these will qualify as fronting on public roads. The other 7 would not and would be located on a private drive. He inquired if the notices had been completed.
 - b. Harrison reported notices to the local legal organ, adjoining property owners and signs on the property had been completed.

- c. Mayor Palmer stated this item had been reviewed by the Zoning Advisory Board on May 4, 2006. The Zoning Advisory Board had found that the request is for construction of approximately 11 single family homes located on sizable lots and with the houses exceeding the required floor space for R-1 zoning. It was determined that the proposed gating for the road would allow the street to be open during daylight hours and closed in the evenings. There had also been assurance that radio frequency would be provided so utilities and emergency services could access the gate at the time it was closed. It was also confirmed the developer would provide permanent easements for utilities on the private drive.
- d. Based upon these findings the Zoning Advisory Board had recommended approval of the request.
- e. Mayor Palmer asked if there were any comments by the developer. Mr. Joe Stepp provided his report. (Exhibit "A") Mayor Palmer asked if there were any additional comments or questions by the Council or by the public. Mayor Palmer confirmed with the developer that a 20 foot permanent easement would be required for utilities. There were no other comments and the public hearing was closed.
- f. The findings of the Mayor and Council were:

VARIANCE CONSIDERATIONS (ONE OR MORE)

- (a) There are no extraordinary or exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
- (b) The application of this ordinance to this particular piece of property would create a hardship based on the request by the applicant.
- (c) The conditions are not peculiar to the particular piece of property.
- (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the ordinance.

- g. Councilman Crowley made a motion to waive the third and fourth reading and approve the request allowing the Brent Stepp Construction Co., Inc., to erect 7 houses on a private road on a small tract of land that would consist of individual lots of one or more acres each and with permanent easements of 20 foot for each utility. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon and Councilman Hammond voting affirmatively, motion carried.

- 2) A zoning change request of Hamp and Shirley Mosley for a lot at 207 Gallman Avenue. The request is to change from Residential to O-I as recommended by the Zoning Advisory Board.
 - a. Mayor Palmer opened the public hearing.
 - b. Harrison reported notices to the local legal organ, adjoining property owners and signs on the property had been completed.
 - c. Mayor Palmer stated this item was reviewed by the Zoning Advisory Board on May 4, 2006. The Zoning Advisory Board had determined that the area would be better suited for O-I zoning with a stipulation that R-2 would not be available under the O-I for the area. Hamp and Shirley Mosely confirmed that O-I was satisfactory for them with the exclusion of R-2 availability.

- d. Mayor Palmer asked if there were other comments. Mrs. Mosely stated she had tried to market the property as a single family residence, however due to the close proximity of multi-family housing, she had been unsuccessful. She had determined that she could use the property for her real estate office and a family hair salon. She stated the light business activity would not substantially increase traffic in the area and she felt it would enhance the area.
- e. Mayor Palmer asked if there were any additional comments and there were none and the public hearing was closed.
- f. The findings of the Mayor and Council were:

STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- (1) The zoning proposal will permit a use that is suitable in view of the use and development of the adjacent property.
- (2) The zoning proposal will not adversely affect the existing use or usability of adjacent property.
- (3) The property currently zoned has a reasonable economic life as currently zoned.
- (4) The zoning proposal will add to the use of the existing streets but not to an abnormal amount.
- (5) Any capital costs associated with the redevelopment of the property will be born by the owner.
- (6) The zoning proposal is in conformity with the policy and intent of the land use plan.
- (7) There are no other existing or changing conditions affecting the use and the development of the property.
- (8) There are no other factors relevant to balancing the interest in promoting the public health and safety, morality and general welfare against the right of the unrestricted use of the property.

- g. Councilman Denmon made a motion to approve the zoning change request from Residential to O-I, except no R-2 availability would be included in the O-I for the area. The motion was second by Councilman Hammond with Councilman Denmon, Councilman Hammond and Councilman Crowley voting affirmatively, motion carried.
- 3) A request by D& L Co., Larry Knight, authorized agent for zoning of C-2 and annexation for a lot at the corner of Hines and Red Bud Road.
- a. Mayor Palmer opened the public hearing.
 - b. Harrison reported notices to the local legal organ, adjoining property owners and signs on the property had been completed.
 - c. Mayor Palmer stated this item was reviewed by the Zoning Advisory Board on May 4, 2006. The Zoning Advisory Board recommended approval based on the zoning being an infill and the requested zoning of C-2 will be compatible with the surrounding area.
 - d. Mayor Palmer asked if there were other comments by the applicant. Harrison stated Mr. Knight called and stated he had a conflict and was unable to attend.
 - e. Mayor Palmer asked if there were any additional comments by the public or by the Council, there were none and the public hearing was closed.
 - f. The findings of the Mayor and Council were:

STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- (1) The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
- (2) The zoning proposal will not adversely affect the existing use or usability of adjoining property.
- (3) The property affected by the zoning proposal does not have a reasonable economic use as currently zoned A-1 in the County at this time.
- (4) The proposal will result in a use that will add to traffic on existing streets.
- (5) The capital costs associated with improvements such as water and sewer and etc. will be born by the developer.
- (6) The zoning proposal is in conformity with the policy and intent of the land use plan which classifies the area as a commercial zoned area.
- (7) There are no other existing or changing conditions known that would affect the use and development of the property.
- (8) There are no other relative factors that might balance the interest in promoting public health and safety.

g. Councilman Crowley made motion to waive the third and fourth reading and approve the zoning of C-2 and annexation of the lot at the corner of Hines and Red Bud Road for D& L Land Co., Larry Knight. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond and Councilman Denmon voting affirmatively, motion carried.

4) A zoning variance request by Friends of Gem for a lighted marquee sign for the building at 116 N Wall Street on North 41 Highway.

- a. Mayor Palmer opened the public hearing.
- b. Harrison reported notices to the local legal organ, signs on the property had been completed and Mr. King notified the City that he had mailed letters to the adjoining property owners which included Attorney Bailey and the City of Calhoun both acknowledged receipt of notices. There were two other notices mailed.
- c. Mayor Palmer stated this item was reviewed by the Zoning Advisory Board at the April meeting and they had recommended approval of the request.
- d. Mayor Palmer asked if there were other comments by the applicant. Ted King stated the Friends of the Gem are providing renovation of the facility and have made every effort to maintain it at its 1929 standard in order to request a listing on the Historic register in the future. He stated the roof has been completed and they will now work on the outside facade and their final work will be renovating the inside. It will have a seating capacity of approximately 475.
- e. Mayor Palmer asked if there were any additional comments or questions by the public or by the Council, there were none and the public hearing was closed.
- f. The findings of the Mayor and Council were:

STANDARDS GOVERNING THE EXERCISE OF ZONING POWER

- (1) The lot is a small C-1 lot in the downtown area.
- (2) The approval of the request will not affect the surrounding property.
- (3) The approval will allow Historic Preservation of the facility.
- (4) The sidewalk is oversized and will accommodate the overhang.

g. Councilman Hammond made a motion to approve the zoning variance request for a lighted marquee for the Gem Theater on Highway 41 North. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon and Councilman Crowley voting affirmatively, motion carried.

5. Other Hearings and Public Comments:

- a. Mayor Palmer stated the City would now hold a public hearing on the City's Operating Budget for 2006-2007. Harrison reviewed the budget summary. (Exhibit "C") Mayor Palmer asked if there were any questions or comments. There were none and the hearing was closed. He stated a second hearing would be held on June 12, 2006.
- b. A public hearing was opened on a revolving loan application of Racemark International, LLC., for a \$500,000.00 loan with tax free AA and AAA bonds as collateral. The loan would create 50 new jobs. In a report from the Revolving Loan Advisory Commission, Councilman Crowley stated the group had recommended the City issue a letter of commitment that would expire within 7 days. It would authorize the loan of \$500,000.00 with the following conditions:
 1. They remit a \$5,000.00 application fee
 2. The loan would need to meet all the conditions regarding creation of jobs, as outlined in the loan policies.
 3. The securities for the loan be readily marketable bonds that can be transferred under an escrow agreement to an account in the name of City of Calhoun Escrow Agent for Racemark.
 4. The bonds securing the note will have a market value, equal to or greater than 125% of the amount borrowed.
 5. The bonds will be transferred to the escrow account within 14 days of the acceptance of the conditions.
 6. The bonds be rated AA or higher by a rating agency such as S&P that is acceptable to the City.

Once the terms have been accepted and the City receives the commitment letter within the seven day period, the City will prepare the loan documents and the application fee will be returned at closing. However, the applicant will pay the document cost that will be billed by the City Attorney. Mayor Palmer inquired if there were any comments. There were none and the hearing was closed. Councilman Crowley made a motion to approve the loan under the guidelines as recommended by the Loan Advisory Commission. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon and Councilman Hammond voting affirmatively, motion carried.

6. Old Business: None.

7. New Business:

- a. A first reading of a zoning request of R-1 and annexation by Vickie W. Goswick for a house and lot on approximately 1.5 acres at 118 Jones Road was given. Mayor Palmer stated the earliest date for a public hearing would be July 10, 2006 at 7:00 p.m. Councilman Hammond made a motion to set the public hearing for that date and time, second by Councilman Crowley with Councilman Hammond, Councilman Crowley and Councilman Denmon voting affirmatively, motion carried.
- b. A first reading of a zoning variance request of S&B Builders for lots 2, 3, 4 and 5 of the Hannah Hills Subdivision off of Jones Road to allow a long standing fence line to become the property line between the subdivision and Mrs. Smith. The earliest date for a public hearing would be July 10, 2006 at 7:00 p.m. Councilman Denmon made

- a motion to set the public hearing for that date and time, second by Councilman Crowley with Councilman Denmon, Councilman Crowley and Councilman Hammond voting affirmatively, motion carried.
- c. Mayor Palmer stated the Chamber of Commerce has requested an ordinance variance that would allow Calhoun residents to participate in the Dixie Highway 90-mile yard sale on June 2nd – June 4th. It is being promoted by the Chamber of Commerce as a tourism effort. Following discussion Councilman Crowley made a motion to allow the residents to participate in the Dixie Highway 90-mile yard sale June 2nd – June 4th as a variance to the ordinance that prohibits yard sales in a C-2 area. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond and Councilman Denmon voting affirmatively, motion carried.
 - d. A first reading of a zoning change request by Celeste Bacon for a house and lot located at 167 Richardson Road. The request is to change from R-1 zoning to C-N zoning. The earliest date for a public hearing would be July 10, 2006 at 7:00 p.m. Councilman Hammond made a motion to set the public hearing for that date and time. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon and Councilman Crowley voting affirmatively, motion carried.
 - e. A first reading of zoning of R-1 and annexation request of Grant and Julie Walraven for approximately 2.02 acres located on Amakanata Road. The earliest date for a public hearing would be July 10, 2006 at 7:00 p.m. Councilman Denmon made a motion to set the public hearing for that date and time, second by Councilman Hammond with Councilman Denmon, Councilman Hammond and Councilman Crowley voting affirmatively, motion carried.
8. Other Written Items not on the Agenda:
- a. Mayor Palmer stated the City had received a grant of \$250,000.00 for Streetscape work. He expressed appreciation to Mike Evans, Vice President and director for the Northwest Georgia area on the DOT Board. He expressed appreciation to John D. Meadows, III, Tom Graves, Preston Smith and Don Thomas, State Legislatures who also assisted with the grant request. He stated the City had received the grant document and it required authorization to accept and to authorize the Mayor to sign all documents. Councilman Crowley made a motion to approve the grant agreement and to authorize the Mayor to execute. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Hammond voting affirmatively motion carried.
 - b. Councilman Crowley made a motion to declare five circular and pole saws from the electric department as surplus property and allow sale on GovDeals, the City's public sale through the GMA Online Program:
 - 1. Pole Saw – Circular, Fairmont Hydraulic, model #H6300 D, Serial # 103476
 - 2. Pole Chain Saw – Stanley, model CS23, Serial # 5325
 - 3. Pole Saw Circular – Stanley, model CR22, Serial # unable to read
 - 4. Pole Saw Circular – Stanley, model CR22, Serial # unable to read
 - 5. Pole Saw Circular – Stanley, model CR22, Serial # unable to readThe motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon and Councilman Hammond voting affirmatively, motion carried.
 - c. Mayor Palmer stated the Fair Association had made a request for the City to assist with the July 4th fireworks campaign for \$500.00. Following discussion Councilman Hammond asked that local residents participate in the large fireworks

display at the Fair Grounds on July 4, 2006 rather than handling fireworks at their homes. He made a motion to authorize the City to provide the \$500 to assist with the community wide fireworks display. The motion was second by Councilman Crowley with Councilman Hammond, Councilman Crowley and Councilman Denmon voting affirmatively, motion carried.

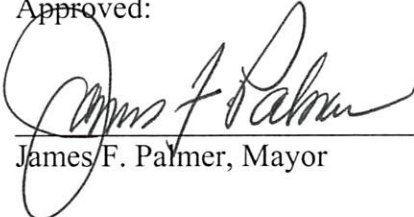
- d. Councilman Hammond stated the police department has requested an early purchase order for the fleet of vehicles and equipment that will be needed in fiscal 2007. The low bid for the vehicles and equipment is Prater Ford and the total price for vehicles and equipment is \$696,540.00. The early purchase order is needed in order for the vehicles to be built, for the price to be locked in and to secure the financing for the fleet package. Councilman Hammond made a motion to approve the early authorization for the purchase order. The motion was second by Councilman Crowley with Councilman Hammond, Councilman Crowley and Councilman Denmon voting affirmatively, motion carried.
- e. Mayor Palmer stated the City of Calhoun had received its renewal option from Great West for Group Health Insurance. He stated the Mayor and Council had listened to a review by John D. Meadows, III and Jennifer Beason at the work session. Based upon the high utilization of the Great West Policy and the high renewal percentage requested, they had recommended the City of Calhoun move to one of two plans offered by Blue Cross Blue Shield. One of the plans required a \$500 deductible and the other did not. Following discussion, Councilman Hammond made a motion to move to the Blue Cross Blue Shield carrier and to go with plan #5500SSX with no deductible at this time. The motion was second by Councilman Denmon with Councilman Hammond, Councilman Denmon and Councilman Crowley voting affirmatively, motion carried.

10. Work Reports:

- a. Director Cornwell stated he and the purchasing department had requested and received bids for the roof project at the annex. He stated there were only two bidders. One did not qualify and the second bid was above the budget for the work. He asked that the bids be rejected to allow for the project be re-bid. Councilman Crowley made a motion to reject the bids received. The motion was second by Councilman Denmon with Councilman Crowley, Councilman Denmon and Councilman Hammond voting affirmatively, motion carried.
- b. Councilman Hammond made a motion to re-bid the West Line Street roof project. The motion was second by Councilman Crowley with Councilman Hammond, Councilman Crowley, and Councilman Denmon voting affirmatively, motion carried.
- c. Director Peterson stated the contractor for the tennis courts had issued a change order for approximately \$43,000.00 since the sub-contractor had made copies of the reduced plans and digitized their quantities based on the reduced plans; therefore they had to provide additional quantities in order to complete the job. Since the error did not affect the outcome of the bids, and since the City did receive the quantities they are requesting consideration. Following discussion Councilman Denmon made a motion to authorize the Director of Public Works to work with the contractor to reduce the amount of the change order to the lowest level possible and to proceed. The motion was second by Councilman Crowley with Councilman Denmon, Councilman Crowley and Councilman Hammond voting affirmatively, motion carried.

- d. Director Cornwell stated his project report is attached. (Exhibit “B”)
 - e. Director Peterson stated the City of Calhoun Recreation Department provided the Georgia Recreation Soccer Meet which included 16 visiting teams over the weekend. There was also play offs for the Regional High School Boys and Girls that included the City of Calhoun. The City of Calhoun teams for both boys and girls lost in the final games in overtime.
 - f. The 7 new tennis courts should be open soon and the contractor will start on the renovation on the existing 8 courts.
 - g. The signal loops, pedestal and striping work on Harmony Church Road and Red Bud Road intersection should be completed. The signals will be turned over to the Department of Transportation. They will place them on flash for one week and then they will be activated.
11. Mayor Palmer asked if there was any need to move to Executive Session, the reply was negative.
12. Councilman Crowley made a motion to adjourn. The motion was second by Councilman Hammond with Councilman Crowley and Councilman Denmon voting affirmatively motion carried.

Approved:



James F. Palmer, Mayor

Submitted:



Cathy Harrison, City Administrator

Exhibit "A"

**Brent Stepp Construction Co. Inc.
P. O. Box 473
Calhoun, Georgia 30703-0473**

Brent Stepp Construction Co. Inc. is asking the Calhoun city Council for a variance on 7 lots in the new community of Ansley at The Villages.

This variance would be necessary to comply with present zoning ordinance, to construct a private drive and obtain necessary permits for R-1 construction.

A private drive would give the Developer/Owner the capability to make Ansley at The Villages a gated neighborhood. Gated communities are not new, over 4 million Americans presently live in such district, economically homogenous units and the trend is more will be built, especially in more up-scale developments.

Ansley at The Villages, consisting of eleven R-1 zoned estate lots will be developed as very high end, high quality homes in the ½ million and up price range, a development that will be of great pride for the City of Calhoun.

It is realized that gated communities can be a cause of concern to local governments, if not handled correctly. We feel that we have addressed these concerns and put forth the following comments.

- A. All homeowners in Ansley at The Villages would be aware of their responsibility in the maintenance of the private street through a homeowner association.
- B. The private street will be built to city specifications so that in the future, should the homeowner be desirous of city maintenance that could be accomplished.
- C. All utility services have been addressed and the feedback has all been positive.
 - Electric – Service by City of Calhoun
 - Sewer – In place
 - Water – City of Calhoun by dedicated utility easement
 - Fire Department – City of Calhoun, fire hydrants are code
 - Gas – Georgia Natural Gas service lines
 - Cable – Comcast Cable

Brent Stepp Construction Co. Inc.
P. O. Box 473
Calhoun, Georgia 30703-0473

Trash Service – City of Calhoun/Mauldin’s Trash

Police – City of Calhoun radio frequency

Emergency – 911 radio frequency

D.

Accessibility

The term “Gated Community” should not be viewed or perceived as “locked down” or non-accessible. The gate for most of the time would be open during the day, for construction traffic, trash pick-up, postal service, etc.

The gate will have a fail-safe system whereas should a power failure occur the gate would remain in an open position.

The gate at Ansley at The Villages is somewhat different from other gates that have been established in other Calhoun locations. This gate will be the only ingress/egress to Ansley. It will not be used to control traffic flow or act as a deterrent for a pass thru street.

The establishment of a private street will not be a precedent in Calhoun, as there are several industrial and condominium sites that already exist.

A private street, gated neighborhood will give the citizens what they desire, another option in their home buying choices and the City of Calhoun another great neighborhood to be proud of.

Exhibit "B"

City of Calhoun

Water & Sewer

Special Projects Status Report

May 5, 2006

- **Mauldin Road Water Treatment Plant Modifications and Water System Improvements, Phase IV:** Construction of the Sugar Valley Tank and Brownlee Mountain Tanks is complete. The Brownlee Mountain tank is in operation. The Sugar valley tank is in operation. The two new high service pumps have been installed, electrical work is in progress. Installation of the rate of flow control valves and the meters are complete. We have 85,000 feet of the 87,000 feet of new water mains as part of the DWSRF project installed to date. The filter work is complete with all 16 filters modified. The filter controls are complete and are in operation.
- **Wastewater Treatment Plant Modifications:** The projects completed to date as part of the CWSRF Project are: New Belt Press, Sludge Conveying System, the Lime System, cleaning of the old basins, and new sludge holding facility. The Grit Collection System installation is 95% complete. The aeration and clarification equipment has been delivered. Installation has begun on the aeration equipment. The installation will take approximately 120 days. The two replacement screw pumps have arrived and are scheduled for installation in August 2006. The blower building along with the blower installation is 90% complete.
- **Engineering has been completed for the Pine Chapel Water Transmission Main and Booster Station.** Construction began April 24, 2006 with Ellis Contracting doing the work.
- **Preliminary engineering is under way for several future sewer infrastructure replacements.** The first of these will be the Peter's Creek Replacement Sewer. Bids were received on November 9, 2005, with KM Davis Contracting Co., Inc. as low bidder. The Peters Creek project has progressed very well. The Amakanada Sewer Project is in the final design stage.
- **The Owens Road 12 " Water Transmission Main Project is going well and is near completion.**

Exhibit "C"

CITY OF CALHOUN

FACTORS THAT INFLUENCED THE BUDGET:

<u>FACTOR</u>	<u>2000 LEVEL</u>	<u>2005 LEVEL</u>
1.) POPULATION	10,667	13,666 *
	* FACTOR BASED ON BUREAU OF CENSUS 2004- 13,103	
2.) BUILDING PERMITS (EST. CONST. COST)	\$32,500,069.00	\$58,851,225.00
3.) NUMBER OF ANNEXATIONS (ADDITIONS SINCE 2000)	73	FOR 1,078 ACRES
4.) STREETS (MILES)	83.70	MILES 95 MILES
5.) WATER LINES (MILES OF LINE)	581	627
6.) NUMBER OF WATER CUSTOMERS	15,380	17,970
7.) SEWER LINES (MILES OF LINE)	100	112
8.) NUMBER OF SEWER CUSTOMERS	4,597	5,584
9.) ELECTRIC LINES (MILES OF LINE)	129	178
10.) NUMBER OF ELECTRIC CUSTOMERS	4,103	4,871
11.) NUMBER OF EMPLOYEES (FULL TIME)	218	272
12.) NUMBER OF STREET LIGHTS	811	875
13.) NUMBER OF POLICE CALLS	44,768	57,356
14.) NUMBER OF ARRESTS	3,565	1,334
15.) TRAFFIC VIOLATIONS	460	6,713
16.) NUMBER OF FIRE CALLS	710	696 *
17.) NUMBER OF INSPECTIONS	530	532 **
18.) NUMBER OF CITIZENS REACHED BY FIRE SAFETY TRAINING	200	2,485

* HIGHER TRAINING NUMBERS HELP REDUCE ACTUAL FIRE CALLS.

** MAXIMUM INSPECTIONS POSSIBLE WITH ONE INSPECTOR.

CITY OF CALHOUN

BUDGET - FISCAL YEAR 2006-2007

GENERAL FUND:

GENERAL ADMINISTRATION	\$3,412,739.00
LIBRARY	300,631.00
AIRPORT	216,545.00
PUBLIC SAFETY ADM- BLDG INSP.	400,885.00
POLICE	3,347,727.00
FIRE	2,745,228.00
PUBLIC WORKS	<u>2,166,086.00</u>
\$12,589,841.00 INCREASE FROM PRIOR YEAR 5.62%	

SPECIAL GENERAL FUND ACTIVITIES:

SOLID WASTE	1,085,042.00
RECREATION	915,861.00
GOLF	940,035.00
MUNICIPAL COURT AGENCY FUND	1,192,667.00
FINE ADMINISTRATION FEES	108,250.00
REVOLVING LOAN (INTEREST)	58,700.00
HOTEL-MOTEL TAX	250,000.00
FED. DEPT. OF JUSTICE GRANT	5,000.00
CONFISCATED ASSETS FUND	38,300.00
2001- SPLOST - ROADS/ REC.	3,014,963.00
2005- SPLOST - VARIOUS PRO.	876,859.00
G.O. DEBT. GOLF	371,896.00
G.O. DEBT. - SCHOOL- ESPLOST	2,318,578.00
PENSION TRUST FUND	<u>50.00</u>
\$11,176,201.00 DECREASE FROM PRIOR YEAR 6.19%	

TOTAL **\$23,766,042.00**

CITY OF CALHOUN

BUDGET - FISCAL YEAR 2006-2007

UTILITY FUNDS:

UTILITY ADMINISTRATION	\$2,934,616.00
SEWER DEPARTMENT	7,356,199.00
WATER DEPARTMENT	9,226,939.00
ELECTRIC DEPARTMENT	31,407,561.00
TELECOMMUNICATIONS	791,014.00
SEWER NEW CONNECTIONS	614,200.00
WATER NEW CONNECTIONS	<u>903,737.00</u>

\$53,234,266.00 INCREASE FROM PRIOR YEAR 16.88%

SPECIAL UTILITY PROJECTS/ FUNDS:

SEWER BOND DEBT	71,367.00
WATER BOND DEBT	935,143.00
SEWER PLANT RENOVATION	750,000.00
SPRING PROJECT - WATER	2,574,000.00
PETERS ST. PROJECT - SEWER	500,000.00
AMAKANATA - SEWER	<u>2,100,000.00</u>

\$6,930,510.00 INCREASE FROM PRIOR YEAR 22.17%

TOTAL **\$60,164,776.00**

GRAND TOTAL - 2006-2007 **\$83,930,818.00** INCREASE FROM PRIOR YEAR 11.81%
VS.
GRAND TOTAL - 2005-2006 **\$75,060,694.00**

