



**CITY COUNCIL MEETING  
JULY 22, 2024- 7:00 PM  
109 SOUTH KING STREET  
DEPOT COMMUNITY ROOM**

**MINUTES**

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

ALSO: Paul Worley, City Administrator; Kyle Ellis, Utilities Administrator; Sharon Nelson, City Clerk; George Govignon, City Attorney; Lenny Nesbitt, Fire Chief; Ken Carson, Police; and Christy Nicholson, Police.

1. **Council Meeting Called to Order**  
**Welcome**  
Mayor Palmer called the meeting to order and welcomed everyone in attendance.  
**Invocation**  
Mayor Palmer gave the invocation.
2. **Pledge of Allegiance**  
Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. **Amendment or Approval of Proposed Agenda**  
Councilmember Edwards made a motion to approve the July 22, 2024 agenda as presented.  
Councilmember Palazzolo gave a second with all voting aye. Motion approved.
4. **Amendment or Approval of Minutes**  
Mayor Pro Tem Moyer made a motion to approve the executive session minutes of the City Council work session of July 22, 2024. Councilmember Denmon gave a second with all voting aye. Motion approved.

Councilmember Palazzolo made a motion to approve the minutes of the City Council meeting of July 22, 2024. Councilmember Edwards gave a second with all voting aye. Motion approved.

5. **Mayor's Comments**

6. **Zoning Hearings 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 speaking having filed a financial disclosure statement five days prior to the hearing if required, 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 an annexation and zoning request from County A-1 to Ind-G for 155.078 acres, located at 336 Salem Road and being parcels 046-034 and 046-118, by GoldenPlus Investment, LLC, and property owner Ann Payne. The Zoning Advisory Board Meeting was held July 18<sup>th</sup>.

- Mayor Palmer opened the public hearing.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Palmer opened the floor for comments beginning with the applicant. Terry Brumlow, 1297 Curtis Parkway, attorney for the applicant, addressed council members stating that the applicant was requesting to table the request and reschedule it for the next City Council meeting as the applicant had elected not to proceed with the purchase of the property and issues surrounding the termination of the contract were still being negotiated. Once these issues have been resolved the applicant agrees to assign its rights under the application to Ann Payne, as she would like to continue with the annexation and zoning request.
- Attorney Chuck Dobbins, 1904 Wycliff Drive, Dalton, addressed council members on behalf of Ann Payne and Millard Payne who were in attendance, and the Payne family wishes to have their property annexed and zoned industrial.
- Bill Thompson, 206 South Wall Street, attorney for the Airport Authority, addressed council members stating that the Airport Authority objects the request due to height restrictions and safety issues that make aviation issues more dangerous. He also noted that the FFA's view is required in order to protect the Authority in that regard.
- Chuck Goodrum, 211 Brookstone Drive, addressed council members stating that he was a pilot that uses the airport and wanted to know if the zoning map designates placement and size of buildings. City Administrator Worley stated that the study was done based on the original applicants plan which had a building size of 1.5 million feet, which dictated where it would sit.
- There were no other comments and Mayor Palmer closed the public hearing.

- City Attorney Govignon stated that due to the strict requirements of zoning law he recommended tabling the item to the next meeting.
- Mayor Palmer called for a motion concerning the annexation request. Councilmember Edwards made a motion to table the item to the next regularly scheduled meeting of the city council to be held on August 12<sup>th</sup>. Councilmember Denmon gave a second with all voting aye. Motion approved.
- Mayor Palmer called for a motion concerning the zoning request of Ind-G. Councilmember Edwards made a motion to table the item to the next regularly scheduled meeting of the city council to be held on August 12<sup>th</sup>. Councilmember Denmon gave a second with all voting aye. Motion approved.

**7. Other Public Hearings**

**8. Old Business**

- A. Mayor Palmer gave the second reading of a right-of-way variance request of 2 feet 6 inches, to vary from the required 10-foot right-of-way to a 7-foot 6-inch right-of-way, located at 375 South Industrial Boulevard, by Graham Commercial Contractors. Due to underground utilities, this is the only location for the foundation of the sign to fit. The Zoning Advisory Board Meeting will be held August 8<sup>th</sup> and the public hearing August 12<sup>th</sup>.
- B. Mayor Palmer gave the second reading of a side setback variance request of 1 foot, to vary from the required 10-foot setback to a 9-foot side setback for 14 lots (lot # 11-17, 25-29, 32 and 35) for 39 acres +/-, located at North Wall Street and Millers Lane, and being parcels C35-031 and C35-032, by Venture Communities. The Zoning Advisory Board Meeting will be held August 8<sup>th</sup> and the public hearing August 12<sup>th</sup>.
- C. Mayor Palmer gave the second reading of a beer package license request at a location of 960 North Wall Street, by 41 R & D DBA Calhoun Market. The owner Divyangkumar "Rocky" Patel will also serve as the store manager. The public hearing will be on August 12<sup>th</sup>.
- D. Mayor Palmer gave the second reading of a wine and liquor pouring license request at a location of 171 West Belmont Drive, Suite #2, by Wings 101 of Calhoun LLC, d/b/a World of Wings. The owner is Suhel Merchant and the store manager is Jolena Bomar. The public hearing will be on August 12<sup>th</sup>.

**9. New Business**

- A. Mayor Palmer read a special event permit and road closure request by United Way of Gordon County for Unity Run 2024, to be held on Tuesday, September 24<sup>th</sup>. Setup will begin at 3:00 pm and breakdown at 9:30 pm. The Unity Run will begin at 209 South King Street, turning right onto Pine Street, then left onto River Street, right into the Calhoun Recreation Department, runners will loop the track and exit the Recreation Department turning left onto South River Street, left onto Oothcalooga Street, right onto GA 53 Spur, left onto South River Street, right onto 2<sup>nd</sup> Avenue, right onto South King Street, then ending at the Calhoun Depot on South King Street. Approved by GDOT on June 5<sup>th</sup>. Recommended for approval by the Downtown Development Authority on June 20<sup>th</sup>. Mayor Pro Tem Moyer made a motion to approve the request. Councilmember Denmon gave a second with all voting aye.

- B. Mayor Palmer read a request from the Calhoun Housing Authority to appoint Judy Peterson to replace Billie Jean Erwin, whose term expired July 16, 2024. If approved, this would be a five-year term ending July 16, 2029. Councilmember Edwards made a motion to approve the request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.
- C. Mayor Palmer read a request from the Calhoun Police Department to surplus police equipped Dodge Chargers as follows:
- 2019 Dodge Charger VIN# 47496
  - 2019 Dodge Charger VIN# 47497
  - 2019 Dodge Charger VIN# 93280
  - 2019 Dodge Charger VIN# 93281
  - 2013 Dodge Charger VIN# 60379
  - 2019 Dodge Charger VIN# 93276
  - 2018 Dodge Charger VIN# 30054
  - 2013 Dodge Charger VIN# 12238
  - 2019 Dodge Charger VIN# 93279

Councilmember Edwards made a motion to approve the request. Councilmember 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 gave a review of June 2024 general cash and hotel motel reports. (copy attached) Councilmember Denmon made a motion to approve the reports as presented. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
- B. Kyle Ellis, Utilities Administrator gave a review of the June 2024 utilities cash report. (copy attached) Councilmember Palazzolo made a motion to approve the report as presented. Councilmember Edwards gave a second with all voting aye. Motion approved.
- C. George Govignon, City Attorney, had nothing to report.

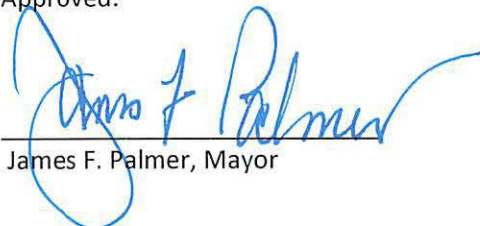
12. **Motion to move to Executive Session, if needed**

13. **Motion to return to General Session**

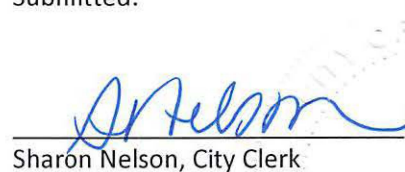
14. **Motion to Adjourn**

There being no further business to come before the Council, Councilmember Palazzolo made a motion to adjourn. Councilmember Denmon gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:26 p.m.

Approved:

  
James F. Palmer, Mayor

Submitted:

  
Sharon Nelson, City Clerk

## General Government Cash Report

### General Government Operating Account

General Fund	Checking	\$ 887,243.75
Restricted Cash - Excise	Checking	85,752.15
Cash	Pay Pal	(1,198.08)
Solid Waste	Checking	259,003.14
Confiscated Assets	Checking	-
School Trust	Checking	317,916.50
Municipal Court	Checking	13,071.54
Hotel-Motel Fund	Checking	28,412.48
Recreation	Checking	292,722.96
Recreation - Hotel / Motel	Checking	229,561.22
SPLOST 2018	Checking	-
Golf	Checking	659,313.74
Golf Renewal & Replacement Reserves	Checking	-
American Rescue Plan Act (ARPA)	Checking	2,658,325.41
OPIOD	Checking	52,277.60
<b>Total Operating</b>		<b>5,482,402.41</b>

Reserves - Restricted / Renewal & Replacement	Savings	0.35
Specified Funds / Renewal & Replacement	Savings	1,487,267.36
<b>Total Reserves</b>		<b>1,487,267.71</b>

2018 SPLOST - Uncommitted	Checking	9,413,546.24
2018 SPLOST - Committed	Checking	688,572.90
2024 SPLOST - Uncommitted	Checking	100,945.30
<b>Total</b>		<b>10,203,064.44</b>

Fire Department Donations	Public Checking	6,154.78
Revolving Loan	Checking	522,691.14
Police #1 - Forfeiture (Settled)	Money Market	6,824.97
Police #2 - Forfeiture (Pending)	Checking	46,312.15
Police #3 - Fed Funds	Money Market	30,032.79
Police #4 - Evidence	Checking	58,554.56
Police #5 - ICE Funds	Checking	17,119.83
Police PEPI Account	Checking	4,010.00
School Debt Service	Savings	4,927,432.18
City of Calhoun Investment Account	Money Market	1,578,636.84
<b>Total Special Funds, Reserves and Savings</b>		<b>7,197,769.24</b>

**GRAND TOTAL - 5/31/2024** **\$ 24,370,503.80**

### Component Unit Cash

Downtown Development Authority	\$ 31,561.66
Downtown Development Authority - Hotel/Motel Tax	155,660.19
	<b>\$ 187,221.85</b>

### General Government Investments

#### City of Calhoun - Various Investments

Reserves held in investments - \$3,426,352.73	\$ 15,234,190.77
ARPA	-
Golf- \$600,000 reserves held in Investments	993,897.02
	<b>\$ 16,228,087.79</b>

**Hotel/Motel 6/30/24 Report**

**Amount Received from GMA & Paid to Vendor for FY24**

Vendor #	Vendor	Jul paid in Sep 2023	Aug paid in Oct 2023	Sep paid in Nov 2023	Oct paid in Dec 2023	Nov paid in Jan 2024	Dec paid in Feb 2024	Jan paid in Mar 2024	Feb paid in Apr 2024	Mar paid in May 2024	Apr paid in Jun 2024	May paid in Jul 2024	Jun paid in Aug 2024	Total
29	Chamber of Commerce	\$ 45,392.07	\$ 31,338.86	\$ 26,582.80	\$ 48,211.41	\$ 41,383.54	\$ 31,715.54	\$ 30,920.15	\$ 35,226.20	\$ 48,282.23	\$ 45,391.65	\$ -	\$ -	\$ 384,444.45
1346	City of Calhoun- Unrestricted	38,907.49	26,861.88	22,785.26	41,324.07	35,471.61	27,184.74	26,502.98	30,193.89	41,384.78	38,907.14	-	-	329,523.84
1346	City of Calhoun- Restricted	6,484.58	4,476.98	3,797.54	6,887.35	5,911.93	4,530.79	4,417.16	5,032.32	6,897.46	6,484.52	-	-	54,920.63
3132	Calhoun Recreation Dept.	12,969.16	8,953.96	7,595.09	13,774.69	11,823.87	9,061.58	8,834.33	10,064.63	13,794.93	12,969.05	-	-	109,841.29
	<b>Total Paid By H/M Fund</b>	<b>\$ 103,753.30</b>	<b>\$ 71,631.68</b>	<b>\$ 60,760.69</b>	<b>\$ 110,197.52</b>	<b>\$ 94,590.95</b>	<b>\$ 72,492.65</b>	<b>\$ 70,674.62</b>	<b>\$ 80,517.04</b>	<b>\$ 110,359.40</b>	<b>\$ 103,752.36</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 878,730.21</b>
	<b>Paid to Industrial Development by City of Calhoun</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>\$ 10,000.00</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>10,000.00</b>	<b>-</b>	<b>-</b>	<b>\$ 100,000.00</b>
	<b>Paid to Downtown Development by City of Calhoun</b>	<b>\$ 50,000.00</b>	<b>-</b>	<b>-</b>	<b>50,000.00</b>	<b>-</b>	<b>-</b>	<b>50,000.00</b>	<b>-</b>	<b>-</b>	<b>50,000.00</b>	<b>-</b>	<b>-</b>	<b>\$ 200,000.00</b>

**Balance In City Held Accounts as of 6/30/2024**

	Beginning Balance as of 7/1/2023	Revenue	Expenses	Balance as of 6/30/2024
City of Calhoun- Unrestricted	\$ 911,723.61	\$ 329,523.84	\$ (100,000.00)	\$ 1,141,247.45
City of Calhoun- Restricted	\$ 20,680.23	\$ 54,920.63	\$ (16,000.00)	\$ 59,600.86
Downtown Development	\$ 121,478.67	\$ 200,000.00	\$ (165,818.48)	\$ 155,660.19
Calhoun Recreation Dept.	\$ 162,933.17	\$ 109,841.29	\$ (43,213.24)	\$ 229,561.22

## Utilities Cash Report

### Utility Operating Account

Electric	Checking	\$ 2,139,416.29
Water & Sewer	Checking	2,480,531.32
Telecommunications	Checking	934,518.52
Utilities Administration	Checking	1,738,358.77
<b>Total Operating</b>		<b>7,292,824.90</b>

Electric Reserves & Unrestricted Investments	Reserves - Checking	3,690,892.86
Telecom Reserves & Unrestricted Investments	Reserves - Checking	219,019.00
Water / Sewer Reserves & Unrestricted Investments	Reserves - Checking	3,263,943.96
Bond Sinking Fund	Savings	84.71
Utility Deposits	Checking	1,134,554.31
City of Calhoun Shuler Bond	Savings	38,468.48
City of Calhoun Investment Account	Money Market	3,295,930.61
<b>Total Savings &amp; Reserves</b>		<b><u>11,642,893.93</u></b>

**GRAND TOTAL - 5/31/2024** **\$ 18,935,718.83**

### Utilities Investments

Electric	\$ 20,135,317.44
Water	\$ 22,002,842.93
Sewer	\$ 6,174,759.03
Telecommunications	\$ 3,481,656.76
<b>City of Calhoun - Various Investments</b>	<b><u><u>\$ 51,794,576.16</u></u></b>