

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
MARCH 27, 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
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, welcomed everyone in attendance and gave the invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Minutes of the March 13, 2006 regular City Council meeting were approved as written, following a motion by Mayor Pro Tem Potts. The motion was second by Councilman Hammond with Mayor Pro Tem Potts, Councilman Hammond, and Councilman Crowley, voting affirmatively, motion carried.
4. Mayor's comments:
 - a. Mayor Palmer reported the Council and two members of the School staff, Michele Taylor and Don Hood met with members of MacTec on Friday afternoon to discuss community growth. They met for an all day work session on Saturday to hear reports from management regarding growth. This represented a pre-planning session regarding the budget meeting in April. Mayor Palmer stated the meetings were very effective and very informative.
 - b. Mayor Palmer recognized Joseph Evans, Braden Bronze, Paul Sneed and Jeff Defoor, members of the Leadership Group.
 - c. Mayor Palmer reminded the City Council of the budget work session scheduled for April 10, 2006 following the City Council meeting and April 11th and 12th beginning at 6:30 p.m.
 - d. Mayor Pro Tem Potts reminded the public of the "More Than a Taste of Calhoun" event on Court Street. The street will be blocked off from Wall Street to Park Avenue to allow a venue for the public and merchants. This is the first of an event that will hopefully become an annual affair. It will be held on April 29, 2006 from 9:00 a.m. until 3:00 p.m. It is sponsored by Mainstreet, Harris Art Center and the Chamber of Commerce.

- e. A request has been made by Wayne Minshew of Calhoun/Gordon County Literacy Council to approve the name change of the Library's Community Room to the Women's Club Community Room in honor of the Women's Club historical support of a public library for the community beginning with the donation of a log cabin several decades ago. Mayor Palmer stated the dedication is planned for April 13, 2006. He asked for a motion regarding the request. Councilman Hammond made a motion to approve the name change to the Calhoun Women's Club for the Library Community Area. The motion was second by Councilman Crowley with Councilman Hammond, Councilman Crowley and Mayor Pro Tem Potts voting affirmatively, motion carried.
- f. Mayor Palmer read the Resolution recognizing April as Library Month. Open house is scheduled for April 4, 2006 at 5:30 p.m. Councilman Crowley made a motion to adopt the Resolution. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
- g. Mayor Palmer reminded the Council and public of the Shrine Parade scheduled for June 3, 2006 at 11:00 a.m.
- h. Mayor Palmer stated Golf Pro, Robby Cole has resigned from his position. It is the recommendation of the Administrator that Mr. Eric Stewart, Assistant Pro be moved into that position. Councilman Crowley made a motion to name Eric Stewart as the operator of the Golf Pro Shop. The motion was second by Mayor Pro Tem Potts with Councilman Crowley, Mayor Pro Tem Potts and Councilman Hammond voting affirmatively, motion carried.
- i. Mayor Palmer ask Mayor Pro Tem Potts to review the zoning items scheduled for April 10, 2006 at 7:00 p.m.:
 - 1) A zoning request of R-1B and annexation by Larry Clark, for a house and 3 lots located at 115 Crestview Drive.
 - 2) A zoning variance by Walter and Wanda Gail Printup for a lot located at 119 McConnell Road. The variance will include a 14 foot variance on the south side of the lot and a 10 foot variance on the north side of the lot.
 - 3) A zoning request of R-1B and annexation of Melanie Whitehead, agent for Richard and Deloris Dean for approximately 40 acres located at 631 Liberty Road SW.
 - 4) A zoning change request from industrial to R-1B by DMK Holdings, LLC., for approximately 5 acres off of Beamer Road that currently adjoins a 35 acre tract owned by DMK Holdings, LLC.
 - 5) A zoning variance request by Friends of the Gem, Inc., for a lighted marquee and sign for the building at 116 N. Wall Street, Calhoun, GA.
- j. Mayor Palmer ask Mayor Pro Tem Potts to review the zoning items scheduled for May 8, 2006 at 7:00 p.m.
 - 1) A zoning variance request of Brent Stepp Construction Co., Inc. for gated street for the parcel recently annexed off Meadowbrook Road adjoining other Stepp Developments known as Bristol and Covington and Lennox.
 - 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 Neighborhood Commercial.

5. Other Hearings and Public Comments:

- a. Mayor Palmer opened a public hearing on the Patterson-Wilson Enterprise request for a beer pouring license by Schroeder's Restaurant with Ricky M. Patterson as the authorized agent for the location at 119 Kelly Court. Mayor Palmer stated the staff had indicated a residential house located within 100 feet of the restaurant. It can meet reduction requirements of 75 feet since it is at the rear of the property. The manager has agreed to plant shrubbery between the two, with a request of a variance of approximately four feet. Mayor Pro Tem Potts stated this variance had been reviewed at the Zoning Advisory Board meeting at the time the property had been requested for annexation. She stated based upon the applicants agreement to plant shrubbery and based upon a letter from the owner of the property, Betty Holbrook stating she had no objections and based upon the house in question being leased to Rick M. Patterson and is currently being used as an office for his restaurant, the Zoning Advisory Board had recommended approval of the variance. Mayor Palmer stated the police report is clear and the property located across from the restaurant on Highway 41 is leased by a church and is not owned by the church. Mayor Palmer asked if there were any other comments by the applicant or by the public. There were none and the hearing was closed. Mayor Pro Tem Potts made a motion to approve the variance based upon the stipulations as noted and to approve the beer pouring license. The motion was second by Councilman Crowley with Mayor Pro Tem Potts, Councilman Crowley and Councilman Hammond voting affirmatively, motion carried.

6. Old business:

- a. Mayor Palmer read a proposed Resolution of support for Calhoun Affordable Housing and its CDBG application for Grant funding through DCA for development of the property on Curtis Parkway, south of Fred's. He stated there were two projects and two applications and there would be two Resolutions as well as two letters of understanding. The letters of understanding acknowledge the scope of the applications. He stated the Calhoun Affordable Housing group and developers had also requested the City of Calhoun amend its re-development plan for West Calhoun and the Gateway Project to include the development of the property on Curtis Parkway. The third item was a request to waive the water and sewer connection fees. Mayor Palmer stated he would ask for a motion on each individual item. The first request is for the adoption of two resolutions and two letters of understanding. Councilman Crowley made a motion to approve both Resolutions and to authorize a letter of understanding for each to be executed by the Mayor. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.
- b. Mayor Palmer asked for a motion regarding the amendment of the re-development plans to include the project on Curtis Parkway. There was no motion. The matter was dropped due to the lack of a motion.
- c. Mayor Palmer asked for a motion regarding the request to waive water and sewer connection fees. There was no motion. The matter was dropped due to the lack of a motion.

7. New business:
 - a. Mayor Palmer stated the new updated zoning and annexation map is displayed on the bulletin board at the Depot. It has been amended to include all annexations and zoning changes through February 2006. He stated it is customary for the City to update the zoning map on an annual basis. However, it was a recommendation by the City Attorney that the map adoption be treated as any other zoning matter. He would recommend that two hearings be scheduled for April and advertised, to allow the map to be adopted at the first meeting in May. The Council approved Attorney Bailey's recommendation.
 - b. Mayor Palmer gave a first reading of a late annexation arrival on March 13, 2006. It needed to be adopted in a timely fashion and based upon the number of days needed for advertising it can be included and scheduled for the May 8, 2006 public hearing. He stated the request is from D&L Land Company, Larry Knight, agent for annexation and zoning of C-2 for approximately ½ acre at the corner of Hines Road and Red Bud Road. Mayor Pro Tem Potts made a motion to set the public hearing for May 8, 2006 at 7:00 p.m. The motion was second by Councilman Hammond with Mayor Pro Tem Potts, Councilman Hammond and Councilman Crowley voting affirmatively, motion carried.
 - c. A first reading of a beer package license request for Tierce's Little Giant Grocery Store located at 1116 N. Wall Street was given. Mayor Palmer stated the earliest date for a public hearing would be April 24, 2006 at 7:00 p.m. Councilman Crowley made a motion to set the public hearing for April 24, 2006 at 7:00 p.m. The motion was second by Mayor Pro Tem Potts with Councilman Crowley, Mayor Pro Tem Potts and Councilman Hammond voting affirmatively, motion carried.
 - d. Mayor Palmer asked for a motion to approve the DOT /LARP Paving Contract for paving Gallman Avenue, Powell Street and a section of River Street for approximately 1.01 miles. The request is to include the authorization for the Mayor to sign the contract. Councilman Hammond made a motion to approve the DOT /LARP Paving Contract and to authorize the Mayor to execute. The motion was second by Councilman Crowley, with Councilman Hammond, Councilman Crowley and Mayor Pro Tem Potts voting affirmatively, motion carried.
8. Other written items not on the agenda: **None.**
9. Work reports:
 - a. Kelly Cornwell, Director of Utilities stated the engineering staff had taken bids on the proposal to extend the water line project on Pine Chapel. This would include the extension of a 12 inch water main and labor but the City would supply piping. However, the contract would include items such as street and road repairs, concrete and seeding for clean up following the project. He stated there were four bidders: C&S Construction – a bid of \$757,660.00; KM Davis Contracting – a bid of \$947,430.00; Butch Thompson Enterprise - a bid of \$1,304,775.00 and a bid from Ellis Contracting, Inc. - \$589,855.00. Director of Utilities, Kelly Cornwell stated the Ellis Contracting Company has provided work in the area for various developers. They would recommend the low bidder for the project. Following a review Councilman Crowley made motion to approve the project and to authorize the Mayor's signature on the contract, subject to contract approval by

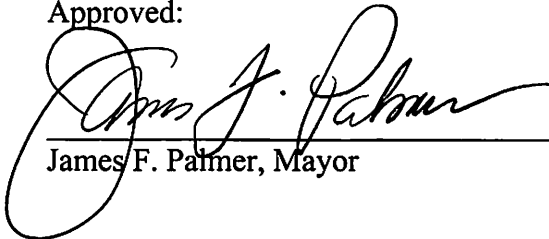
the City Attorney and to accept the low bid of Ellis Contracting, Inc. for \$589,855.00. The motion was second by Councilman Hammond with Councilman Crowley, Councilman Hammond and Mayor Pro Tem Potts voting affirmatively, motion carried.

- b. Eddie Peterson, Director of Public Safety and Public Works, stated the Clarence King Drive is complete and has been opened to the public. He stated the project has been completed as a result of the efforts by Mohawk, DOT, DCA for an EIP Grant and the assistance of the State Legislatures, John D. Meadows, III, Tom Graves, Preston Smith and Don Thomas. Director Peterson stated it is the completion of a major transportation project. He stated the project would not have been possible without the donation of approximately 5 acres by Mr. Clarence King.

10. Attorney Bailey stated it was not necessary to move to Executive Session.

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

Approved:



James F. Palmer, Mayor

Submitted:



Cathy Harrison, City Administrator

City of Calhoun, GA
RESOLUTION OF SUPPORT #009

*For the construction of 65 units of affordable rental housing
To be located on Curtis Parkway in Calhoun, Gordon County, Georgia*

WHEREAS, Parkway Senior Village, L.P. is applying to the Georgia Department of Community Affairs (DCA) for approximately \$342,000 in annual tax credits that will assist in the financing of 65 units of housing for older persons rental housing to be located on Curtis Parkway, Gordon County, Georgia; and

WHEREAS, the site is properly zoned for this use and consistent with the City's development and revitalization plans; and

WHEREAS, Georgia DCA has established a competitive process for awarding funding to projects, one such criterion being a Resolution of Support for the proposed project from the local elected officials; and

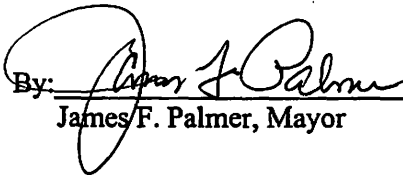
WHEREAS, the City of Calhoun elected leadership is knowledgeable of and is in agreement with the proposed development;

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CALHOUN DOES HEREBY:

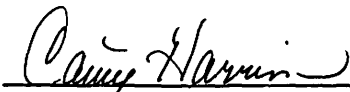
Support the submission of an application by Parkway Senior Village, L.P. to the Georgia Department of Community Affairs for the purpose of accessing funding to assist in the financing of 65 units of housing for older persons apartment homes in Calhoun, Georgia.

RESOLVED THIS 27th DAY OF MARCH, 2006

City of Calhoun, Georgia

By: 
James F. Palmer, Mayor

Attest:



City Administrator

City of Calhoun, GA
RESOLUTION OF SUPPORT # 008

*For the construction of 65 units of affordable rental housing
To be located on Curtis Parkway in Calhoun, Gordon County, Georgia*

WHEREAS, Parkway Court Village, L.P. is applying to the Georgia Department of Community Affairs (DCA) for approximately \$337,000 in annual tax credits that will assist in the financing of 65 units of affordable rental housing to be located on Curtis Parkway, Gordon County, Georgia; and

WHEREAS, the site is properly zoned for this use and consistent with the City's development and revitalization plans; and

WHEREAS, Georgia DCA has established a competitive process for awarding funding to projects, one such criterion being a Resolution of Support for the proposed project from the local elected officials; and

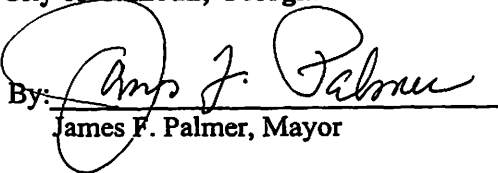
WHEREAS, the City of Calhoun elected leadership is knowledgeable of and is in agreement with the proposed development;

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CALHOUN DOES HEREBY:


Support the submission of an application by Parkway Court Village, L.P. to the Georgia Department of Community Affairs for the purpose of accessing funding to assist in the financing of 65 units of affordable apartment homes in Calhoun, Georgia.

RESOLVED THIS 27th DAY OF MARCH, 2006

City of Calhoun, Georgia

By: 
James F. Palmer, Mayor

Attest:



City Administrator

CITY OF CALHOUN, GA
RESOLUTION OF SUPPORT # 007

*For the construction of 65 units of affordable rental housing
To be located on Curtis Parkway in Calhoun, Gordon County, Georgia*

WHEREAS, Parkway Court Village, L.P. is applying to the Georgia Department of Community Affairs (DCA) for approximately \$434,500 in annual tax credits that will assist in the financing of 65 units of affordable rental housing to be located on Curtis Parkway, Gordon County, Georgia; and

WHEREAS, the site is properly zoned for this use and consistent with the City's development and revitalization plans; and

WHEREAS, Georgia DCA has established a competitive process for awarding funding to projects, one such criterion being a Resolution of Support for the proposed project from the local elected officials; and

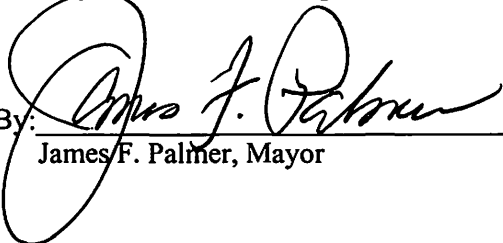
WHEREAS, the City of Calhoun elected leadership is knowledgeable of and is in agreement with the proposed development;

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CALHOUN DOES HEREBY:

Support the submission of an application by Parkway Court Village, L.P. to the Georgia Department of Community Affairs for the purpose of accessing funding to assist in the financing of 65 units of affordable apartment homes in Calhoun, Georgia.

RESOLVED THIS 27th DAY OF MARCH, 2006

City of Calhoun, Georgia

By: 
James F. Palmer, Mayor

Attest:



City Administrator