



**CITY COUNCIL MEETING
FEBRUARY 23, 2026 – 7:00 PM
109 SOUTH KING STREET
DEPOT COMMUNITY ROOM**

MINUTES

PRESENT: James F. Palmer, Mayor
Ed Moyer, Mayor Pro Tem
Al Edwards, Councilmember
Jacqueline Palazzolo, Councilmember
Bruce Potts, Councilmember

ALSO: Paul Worley, City Administrator; Kyle Ellis, Utilities Administrator; Sharon Nelson; Tony Pyle, Police Chief; Mike Schutz, Fire Chief; Erik Henson, Director of Water & Sewer; Ken Carson, Police; Christy Nicholson, Police; Andrew Hooker, Police; and Bret Sane, Electric Director.

1. **Council Meeting Called to Order**
Welcome
Mayor Palmer called the meeting to order and welcomed everyone in attendance.
Invocation
Councilmember Edwards 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 agenda as presented.
Councilmember Palazzolo gave a second with all voting aye. Motion approved.
4. Swearing in of Dr. Sarah Layson, Calhoun City School Board of Education, filling the vacant Post 4 seat ending December 31, 2027.
5. **Amendment or Approval of Minutes**

- A. Councilmember Potts made a motion to approve the minutes of the 1:53 pm executive session of February 9, 2026. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
- B. Councilmember Palazzolo made a motion to approve the minutes of the 7:00 pm Council meeting of February 9, 2026. Councilmember Edwards gave a second with all voting aye. Motion approved.
- C. Mayor Pro Tem Moyer made a motion to approve the minutes of the 7:51 pm executive session of February 9, 2026. Councilmember Potts gave a second with all voting aye. Motion approved.

6. **Mayor's Comments**

- A. Mayor Palmer announced that a proclamation declaring February 23, 2026, as Ray Denmon Day in the City of Calhoun was presented during a reception held prior to the meeting, honoring Mr. Denmon's many years of dedicated service as a city councilmember.
- B. Calhoun Police Chief Tony Pyle, honored Calhoun Police Department's Lt. Col. Kenneth Carson for his recent appointment by Governor Brian Kemp to the Georgia Peace Officer Standards and Training (POST) Council. The POST Council is responsible for establishing minimum training and professional standards for law enforcement officers across the state, ensuring that Georgia's peace officers are well-qualified, properly trained, and equipped to serve their communities with integrity and professionalism.
- C. Calhoun Police Chief Tony Pyle recognized Officer Andrew Hooker for his heroic response in a recent life-threatening situation involving a female who attempted to jump from a city bridge. Officer Hooker's prompt and courageous actions helped prevent a potential tragedy, demonstrating the dedication and professionalism of the Calhoun Police Department in protecting the safety and well-being of the community.

7. **Zoning Hearings and Comments**

8. **Other Public Hearings**

9. **Old Business**

10. **New Business**

- A. Mayor Palmer read a request for consideration to authorize his signature on an Owner's Advisor agreement with Carter & Sloope Consulting Engineers. The agreement pertains to professional engineering services for upcoming water treatment plant modification projects. Utilities Administrator Ellis noted that this agreement represents one of three contracts required to complete the planned upgrades to the water treatment facility. Mayor Pro Tem Moyer made a motion to authorize Mayor Palmer to sign the contract. Councilmember Edwards gave a second with all voting aye. Motion approved.
- B. City Administrator Worley presented the second-quarter financial statements for Fiscal Year 2026, reporting that all city funds are in good standing and that no irregularities or unusual activity were noted. Councilmember Potts made a motion to approve the financial statements as presented. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.

11. **Other written items not on the agenda**

12. Work Reports

- A. City Administrator Worley requested that councilmembers consider adopting a 150-day moratorium on the acceptance or review of all applications related to zoning decisions, land disturbance permits, and massage parlor licenses. The moratorium would allow the City to evaluate and develop policies regulating the location and operation of massage parlors in a manner that protects public health, safety, and welfare, while remaining consistent with the City's authority over zoning and land use planning. Councilmember Palazzolo made a motion to adopt the moratorium. Councilmember Edwards gave a second with all voting aye. The motion was approved and the moratorium will remain in effect through July 23, 2026.
- B. City Administrator Worley gave a review of January 2026 general cash and hotel motel reports. (copy attached) Mayor Pro Tem Moyer made a motion to approve the reports as presented. Councilmember Edwards gave a second with all voting aye. Motion approved.
- C. Utilities Administrator Ellis gave a review of the January 2026 utilities cash report. (copy attached) Councilmember Edwards made a motion to approve the report as presented. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

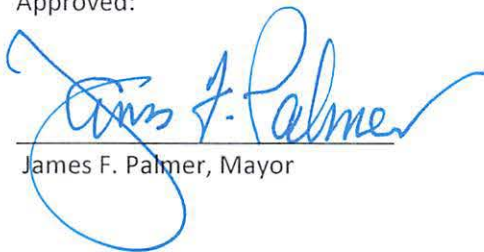
13. Motion to move to Executive Session, if needed

14. Motion to return to General Session

15. Motion to Adjourn

There being no further business to come before the Council, Mayor Pro Tem Moyer made a motion to adjourn. Councilmember Palazzolo gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:25 p.m.

Approved:


James F. Palmer, Mayor

Submitted:


Sharon Nelson, City Clerk



**STATE OF GEORGIA
COUNTY OF GORDON
CITY OF CALHOUN**

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF CALHOUN, GEORGIA, ENACTING A TEMPORARY EMERGENCY MORATORIUM ON THE ACCEPTANCE OR CONSIDERATION OF ALL APPLICATIONS FOR ZONING DECISIONS, LAND DISTURBANCE PERMITS, AND LICENSES FOR MASSAGE PARLORS.

WHEREAS, the Mayor and Councilmembers of the City of Calhoun, Georgia (“the City”) are charged with the responsibility of protecting the health, safety and welfare of the residents of the City of Calhoun; and

WHEREAS, the City is vested with substantial powers to regulate land use, approve zoning decisions, issue land disturbance permits, and license massage parlor establishments in order to maintain the health, morals, safety, security, peace, and general welfare of the City; and,

WHEREAS, the City’s current Code of Ordinances does not address appropriate districts or regulations for massage parlors; and,

WHEREAS, the City is aware of the risks of massage parlors operating with unlicensed therapists and having been found in other jurisdictions within this state to be tied to incidents of sex-trafficking; and,

WHEREAS, the City wishes to consider possible policies which would regulate the location and operation of massage parlors in a manner that is consistent with the public health, safety, and welfare and also consistent with the City’s authority to engage in zoning and land use planning; and,

WHEREAS, while the regulations and ordinances are being drafted and considered, the City Council wishes to preserve the status quo and not allow any applications for new business licenses for businesses which are engaged in the business of massage therapy as a massage clinic/corporation/parlor until such time as the regulations and ordinances are complete and adopted to prevent any claims of vested rights being obtained under the existing ordinances of the City; and,

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant such action, and the Mayor and Councilmembers have determined that a

temporary moratorium is necessary to examine and revise the City's zoning and licensing codes to address these emerging concerns and protect the public welfare; and,

WHEREAS, the proposed moratorium duration is 150 days, which duration is determined to be the minimum adequate time to review the City's ordinances, consider new potential regulations and ordinances, advertise and hold public hearing(s), and adopt said changes;

NOW, THEREFORE IT IS HEREBY RESOLVED, by virtue of the authority vested in the municipal governing authority by law, that a moratorium is temporarily established as follows:

SECTION 1. FINDINGS OF FACT. The Mayor and Councilmembers hereby make the following findings of fact:

- (a) It appears that the City's development, zoning, and licensing ordinances require additional review as these ordinances relate to businesses engaged in the business of massage therapy as a massage clinic/corporation/parlor.
- (b) For purposes of this moratorium, the following definitions apply:

Massage clinic/corporation/parlor means any business where one or more massage therapists perform massage therapy.

Massage therapist means a person who performs massage on the human trunk or limbs.

Massage therapy means the manipulation of soft tissue for therapeutic purposes and includes, but is not limited to, effleurage (stroking skin without going deep), petrissage (kneading movement by lifting and grasping), tapotement (brisk blows in rapid alternating fashion), compression, vibration, friction, nerve strokes and other movements, whether by hand or with mechanical or electrical apparatus, for the purpose of muscular message. This may include the use of oil, salt glows, hot and cold packs, and other recognized forms of massage therapy. Massage therapy shall not include a diagnosis, service or procedure normally provided by a doctor of medicine, doctor of chiropractic or doctor of podiatry, nor shall it apply to athletic trainers, technicians, or physical therapists who act by a prescription or under the supervision of a person authorized to practice medicine or surgery. Massage therapy shall not include any conduct or activity which is otherwise prohibited by state, federal or local law.

- (c) Substantial disorder, detriment and irreparable harm would result to the citizens, businesses and the City of Calhoun if the current land use regulation scheme were to be utilized by property owners prior to a more thorough review of these businesses.
- (d) The City's ongoing revision of its code, comprehensive plan and zoning ordinances requires the enactment of a limited cessation of development and building permits and business licenses with respect to the uses described in subsections (a) and (b) above.
- (e) It is necessary and in the public interest to delay, for a reasonable period of time, the processing of any applications for such establishments, to ensure that the design, development and location of the same are consistent with the long-term planning

objectives of the City.

- (f) Georgia courts have favored limited moratoria and determined that the exercise of police power to impose such moratoria is reasonable and does not constitute a taking when applied throughout the jurisdiction. *City of Roswell v. Outdoor Systems Inc.*, 274 Ga. 130 (2001).

SECTION 2. IMPOSITION OF MORATORIUM.

- (a) Effective immediately upon the approval of this resolution, the Mayor and Councilmembers hereby issue a moratorium on accepting applications and issuing land disturbance permits, zoning decisions, or licenses for businesses engaged in the business of massage therapy as a massage clinic/corporation/parlor.
- (b) This moratorium is enacted for temporary and emergency purposes only, and shall be in effect through and including 150 days from its adoption, unless it is expressly extended or repealed.
- (c) As a result of this resolution, all City staff, agents and employees are directed not to accept applications or issue any new permits or licenses for the establishments described in subsection (a) above.
- (d) The duration of this moratorium shall be until the City adopts a revision of the Code of the City of Calhoun related to these businesses or 150 days has elapsed, whichever occurs first.
- (e) This moratorium shall have no effect upon approvals, permits, or licenses previously issued or as to developments plans previously received and approved by the City, provided however that businesses subject to validly issued permits or licenses will be subject to any regulations of operation that may be adopted during the moratorium.
- (f) No action taken by any person or entity during this temporary moratorium shall serve to vest rights to allow the issuance of permits, licenses or approvals as described above in regard to businesses engaged in the business of massage therapy.

SECTION 3. INTENT.

- (a) It is hereby declared to be the intention of the Mayor and Councilmembers that all sections, paragraphs, sentences, clauses and phrases of this resolution are and were upon their enactment, believed by the Mayor and Councilmembers to be fully valid, enforceable and constitutional.
- (b) It is hereby declared to be the intention of the Mayor and Councilmembers that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this resolution is severable from every other section, paragraph, sentence, clause or phrase of this resolution. It is hereby further declared to be the intention of the Mayor and Councilmembers that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this resolution is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this resolution.
- (c) In the event that any phrase, clause, sentence, paragraph or section of this resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Councilmembers that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the resolution and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the


resolution shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION 4. All resolutions or parts of resolutions in conflict with this resolution are, to the extent of such conflict, hereby repealed.

SECTION 5. The preamble of this resolution shall be and is hereby incorporated by reference as if fully set out herein.

SECTION 6. This resolution shall be effective on the date of its approval by the Mayor and Councilmembers.

SO ADOPTED, this 23rd day of February, 2026.



JAMES F. PALMER, MAYOR

ATTEST:



SHARON NELSON, CITY CLERK



General Government Cash Report

General Government Operating Account

General Fund	Checking	\$ 8,593,253.80
Restricted Cash - Excise	Checking	182,506.20
Cash	Pay Pal	17,959.00
Solid Waste	Checking	563,245.49
Confiscated Assets	Checking	-
School Trust	Checking	284,144.96
Municipal Court	Checking	11,513.46
Hotel-Motel Fund	Checking	8,559.26
Recreation	Checking	401,104.24
Recreation - Hotel / Motel	Checking	100,005.02
SPLOST 2018	Checking	-
SPLOST 2024	Checking	-
Golf	Checking	699,626.11
Golf Renewal & Replacement Reserves	Checking	-
American Rescue Plan Act (ARPA)	Checking	1,147,365.52
OPIOD	Checking	87,697.46
Total Operating		12,096,980.52

Reserves - Restricted / Renewal & Replacement	Savings	-
Specified Funds / Renewal & Replacement	Savings	750,000.00
Total Reserves		750,000.00

2018 SPLOST - Uncommitted	Checking	8,675,112.54
2018 SPLOST - Committed	Checking	557,628.15
2024 SPLOST - Uncommitted	Checking	672,465.14
Total		9,905,205.83

Fire Department Donations	Public Checking	3,397.78
Revolving Loan	Checking	1,001,296.30
Police #1 - Forfeiture (Settled)	Money Market	34,885.02
Police #2 - Forfeiture (Pending)	Checking	32,975.39
Police #3 - Fed Funds	Money Market	23,778.25
Police #4 - Evidence	Checking	58,554.56
Police #5 - ICE Funds	Checking	12,219.90
Police PEPI Account	Checking	4,010.00
School Debt Service	Savings	2,726,784.95
City of Calhoun Investment Account	Money Market	2,679,012.54
Total Special Funds, Reserves and Savings		6,576,914.69

GRAND TOTAL - 1/31/26 **\$ 29,329,101.04**

Component Unit Cash

Downtown Development Authority	\$ 47,142.30
Downtown Development Authority - Hotel/Motel Tax	480,791.21
	\$ 527,933.51

General Government Investments

City of Calhoun - Various Investments

Reserves held in investments - \$3,426,352.73	\$ 15,858,983.07
ARPA	-
Golf- \$600,000 reserves held in Investments	1,253,164.36
	\$ 17,112,147.43

Hotel/Motel 1/31/26 Report

Amount Received from GMA & Paid to Vendor for FY26

Vendor #	Vendor	Jul paid in Sep 2025	Aug paid in Oct 2025	Sep paid in Nov 2025	Oct paid in Dec 2025	Nov paid in Jan 2026	Dec paid in Feb 2026	Jan paid in Mar 2026	Feb paid in Apr 2026	Mar paid in May 2026	Apr paid in Jun 2026	May paid in Jul 2026	Jun paid in Aug 2026	Total
29	Chamber of Commerce	\$ 57,913.66	\$ 41,230.98	\$ 35,474.49	\$ 50,611.74	\$ 40,641.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,871.93
1346	City of Calhoun-Unrestricted	49,640.29	35,340.85	30,406.71	43,381.48	34,835.18	-	-	-	-	-	-	-	193,604.51
1346	City of Calhoun-Restricted	8,273.38	5,890.14	5,067.78	7,230.25	5,805.87	-	-	-	-	-	-	-	32,267.42
3132	Calhoun Recreation Dept.	16,546.76	11,780.28	10,135.57	14,460.50	11,611.73	-	-	-	-	-	-	-	64,534.84
	Total Paid By H/M Fund	\$ 132,374.09	\$ 94,242.25	\$ 81,084.55	\$ 115,683.97	\$ 92,893.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516,278.70
	Paid to Industrial Development by City of Calhoun	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	-	-	-	-	-	-	-	\$ 50,000.00
	Paid to Downtown Development by City of Calhoun	\$ 150,000.00	-	200,000.00	-	150,000.00	-	-	-	-	-	-	-	\$ 500,000.00

Balance in City Held Accounts as of 1/31/2026

	Beginning Balance as of 7/1/2025	Revenue	Expenses	Balance as of 1/31/2026
City of Calhoun-Unrestricted	\$ 1,548,760.15	\$ 193,604.51	\$ (50,000.00)	\$ 1,692,364.66
City of Calhoun-Restricted	\$ 150,852.98	\$ 32,267.42	\$ -	\$ 183,120.40
Downtown Development	\$ 380,946.17	\$ 500,000.00	\$ (400,154.96)	\$ 480,791.21
Calhoun Recreation Dept.	\$ 49,499.93	\$ 64,534.84	\$ (10,268.03)	\$ 103,766.74

Utilities Cash Report

Utility Operating Account

Electric	Checking	\$ 133,490.60
Water & Sewer	Checking	2,952,612.20
Telecommunications	Checking	613,836.82
Utilities Administration	Checking	683,725.20
Total Operating		4,383,664.82

Electric Reserves & Unrestricted Investments	Reserves - Checking	2,288,184.22
Telecom Reserves & Unrestricted Investments	Reserves - Checking	240,195.00
Water / Sewer Reserves & Unrestricted Investments	Reserves - Checking	3,651,467.22
Bond Sinking Fund	Savings	332,266.74
Utility Deposits	Checking	1,436,858.96
City of Calhoun Shuler Bond	Savings	38,468.48
City of Calhoun Investment Account	Money Market	11,933,476.80
Total Savings & Reserves		19,920,917.42

GRAND TOTAL - 1/31/26 \$ 24,304,582.24

Utilities Investments

Electric	\$ 21,720,803.84
Water	\$ 20,606,400.12
Sewer	\$ 6,321,358.80
Telecommunications	\$ 4,307,311.28
City of Calhoun - Various Investments	\$ 52,955,874.04