



**CITY COUNCIL MEETING
MARCH 14, 2022 - 7:00 PM
109 SOUTH KING STREET
DEPOT COMMUNITY ROOM**

MINUTES

PRESENT: James F. Palmer, Mayor
Ray Mitchell Denmon, Councilman
Al Edwards, Mayor Pro Tem
Ed Moyer, Councilman
Jackie Palazzolo, Councilwoman

ALSO: Paul Worley, City Administrator; Larry Vickery, Utilities Administrator; Kyle Ellis, Assistant Utilities Administrator; Sharon Nelson, City Clerk; and George Govignon, City Attorney.

1. Council Meeting Called to Order

Welcome

Mayor Palmer called the meeting to order and welcomed everyone in attendance.

Invocation

Utilities Administrator Vickery gave the invocation.

2. Pledge of Allegiance

Boy Scout Troop 22 led the group in the Pledge of Allegiance to the United States Flag.

3. Amendment or Approval of Proposed Agenda

Mayor Pro Tem Edwards made a motion to approve the March 14, 2022 agenda as presented. Councilman Moyer gave a second with all voting aye. Motion approved.

4. Amendment or Approval of Minutes

Councilman Denmon made a motion to approve the minutes of the City Council meeting of February 28, 2022. Councilman Moyer gave a second with all voting aye. Motion approved.

5. Mayor's Comments

- A. Mayor Palmer announced that members of Boy Scout Troop 22 were in attendance at the meeting, noting that younger scouts were working on their Citizenship in the Community

badge and the older scouts were working on their Communications badge. All scouts stood and introduced themselves to Mayor and Council.

- B. Mayor Pro Tem Edwards announced that two members of the Calhoun-Gordon County Youth Leadership group were present at the meeting, who also introduced themselves to Mayor and Council.

6. Council Comments

- A. Councilwoman Palazzolo submitted February reports as follows:

1) Water and Sewer Operations

Water Treatment Plant

- Total gallons withdrawn: 307,590,000
- Daily average: 10,985,357
- Wells: 115,970,000
- Big Springs: 0
- % produced by Brittany Drive: 37.7%
 - Brittany Dr. daily production to capacity: 35.09%
 - Mauldin Rd. daily production to capacity: 42.77%
 - Rainfall for November – 9.32"

Waste Water Treatment Plant

- Treated a daily average of 9.414 MGD, with an average BOD effluent of 5, average suspended effluent of 14, and an average COD of 79.

Water Distribution & Wastewater Collection

- 141 work orders completed, 25 new water connections, 14 water service leaks repaired, 13 water main leaks repaired, 0 water services changed to new main lines, 0 meter changes, 32 utility locates called in for work orders, 580 utility locates responses.
- 2,750 feet of Sanitary Sewer Services TV inspected, 470 utility locates completed, 0 feet sanitary sewer lines cleaned, 9 new sewer connections installed, 3 sanitary sewer services repaired.

2) Water and Sewer Construction

- 319 Grant Lynn Creek Project- Agricultural project scheduled for spring 2022.
- Fox Subdivision 2" galvanized water line replacement project 286. City crews will begin to install water lines next month.
- Eastside sewer replacement project- Project is under construction. Crews are continuing to pipe burst existing mains and laterals and re-connecting customers to the new lines as they progress. Project approximately 85% complete.
Sewer Extension Hwy 41 South- Project approximately 95% complete.

Projects in Design & Development

- South Interceptor Flow Study
- Project Stream Sewer Extension

3) Library

- There are 11,548 library card holders, 0 library visitors, and 106 total circulation.
- There were 0 story time attendance, 0 adult program attendance, 5 new users, 982 e-books, 825 audio books, 0 computer logins, and 12,142 Facebook visits.

B. Mayor Pro Tem Edwards submitted February reports as follows:

1) **Police Department**

- Made 250 cases with 4 DUI's
- Fines collected by Municipal Court - \$35,995
- Issued 512 warnings
- Investigated 48 highway accidents, 18 private property accidents
- Obstruction - 3
- Lethal Weapon Encounter - 1
- Alarm responses - 140
- Miles patrolled: 40,128

2) **Municipal Court**

- Total Court cases- 28
- Court cases dropped- 0
- Number of Bond forfeitures- 0
- Number of Probation cases- 0
- Failure to appear- 0
- Subpoenas served- 0

3) **Fire Department**

Fire Suppression Division	
171 Total reported calls for service for the Suppression Division	
Number of Calls	Dispatched Calls
0	Fire, Other
0	Structure Fire
1	Mobile Property (Vehicle) Fire
1	Natural Vegetation Fire
0	Outside Rubbish Fire
2 Total Fire Calls	
0	Rescue Emergency Medical call (Other)
34	Medical Assist
83	Emergency Medical Services Incident
0	Lock-In
0	Search for Lost Person
0	Water or ice related rescue
0	Extrication
3	Rescue or EMS Standby
120 Total Medical Calls	

0	Flammable Gas or Liquid Condition / other
1	Combustible / Flammable Liquids Spills and Leaks
0	Chemical Release, Reaction or Toxic Condition
0	Electrical Wiring / Equipment problems
1	Total Hazardous Conditions Incidents (NO FIRE: Leaks, Spills, Electrical Hazards; All Other Hazardous Conditions without injuries)
0	Potential Accident
4	Person In Distress
0	Water Problem
0	Public Service Assistance
3	Public Service Assistance
7	Total Service Calls (Water Leak; Assist Other Agencies with Non-Emergency Calls)
0	Good Intent call-Other (Smoke/Odor Problem)
1	Good Intent Call
1	Total Good Intent Calls (Investigation of Unknown Problem; Smoke / Odor Check)
26	Dispatched and Canceled En-Route
5	Wrong location / No Emergency Found
0	Controlled Burning
0	Steam or gas mistaken for smoke
0	Haz Mat Release investigation w/ no Haz Mat found
2	False Alarm and False Call Other
0	Bomb Scare (Nothing Found)
0	Malicious Mischievous false alarm
3	System or Detector Malfunction
3	Unintentional System / Detector Operation (No Fire)
39	Total False Alarms or False Calls
0	Severe Weather & Natural Disaster

0	Total Severe Weather & Natural Disaster Calls
0	Special Incident Type (Citizen Complaint; Other)
0	Total Special Incident Type
Additional Fire Department Activities:	
	Completed routine Dept. Maintenance and station duties.
	Continued Participating in meetings on COVID-19 response protocols and issues with local agencies (by video conference).
Fire Inspections - Public Safety Education - Code Enforcement Division	
90	Total Reported Activities / Inspections completed during the month
Inspections / Enforcement Activities	
11	Annual Inspection
2	New Business Inspections
23	Requested Inspections
7	Follow Up, Re-Inspections
0	Burn Site Inspections
4	Plan Reviews
2	Pre-Construction Meeting
1	Sprinkler Permits Issued
1	Fuel Tank Permit (Install, Removal or Service)
38	Consultations
0	Fire Drills
0	Illegal Burning Citations
1	Zoning / Annexation Meetings
90	Total

4) **Safety Committee**

- The safety topic of discussion this month was Winter Driving. No safety inspections were performed in December.
 - Vehicle accidents: 1
 - Workers compensation: 0

C. Councilman Denmon submitted February reports as follows:

1) **Public Works**

Street Department

1. Completed 25 shop and 19 street dept. work orders.
2. Installed 10 new street signs.
3. Cleaned out storm drain on Devonwood Drive.
4. Dug up and replaced an 8" x 30" section of sidewalk on Recreation Drive.

Cemetery

1. Performed routine maintenance on Fain and Chandler cemetery.
2. Supervised the opening and closing of 15 grave sites.
3. Sold 21 new grave space.

Parks Department

1. The grounds crew picked up litter, mowed, trimmed bushes, hauled garbage to the dump, and maintained records at records room.
2. The maintenance crew maintained designated buildings downtown.
3. Trimmed bushes, mowed and cleaned lot on Crestmont Drive.

Animal Control

- Housed 14 dogs and 7 cats
- Number of dogs adopted: 2
- Number of cats adopted: 0
- Number of dogs rescued: 3
- Number of cats rescued: 4
- Number of dogs reclaimed by owner: 30
- Number of cats reclaimed by owner: 0
- Number of dogs euthanized: 0
- Number of cats euthanized: 0
- Number of warnings given: 21
- Number of bite cases: 1
- Citations issues: 2

2) Recreation Department

1. YOUTH SPORTS:

Youth Basketball –

The 7th Annual United Way All-Star Basketball tournament was held February 11-13, 2021. There were 30 teams that participated in the 7-8 to 11-12 boys' and girls' divisions with 360 participants and 1,080 spectators. This annual event is a United Way fundraiser sponsored by Calhoun Recreation Department and Gordon County Parks and Recreation. The proceeds from this event go to Gordon County United Way.

GRPA District - Calhoun Recreation Department had six teams that participated in the GRPA 5th District basketball tournaments in the 7-8 through 11-12 divisions. Our 7-8 Boys, 7-8 Girls and 11-12 Girls finished as runner-ups and the 11-12 Boys finished as District champions. The 11-12 Boys advanced to the GRPA State tournament in Murray County March 5-6.

Baseball and Softball – Registration was held through February 25. A total of 308 boys and girls will be participating in baseball and softball this spring. Assessments were held February 27. The season will begin with the 5th Annual Youth Classic tournament March 26-April 1.

Youth Soccer – Registration was held through February 18. We have a total 277 participants signed up for boys and girls soccer. Assessments were held February 21 and drafts were February 23 and 25. Practices began the week of March 1 and games start March 20.

2. PROGRAMS:

MIRACLE RUN: The Miracle Run will be held March 20. This fun run will raise funds and awareness of The Winner’s Club and Camp New Adventure.

OUTDOOR SKILLS SPRING BREAK CAMP: April 5 – 9. We will hold Spring Break camp for girls and boys that want to learn about camping, fishing, climbing and enjoying the fun of nature.

ADULT VOLLEYBALL – Beginning March 1 Monday nights the gym will be open for adult volleyball.

TENNIS – Tennis Leagues – EVTA and STA flex league play
CHS/CMS – Using 12 courts for matches and games; 6 school matches were held during February
4 teaching pro’s – 3 courts daily 4pm-9pm

3. PARKS/FACILITIES:

The following tasks were completed throughout the month of February:

- 1-Baseball/Softball field prep work; box scrape, aerated infields
- 2-Monthly trimming and deadheading flower beds and trees
- 3-checked and repaired bleachers
- 4-new playground mulch was spread at the 2 small playgrounds
- 5 – mulch was spread throughout the park where needed
- 6-prepared baseball field for middle school baseball games
- 7-layed out soccer fields for spring soccer
- 8-prepped football field for rental
- 9-repainted all soccer fields for high school soccer games
- 10-daily park clean-up
- 11 –added new doggy stations along walking trail

3) WEBSITE/SOCIAL MEDIA USAGE:

CalhounRec.com	Facebook
Page Views – 4,524	Reach – 10,640
Users – 1, 957	Post Engagements – 1,878
Sessions – 1,957	Posts 28
Posts – 18	Page Views - 896

UPCOMING EVENTS:

March 13-14 – PGF Fast Pitch Tournament
March 20 – Miracle Run

March 26 – April 1 – 5th Annual Youth Classic – Recreation Baseball and Softball pre-season tournament

3) **Downtown Development Authority**

The DDA held their regularly scheduled meeting. The DDA is currently working on the annual BBQ, Boogie & Blues festival scheduled for April 29th & 30th. The event has over 12,000 dollars in sponsorships currently. The DDA is partnering with Harris Arts Center to have a summer concert series in BB&T Park that is planned for the third Friday's in June, July & August. The DDA launched the new mainstreet merchant of the month project. The Pink Label Boutique was featured this month. The HPC held their regularly scheduled meeting with two COA approvals: One for the Wake Up Barber Shop that will have two locations downtown; and the second location will be opening at 105 South Wall Street. The second COA approval was for Celestrum located at 118 Court Street #2.

D. Councilman Moyer submitted February reports as follows:

1) **Electric Department**

- Construction continues on the new Calhoun Early Learning Academy at 380 Barrett Road. Installation has begun on the parking lot lighting.
- The LED Streetlight upgrade continues around the City.
- Electrical Engineering has begun for the Exchange Apartments and the Cottages of Calhoun on Curtis Parkway.
- Bad pole removal continues as other utilities transfer to the new poles.
- Pole inspection is complete and rejected poles are being replaced.

WORK ORDERS IN PROCESS OR COMPLETED FOR FEBRUARY:

• NEWLY CREATED	42
• COMPLETED AND CLOSED	36
• CONSISTING OF:	
• CAPITAL CONSTRUCTION	23
• DISTRIBUTION MAINTENANCE	2
• OUTAGES / TROUBLE CALLS	1
• SECURITY / STREET LIGHT MAINTENANCE	5
• TEMPORARY POWER HOOK UP	1
• WORK FOR OTHER DEPARTMENTS	7

• NEW METER SETS	2
• T METER MAINTENANCE/REPLACEMENT h	24
• e Electric Locate Tickets Processed-	251

City of Calhoun's Electrical load for February 2022 is estimated to be about 30 million kilowatt hours (kWh's). This is about a million kWh's less than February of 2021. Actual numbers will be released around March 18th.

In February the Educational Solar Array, a partnership between Calhoun Utilities, Calhoun City Schools and the Georgia Environmental Finance Authority (GEFA), produced 5,500 kWh's of electricity and provided a carbon offset of 8,380 pounds or the equivalent carbon sequestration of 97 trees.

2) **Telecommunications**

- Connected one new internet customer and quoted service to two potential customers.
- Repaired one drop fiber cut affecting two customers.
- Reduced customer bandwidth 200 Mb due to moving workload out of town.
- Started pulling fiber cable to new Police Department building and purchased new network switch.
- Vendor installed new billing software onto new server and city personnel starting testing software functionality. Testing to continue till mid-March.
- Engaged service to determine City's cybersecurity readiness and determine steps to improve.
- Installed 7 computers.
- Opened 15 and closed 17 work orders.

Geographic Information Systems

- Completed and submitted data for 2022 Census Boundary and Annexation
- Updated Special Needs data for Police Department
- Updated zoning map.
- Updated water system and water meter data and mapping.
- Generated Electric usage reports.
- Updated Fiber maps.
- Updated Fire pre-plan for buildings
- Updated Physical addressing, building and billing information.
- Updated City and GIS web sites
- City employee GIS login statistics
 - Total logins – 1010
 - Top three layers accessed
 - Water – 340
 - Metering – 134

- Administration – 125

3) **Building Inspections**

- Issued 161 permits for an estimated cost of \$2,349,453, collected \$26,013 in permit fees. This included 6 new residential, 3 residential remodel, 2 new commercial, 1 commercial remodel, 19 residential plumbing, 13 residential electrical, 2 commercial plumbing, 99 residential HVAC, and 3 commercial electrical. 366 total inspections.

7. **Public Hearing and Comments**

Announce at this time, public hearings will be held. The public will have the opportunity to make pro and con comments with a ten minute maximum time limit for each side of the matter, with each person giving their name and address. An inquiry should be made to determine if any elected official has filed a disclosure statement regarding ownership or special interest in any of the agenda items. Zoning Land Use Maps on display in Council Chambers for Zoning Advisory Board and Council hearings.

- A. Public hearing of a zoning change request from C-2 to R2-A, for 6.14 acres at a location of Soldiers Pathway (CG41-048 & CG41B-008), by Darin Hardin. The Zoning Advisory Board Meeting was held March 10th.
- B. Public hearing of a zoning change request from PRD to R2-A, for 16.40 acres at a location of Tate Bend Road (CG41B-061), by Darin Hardin. The Zoning Advisory Board Meeting was held March 10th.
 - Mayor Palmer opened the public hearing stating that both items will be combined for the public hearing and separate votes will be taken after the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
 - Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board meeting stating that the Board made a recommendation to approve the request for both items.
 - Mayor Palmer opened the floor for public comments beginning with the applicant. The applicant, Darin Hardin of 230 Old Highway 41, Adairsville, addressed Council stating that the property had been vacant and unused for approximately 20 years. He feels residential would be a better use for the property and is requesting zoning of R2-A for both items. He plans to build approximately 155 townhome units in phases of 50 at a time. The development will have entry and exit access from both Soldiers Pathway and Tate Bend Road.
 - Mayor Palmer called for additional comments. Mr. Ben Worsham of 128 Louise Lane asked Mr. Hardin if a greenspace would be provided on the property. Mr. Hardin stated that he would meet all required setbacks and buffers.
 - There being no other comments, Mayor Palmer closed the public hearing and called for a motion concerning zoning request of R2-A for the 6.14 acres located on Soldiers Pathway. Mayor Pro Tem Edwards made a motion to approve the

request. Councilman Denmon gave a second with all voting aye. Motion approved.

- Mayor Palmer called for a motion concerning the zoning request of R2-A for the 16.40 acres located on Tate Bend Road. Mayor Pro Tem Edwards made a motion to approve the request. Councilwoman Palazzolo gave a second with all voting aye. Motion approved.
- C. Public hearing of an annexation and zoning request from County R-3 to R-1, for .65 acres at a location of 2680 Highway 41 South (047A-008), by KC's Homes GA, LLC. The Zoning Advisory Board Meeting was held March 10th.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
 - Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board meeting stating that the Board made a recommendation to approve the request.
 - Mayor Palmer opened the floor for public comments beginning with the applicant.
 - There being none, Mayor Palmer closed the public hearing and called for a motion pertaining to the annexation request. Mayor Pro Tem Edwards made a motion to approve the annexation request. Councilman Denmon gave a second with all voting aye. Motion approved.
 - Mayor Palmer called for a motion concerning the zoning request of R-1. Mayor Pro Tem Edwards made a motion to approve the zoning request. Councilman Moyer gave a second with all voting aye. Motion approved.
- D. Public hearing of an annexation and zoning request from County A1 to Ind-G for 51.3 acres at a location of 962 Union Grove Road (058-061), by Seefried Development Management, Inc. The Zoning Advisory Board Meeting was held March 10th.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
 - Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board meeting stating that the Board made a recommendation to approve the request.
 - Mayor Palmer opened the floor for public comments beginning with the applicant. The applicant, Doug Smith of 1990 Brook View Drive, Atlanta addressed Council stating that the planned building would be an approximately 730,000 to 740,000 square foot warehouse building. His company plans to meet all required buffers and will preserve the wetlands on the parcel. An agreement has been made with the neighbor to the east for a sewer easement. He stated that his company likes the property because it sets up nicely with the interstate. They have had a lot of interest in the building and site including one Calhoun business.
 - Mayor Palmer opened the floor for additional comments. Terry Turner of 315 Belwood Drive asked what kind of buffer would be placed on the portion of the property that backs up to his property. Mr. Smith replied that 50 foot buffers were included for the property, although not required. Mr. Smith reviewed the

plat with Mr. Turner noting that due to his location he would have the same field he sees now as well as a view of the retention pond being placed further in on the property. He also gave Mr. Turner his card so that he could contact him for a copy of the site plan. There being no other public comments, Mr. Smith addressed Council and asked if the vote of the Council could be delayed until the April 11th meeting. He stated that his company is working with GDOT an issue and out of respect for the seller they would like to complete communications with GDOT before annexing the property.

- Mayor Palmer closed public hearing and called for a motion concerning the request to table the item. Mayor Pro Tem Edwards made a motion to table the vote on the annexation until the April 11th regular council meeting in order to give the applicant time to review and clear the DRI. Councilwoman Palazzolo gave a second with all voting aye.
- Mayor Pro Tem Edwards made a motion to table the vote on the zoning request until the April 11th regular council meeting in order to give the applicant time to review and clear the DRI. Councilman Moyer gave a second with all voting aye.

E. Public hearing of a variance request of 891 square feet, to vary from 1,509 square feet to 2,400 square feet for an accessory structure, at a location of 256 Sunrise Terrace, SE (CG56A-106), by Michael Spivey. The Zoning Advisory Board Meeting was held March 10th.

- Mayor Palmer opened the public hearing.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Pro Tem Edwards gave the report on the Zoning Advisory Board meeting stating that the Board made a recommendation to approve the request.
- Mayor Palmer opened the floor for public comments beginning with the applicant.
- There being none, Mayor Palmer closed the public hearing and called for a motion concerning the variance request. Mayor Pro Tem Edwards made a motion to approve the variance request. Councilman Moyer gave a second with all voting aye. Motion approved.

8. Old Business

- A. Mayor Palmer gave the second reading of the Georgia Municipal Employee Benefits System (GMEBS) Restated Master Defined Benefit Retirement Plan. To update the plan to comply with IRS requirements and to establish early retirement qualifications and alternative normal retirement qualifications for firefighters and police officers. The public hearing will be held March 28th.

9. New Business

- A. Mayor Palmer gave the first reading of a zoning change request from R-2 to R-1 for 2.907 acres located on Chandler Street across from Woodlawn Avenue (C23-032), by Ellen Hunter. The Zoning Advisory Board meeting will be held April 7th and the public hearing on April 11th.

- B. Mayor Palmer gave the first reading of an annexation and zoning request from County to Ind-G for 33.772 acres located on Bellwood Road (058-060), by Michael Meadows and Hugh Scott. The Zoning Advisory Board meeting will be held April 7th and the public hearing on April 11th.
- C. Mayor Palmer gave the first reading of an annexation and zoning request from County to C-2 for 3.4585 acres located on Newtown Church Road behind Food Lion (055-053A), by Terry Poe. The Zoning Advisory Board meeting will be held April 7th and the public hearing on April 11th.
- D. Mayor Palmer called for a motion concerning the possible purchase of 1130 Dews Pond Road (C52-041) to allow for possible transportation upgrades to Dews Pond and Curtis Parkway. Councilman Denmon made a motion to purchase the property. Councilwoman Palazzolo gave a second with all voting aye. Motion approved.

10. Other Written Items Not on the Agenda

11. Work Reports

- A. Paul Worley, City Administrator had nothing to report.
- B. Larry Vickery, Utilities Administrator had nothing to report.
- C. George Govignon, City Attorney had nothing to report.

12. Motion to move to Executive Session, if needed

13. Motion to return to General Session


14. Motion to Adjourn

There being no other business to come before the Council, Councilwoman Palazzolo made a motion to adjourn. Councilman Moyer gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:46 p.m.

Approved:


James F. Palmer, Mayor

Submitted:


Sharon Nelson, City Clerk



