



**CITY COUNCIL MEETING  
FEBRUARY 27, 2017- 7:00 PM  
109 SOUTH KING STREET  
DEPOT COMMUNITY ROOM**

**MINUTES**

PRESENT:       **James F. Palmer, Mayor**  
                  **Matt Barton, Mayor Pro Tem**  
                  **Al Edwards, Councilman**  
                  **David Hammond, Councilman**  
                  **Jackie Palazzolo, Councilwoman**

ALSO: Eddie Peterson, City Administrator; Paul Worley, Assistant City Administrator; Sharon Nelson, City Clerk; Larry Vickery, Utilities General Manager; George Govignon, City Attorney; Jeff Defoor, Director of Electric Utilities; Lenny Nesbitt, Fire Chief; Neal Russell, Ordinance Officer; Gary Moss, Police Chief

1. Mayor Palmer called the meeting to order and welcomed everyone in attendance.
  - A. Mayor Palmer gave the Invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Councilman Edwards made a motion to approve the February 27, 2017 agenda. Councilwoman Palazzolo gave a second with all voting aye. Motion approved.
4. Councilman Hammond made a motion approve the Minutes of the February 13, 2017 City Council Meeting. Councilman Edwards gave a second with all voting aye. Motion approved. Mayor Pro Tem Barton made a motion to approve the executive session Minutes of the February 13, 2017 City Council Meeting. Councilman Hammond gave a second with all voting aye. Motion carried.
5. **Mayor's Comments:** None
6. **Public Hearing and Comments:** None
7. **Old Business:**

- A. Mayor Palmer conducted the second reading of a building height variance for Calhoun Hospitality, LLC at a location of parcel #057B-096 (Lovers Lane Road). The applicant is requesting to exceed the maximum building height of 50 feet per the zoning code and to allow a proposed hotel building up to a height of 60 feet. The ZAB will meet on March 9<sup>th</sup> and the public hearing will be on March 13<sup>th</sup>.
  
- B. Mayor Palmer conducted the second reading of a zoning change request for the existing zoning of Ind-G, to be rezoned to a Tower Site (TS) for 0.2296 acres at a location of parcel #C10-041 (CL Moss Parkway) for Skyway Towers, LLC. The zoning change request is for a proposed new 190 foot cell tower in order to help improve coverage and capacity issues. The Zoning Advisory Board is scheduled for March 9, 2017. The Public Hearing will be on March 13, 2017.

Councilman Hammond stated that the Supreme Court has just made a ruling on cell phone towers. The latitude that Councils and Commissions once had, we don't have as freely as we once did. When we get ready for public debate it will be interesting to be here for that. Mayor Palmer thanked Councilman Hammond for his comments.

**8. New Business:**

- A. Mayor Palmer asked for a motion to approve a parade request starting on the traditional route, then turning right on Hicks Street, right on Park Avenue, left on Oothcalooga Street, and then arriving at the school campus for the Calhoun High School Homecoming Parade on Thursday September 28<sup>th</sup> at 6:30pm. (The request is subject to GDOT approval). Mayor Pro Tem Barton made a motion to approve the request. Councilwoman Palazzolo gave a second with all voting aye. Motion approved.
  
- B. Mayor Palmer read the Resolution of Necessity Prerequisite to Exercise of Powers Under Urban Redevelopment Law. Upon adoption by the City of Calhoun City Council, the City will be eligible to implement a Calhoun Urban Redevelopment Plan. He stated it is no longer the City of Calhoun, but also involves the Calhoun Housing Authority. It will enable them to apply for certain CDBG grants and opportunities that they can take advantage of, as well as the City of Calhoun. Gail, I would ask if you would introduce your members that are here and also say a few words. Gail Brown, Executive Director of the Calhoun Housing Authority, stated that she would like to thank the City Council for taking this plan under consideration. Along with our Calhoun Housing Authority Board we also have a non-profit. Our non-profit and Housing Authority Board Commissioners have come here tonight to let the City Council know that they are in full support of what we are doing. They are here to make themselves available in case the City Council or the Mayor has some questions. I would like

to introduce Clifford Free. Clifford is a Commissioner on the Housing Authority Board. He also was willing to serve as the Chairman on our non-profit, New Foundations Development, Inc., which I had mentioned at the last Board meeting. New Foundations has done rehab on 130 homes here in Gordon County. I also have Mitch Reed here, who is our Maintenance Director and has been here over 25 years. He has been the biggest asset to me. He was with the grant writer and me while we drove around all of Gordon County taking those pictures that you see in the brochures we handed out to you. Rhonda Masengill is the Chief Financial Officer for Century Bank. She has been on our Housing Authority Board serving as a Commissioner for over ten years now. We have Billie Jean Erwin who is a local business owner who has also been on the Board over ten years. On behalf of the Board of Commissioners and me, we do appreciate you working with us and trying to help us. If there are any questions in the future we would be more than happy to meet with you again and help you. I know the actual Urban Redevelopment Plan for the City is coming up so we will try to provide anything you need from us. Mayor Palmer noted that Wilburn Aker and Clinton Marshall, Housing Authority Board Members not present, also stay actively involved. Mayor Palmer stated he believes all of us have noticed the improvements that have taken place through the years and are very appreciative. I believe you told us you had received a \$250K CHIP grant that will allow you to do a certain amount of rehab as you move forward as well. This would be on individual housing, if I'm not mistaken. We wish you success in moving forward. Councilman Hammond stated we had a great presentation two work sessions ago with you displaying not only the literature, but the data to back up the program. Councilman Hammond asked if any of the Board members would like to make any observations to Council. Commissioner Free thanked the Council for their consideration. The Mayor called for a motion on the Resolution of Necessity Prerequisite to Exercise of Powers Under Urban Redevelopment Law. Mayor Pro Tem Barton made a motion to approve the resolution. Councilman Edwards gave a second with all voting aye. Motion approved.

- C. Mayor Palmer stated the Water Distribution Department is requesting the following service trucks and backhoes be declared as surplus and sold on gov.deals:

➤ 2000 F-650 truck w/utility body	VIN ending in 15089	122,937 miles
➤ 2005 F-650 truck w/utility body	VIN ending in 18653	83,879 miles
➤ 2004 F-650 truck w/utility body	VIN ending in 84495	141,082 miles
➤ 2000 F-650 truck w/utility body	VIN ending in 15090	151,951 miles
➤ 2000 F-650 truck w/utility body	VIN ending in 14925	114,914 miles
➤ 1991 F-800-dump truck	VIN ending in 04600	62,979 miles
➤ 2000 LB 75 backhoe	S/N 031025195	3,359 hours
➤ 2005 Backhoe 310SG	S/N ending in 61065	3,341 hours
➤ 2005 Backhoe 310SJ	S/N ending in 52898	2,498 hours
➤ 2005 Backhoe 310SG	S/N ending in 41958	5,670 hours
➤ 2003 F-750 dump truck	VIN ending in 605035	61,626 miles
➤ 2003 F-750 dump truck	VIN ending in 604715	69,573 miles

- 2004 F-350 truck w/utility body      VIN ending in 59686      94,612 miles
- 2006 F-150 truck                              VIN ending in 18809      196,414 miles

Mayor Pro Tem Barton made a motion to table the item until more data could be obtained to verify what has been received. Councilman Hammond gave a second with all voting aye. Motion approved.

- D. Mayor Palmer stated there is a recommendation of Bid Award for a new set of mechanical bar screens and conveyor for the Wastewater Treatment Plant. These are the same manufacturers we purchased from in 2015. It is a substantial benefit to the City for standardizing equipment. The staff is familiar with the maintenance and repair for both sets and they stock parts from each manufacturer. They are pleased with the performance of the equipment. Mayor Pro Tem Barton made a motion to approve the recommendation and award the bid for the bar screens to Vulcan Industries, Inc. with a bid of \$177,393, and to award the bid for the conveyor to Serpentix Conveyor Corporation with a bid of \$39,995. Councilman Hammond gave a second with all voting aye. Motion approved. (Recommendation of award attached)

9. Other written items not on the agenda: None


10. Work reports:

- A. Eddie Peterson, City Administrator reviewed the General Government Cash Report and the Utilities Cash Report. General Government had total operating cash of \$2.4 million, \$622K in Restricted/Renewal & Replacement, \$6.4K in other funds, and \$3.4 million in reserves held in investments. Mr. Peterson noted that it takes \$1.2 million each month to operate the general fund. Utilities has \$3.8 million in operating cash and \$435K in Electric. This is because there is \$1.5 million in investments. Mr. Peterson noted it takes \$5 million each month to operate all of our utilities. The grand total is \$9.5 million, with our investments being \$15.8 million. He also stated that today we received our annual comment on the City of Calhoun's fiscal health and credit worthiness from Moody's Investors Service. They watch cities and counties and authorities constantly regarding their worthiness for credit. Calhoun's credit position is recorded as high quality and the City has a robust financial position. The available fund balance as a percentage of operating revenues is 95.2%, which is far superior to the U.S. median. We saw an impressive increase from 2013 to 2016. Calhoun's net cash balance as a percent of revenues is 127% and is much stronger than other cities that Moody's follows. The City also has exceptionally low pension liability compared to other entities with pension programs. The only negative given was a median family income for Calhoun of 56%. Overall, Moody's has given us an Aa3 bond rating, which is very strong for a city of our size. In the Hotel Motel Funds we have \$103K in the DDA fund, \$70K in recreation and \$43,750 on our City account. Councilman Hammond made a

motion to accept the cash report as read. Councilman Edwards gave a second with all voting aye. Motion approved.

11. Councilwoman Palazzolo stated that there was a need to go into executive session with the grounds being discussion of personnel compensation [O.C.G.A. §50-14-3(6)]. City Attorney Govignon stated that there was also a need to go into executive session with the grounds being attorney/client privilege due to threatened litigation [O.C.G.A. 50-14-2] concerning the ongoing class action suit related to hotel motel tax collections. Councilwoman Palazzolo made a motion to go into executive session. Mayor Pro Tem Barton gave a second with all voting aye, motion approved.
12. Councilman Hammond made a motion to return to adjourn the executive session. Mayor Pro Tem Barton gave a second with all voting aye. Motion approved.
13. Councilman Hammond made a motion to return to general session. Mayor Pro Tem Barton gave a second with all voting aye. Motion approved.
14. Councilman Hammond made a motion to adjourn the regular session. Mayor Pro Tem Barton gave a second with all voting aye. Motion approved.

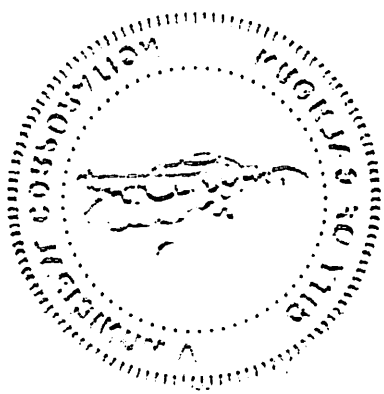
Approved:

  
James F. Palmer, Mayor

Submitted:

  
Sharon Nelson, City Clerk





1964

RESOLUTION OF NECESSITY PREREQUISITE TO  
EXERCISE OF POWERS UNDER URBAN REDEVELOPMENT LAW

**WHEREAS**, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), requires the City of Calhoun, Georgia (the "City"), as a condition to the exercise of any of the powers conferred upon the City by the Urban Redevelopment Law, to adopt a resolution finding that one or more "pockets of blight" (as defined in the Urban Redevelopment Law) exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City; and

**WHEREAS**, after careful study and investigation, the City desires to exercise the powers conferred upon the City by the Urban Redevelopment Law;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Calhoun, Georgia that there is hereby found, determined, and declared that one or more "pockets of blight" (as defined in the Urban Redevelopment Law) exist in the City and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

**BE IT FURTHER. RESOLVED** that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

**BE IT FURTHER RESOLVED** that this resolution shall be effective immediately upon its adoption by the City Council of the City, and from and after such adoption the City may exercise any of the powers conferred upon it by the Urban Redevelopment Law.

**PASSED, ADOPTED, SIGNED, APPROVED, and EFFECTIVE** this 27th day of February 2017.

**CITY OF CALHOUN, GEORGIA**

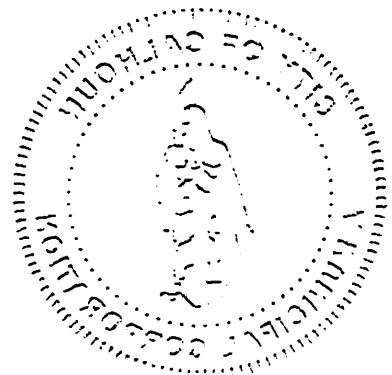
Attest: Sharon Nelson

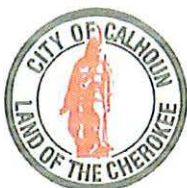
Sharon Nelson, City Clerk

James F. Palmer  
James F. Palmer, Mayor



*[Faint handwritten text]*





## Calhoun Utilities

700 West Line Street  
Calhoun, GA 30701

"Excellence in Service"

February 21, 2017

Jerry W. Crawford  
Water & Sewer Director  
City of Calhoun

Re: Recommendation of Award  
New Mechanical Bar Screens and Conveyor at the WWTP

Dear Mr. Crawford:

We have received quotes for a new set of mechanical bar screens and conveyor for the Wastewater Treatment Plant in the total amount of \$217,388.<sup>00</sup>. The items are from the same manufacturers that we bought from in 2015. The bars screens are from Vulcan Industries, Inc. and the conveyor is from Serpentix Conveyor Corporation.

There will be a substantial benefit to the City for standardizing on equipment from the same manufacturers. Firstly, the City's maintenance staff is already familiar with the maintenance and repair for both sets of equipment and they will have stock parts for each manufacturer. Secondly, we know that the WWTP staff is pleased with the performance of current equipment. The personnel reports that the equipment has run well for almost two years now in the difficult environment of the WWTP

However, there has been a significant increase in price since the original purchase in 2015. A cost breakdown is shown below.

<u>EQUIPMENT</u>	<u>2015 COST</u>	<u>2017 Cost</u>
Two (2) Vulcan Bar Screens	\$ 154,348.00	\$ 177,393.00
One (1) Serpentix Conveyor	\$ 22,500.00	\$ 39,995.00
<b>TOTAL COST</b>	<b>\$ 176,848.00</b>	<b>\$ 217,388.00</b>

According to the manufacturers the increase in cost is associated with the increase the price of steel. Additionally, the manufacturer of the conveyor points out that the overall length of the 2017 conveyor is longer than in 2015 and that site conditions require that the 2017 conveyor be supplied with a "neck" feature which will allow the solids to fall into a dumpster without the need to modify the existing site configuration. Also, the standard conveyors now come supplied with several upgrades including a belt track, skirt board mounting brackets, and stainless steel drip pan mounting brackets.

Despite the increase in price, we believe that it is in the City's best interest to accept the total quote of \$217,388.<sup>00</sup>. Please let me know should there be any questions.

Yours truly,

David M. Burnett, P.E.  
Engineering Manager


**STATE OF GEORGIA  
COUNTY OF GORDON  
CITY OF CALHOUN  
AFFIDAVIT REGARDING CLOSURE OF OPEN MEETINGS**


Personally appeared before the undersigned officer, duly authorized under the laws of the State of Georgia to administer oaths, James F. Palmer, Mayor, who in his capacity as Chairperson or the person presiding over a City Council meeting of the City of Calhoun and after being first duly sworn, certifies under oath and states to the best of his knowledge and belief the following:

At its meeting held on 2/27/17 the Council's Executive Session voted to go into closed session and exclude the public from all or a portion of its meeting. The legal exceptions applicable to the exempt matters addressed during such closed meeting are as follows (Check or initial, as appropriate:)

- Discussing or deliberating upon the appointment, employment, compensation, hiring, disciplinary action, dismissal, periodic evaluation or rating of a government officer or employee. [O.C.G.A §50-14-3(6)]
- Privileged consultation with legal counsel pertaining to pending or threatened litigation, claims, administrative proceedings or settlements. [O.C.G.A §50-14-2]
- Discussing the future acquisition of real estate, authorize negotiations to purchase, dispose of, or lease property. [O.C.G.A §50-14-3(b)]
- Staff meetings for investigative purposes under duties or responsibilities imposed by law. [O.C.G.A §50-14-3(1)]
- Tax matters made confidential by state law. [O.C.G.A §50-14-2]
- Inspection of physical facilities under the jurisdiction of the City Council. [O.C.G.A §50-14-1(a)(2)]
- Meeting with a governing body, officer, agent or employee of another agency at a location outside the geographical jurisdiction of the City Council at which no final action is taken. [O.C.G.A §50-14-1(a)(2)]
- Other (Explanation and citation to statutory authority required:)

*I certify that the subject matter of the closed meeting or the closed portion of this meeting was devoted to matters of official business or policy within the exceptions provided by law as set forth above.*

  
James F. Palmer, Mayor

  
Witness

Sworn to and subscribed to before  
me this 28th day of  
February, 2017.

  
Notary Public for the State of Georgia

My commission expires 2/20/2019





1982 JAN 20 10 10 AM



1982 JAN 20 10 10 AM

