

**CITY COUNCIL MEETING  
MAY 11, 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  
Jackie Palazzolo, Councilmember  
Bruce Potts, Councilmember

ALSO: Paul Worley, City Administrator; Kyle Ellis, Utilities Administrator; Erik Henson, Water & Wastewater Director; Mike Schutz, Fire Chief; Ken Carson, Acting Police Chief; Christy Nicholson, Police Department; and Sharon Nelson, City Clerk.

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 agenda as presented.  
Councilmember Palazzolo gave a second with all voting aye. Motion approved.
4. **Amendment or Approval of Minutes**  
Councilmember Potts made a motion to approve the minutes of the council meeting of April 27, 2026. Councilmember Edwards gave a second with all voting aye. Motion approved.
5. **Mayor's Comments**

- A. The Mayor and Council of the City of Calhoun will hold a budget work session with the Calhoun Board of Education at 12:00 p.m. on May 11<sup>th</sup> in the Calhoun Utilities conference room.
- B. The first public hearing on the City's Annual Operating Budget and Capital Plan for the fiscal year July 1, 2026 through June 30, 2027 will be held tonight at 7:00 p.m. and the second public hearing will be held June 8, 2026 at 7:00 p.m.
- C. The second meeting in May will be held on May 18<sup>th</sup> due to the Memorial Day holiday.
- D. City of Calhoun offices will be closed on May 25<sup>th</sup> in observance of Memorial Day.
- E. Early voting for the primary election continues through May 15<sup>th</sup>.

6. **Council Comments**

- A. Councilmember Palazzolo submitted April reports as follows:

- **Police Department**

- Made 259 cases with 4 DUI's
- Fines collected by Municipal Court - \$36,106
- Issued 101 warnings
- Investigated 81 highway accidents, 37 private property accidents
- Obstruction - 9
- Lethal Weapon Encounter - 1
- Alarm responses – 94
- Miles patrolled: 47,912

- **Municipal Court**

- Citations from Police Department-259
- Court cases docketed - 148
- Probation cases assigned - 10
- Probation revocations - 2
- Bench warrants - 2
- Failure to appear - 16

- **Fire Department**

**Suppression Division**

- 200 – Total Calls for Service to Include:
  - 8 – Fire Calls
  - 149 – Rescue and EMS Response
  - 43 – Service Calls
- 1.52% increase in call volume from March

**Department Response Times**

- Turnout Time – 1 minute 58 seconds
- Travel Time – 4 minutes 02 seconds
- Total Response Time – 5 minutes and 50 seconds
- 1.16% increase in response times from March

### **Inspections Division**

- 6 - Plan Reviews
- 4 - Zoning and Annexation Meetings
- 7- Fire Prevention Programs
- 2 - Fire Extinguisher classes
- 1 - Fire Drill Training
- 9 - Inspections requested
- 14 - Consultations

### **Training Division**

- 1142.81 Hours – Total Department Monthly Training Hours
- 6.02% increase in training hours from March

### **Public Relations**

- 14 – Public Relations Events (Includes BBQ and Boogies Festival)
- 1445 – Adults that received Fire and Life Safety Education
- 1993 – Children that received Fire and Life Safety Education
- 5271.88% increase in individuals reached from March

### **Department Monthly Events**

- April 2<sup>nd</sup>, 2026 – Annual Egg Drop Event at Calhoun Early Learning Academy PR Event
- April 2<sup>nd</sup>, 2026 – City of Calhoun Schools 3<sup>rd</sup> Grade Walking Tour PR Event
- April 4<sup>th</sup>, 2026 – Community CPR Event at Calhoun VAC
- April 11<sup>th</sup>, 2026 – Touch a Truck Community PR Event
- April 13<sup>th</sup>, 2026 – Life Skills Fire Safety Event at Jumping Jacks PR Event
- April 15<sup>th</sup>, 2026 – Completed two days of Fire Extinguisher Training for Calhoun High School Early Childhood Education Class.
- April 18<sup>th</sup>, 2026 – The Lifestyle Wellness PR Event
- April 24<sup>th</sup>, 2026 – Calhoun Early Learning Academy Career Day PR Event
- April 24<sup>th</sup>, 2026 – First Baptist Church Community Helpers PR Event
- April 24<sup>th</sup> – 25<sup>th</sup>, 2026 – BBQ and Boogies PR Event

### **May Upcoming Events**

- May 3<sup>rd</sup>, 2026 – Baxter Dean Runway Show PR Event
- May 7<sup>th</sup>, 2026 – Gordon County Home School Field Day PR Event
- May 14<sup>th</sup> – 16<sup>th</sup>, 2026 – MAFFC Firefighter Conference
- May 14<sup>th</sup> – 15<sup>th</sup>, 2026 – Calhoun Learning Academy Water Day PR Event

- May 21<sup>st</sup>, 2026 – Calhoun Primary Water Day PR Event
- May 30<sup>th</sup>, 2026 – Wings and Wheels Day PR Event

4) **Safety Committee**

There were no safety training or inspections for the month of April.

- Vehicle accidents: 3 – 1 Cemetery 2 Electric
- Workers compensation: 1 Fire

5) **Library**

- There are 13,058 library card holders, 4,965 library visitors, and 6,328 total circulation.
- There were 309 story time attendance, 257 adult program attendance, 93 new users, 1,656 e-books, 2,952 audio books, 342 computer logins, and 4,842 Facebook visits.

B. Councilmember Edwards presented April reports as follows:

1) **Electric Department**

**Current Electric Department Engineering and Construction:**

The LED Streetlight upgrade continues around the City.

**ENGINEERING**

- Dialysis Center on Curtis Pkwy
- Store on Curtis Pkwy
- New Recreation Department
- 180 Professional Ct (New Building)
- New roundabout on Curtis Pkwy
- New Rec Dept

**CONSTRUCTION**

- New development on Peters St (102 homes)
- Salacoa Subdivision
- Piedmont Street Pole Upgrades
- New townhomes on Newtown Rd (Ridgeview) (65 units)
- Reroute of the Salem Rd pump station line
- Continued system upgrades for new growth and system reliability
- New homes at Old Mill phase 2

**WORK ORDERS IN PROCESS OR COMPLETED:**

• NEWLY CREATED	107
• CLOSED	105
•	
• CONSISTING OF:	

• CAPITAL CONSTRUCTION	18
• DISTRIBUTION MAINTENANCE	20
• OUTAGES / TROUBLE CALLS	21
• SECURITY / STREET LIGHT MAINTENANCE	1
• TEMPORARY POWER HOOK UP	3
• WORK FOR OTHER DEPARTMENTS	23
• NEW METER SETS	7
• METER MAINTENANCE/REPLACEMENT	56
• ELECTRIC LOCATE TICKETS PROCESSED-	222

The City of Calhoun's Electrical load for APRIL 2026 is about 29 million kilowatt hours (kWh's).

2) **Telecommunications**

- Submitted Quarterly Public Service Commission report.
- Meeting with Calhoun High School facilities on coordinating new ATT elevator phone service for press box.
- Meetings with vendors on Email Exchange Server Migration to Microsoft Cloud options.
- Began organizing all department's email accounts in preparation for possible migration to new system.
- Upgraded Billing's Invoice Cloud server to new operating system.
- Started working on getting Electric Department's new intellirupter devices software installed and configured.
- Reviewed and Submitted response letter to GDOT for the Gordon Co. Pedestrian Crossing project.
- Software updates on Email server.
- Setup and installed 1 new laptop/desktop computers.
- Troubleshooted a number of customer's internet connections.
- Submitted 1 quote for new internet customers.
- Setup 1 new internet customer.
- Completed a number of 811 fiber locates.
- Opened 7 work orders and closed 6 work orders.

**Geographic Information Systems**

- Fiber Network Map conversion to new ArcPro
- Water meter and water system updates.
- Submitted updated Electric data to our locate company USIC.
- Update Sewer data in GIS
- Updated cemetery mapping data
- Generated Electric Usage Reports
- Updated data and mapping for the following:
  - Water system and meter updates
  - Fiber
  - Zoning

- Updated Physical addressing, building and billing information.
- Updated City and GIS web sites.

3) **Building Inspections**

Issued 165 permits for an estimated cost of \$27,099,107, collected \$48,690 in permit fees. This included 15 new residential, 3 residential remodel, 0 new commercial, 7 commercial remodel, 1 new industrial, 0 industrial remodel, 33 residential plumbing, 43 residential electrical, 25 residential HVAC, 2 commercial plumbing, 3 commercial electrical, 3 commercial HVAC, 0 industrial plumbing, and 0 industrial electrical. 397 total inspections.

4) **Zoning Advisory Board**

C. Councilmember Potts submitted April reports as follows:

1) **Water and Sewer Operations**

**Water Treatment Plant**

- Total gallons withdrawn: 356,010,000
- Daily average: 11,867,000
- Wells: 79,230,000
- Big Springs: 85,390,000
- % produced by Brittany Drive: 46.2%
  - Brittany Dr. daily production to capacity: 46.50%
  - Mauldin Rd. daily production to capacity: 39.87%
  - Rainfall for April –3.49"

**Waste Water Treatment Plant**

- Treated a daily average of 4.404 MGD, with an average BOD effluent of 5, average suspended effluent of 12, and an average COD of 87.

**Water Distribution & Wastewater Collection**

- 398 work orders completed, 50 new water connections, 21 water service leaks repaired, 26 water main leaks repaired, 46 meter changes, 54 utility locates called in for work orders, 871 utility locates responses.
- 600 feet of Sanitary Sewer Services TV inspected, 538 utility locates completed, 2,200 feet sanitary sewer lines cleaned, 5 new sewer connections installed, 19 sanitary sewer connections installed by contractors, 3 sanitary sewer services repaired.

2) **Water and Sewer Construction**

- Brittany Dr & Water Booster Stations Standby Generator Project – This project is now completed after final testing was successful. The completion of this generator project enhances our community's resilience by providing reliable backup power, further ensuring water services continue during widespread power outages.

- Spring Valley Sewer Rehabilitation Project –This project consists of improving an older segment of our sewer system to reduce I&I and free up additional capacity of this sub-basin. The scope includes upgrading approx. 6,000' of sewer main from a 12 inch to 15 inches. This project is approximately 87% completed, with crews addressing the final remaining punch-list items that consist of dress-up, testing, coating a few outstanding manholes, etc..
- GDOT SR 53 & Brown Lee Mtn. Water Relocation Project – This project is under construction and consists of consolidating, relocating, and upsizing two different water lines to accommodate highway improvements near the intersection. There's only one small remaining portion, which requires GDOT's evaluation to potentially acquire an additional construction easement. Once they finish their evaluation, progress will resume. This project is approximately 90% completed.
- New Fire Tower Water Tank Project –This project is now out for bid, and consists of replacing an aging and undersized 1 million gallon tank for a new 2 million gallon tank on the north side of our system. Proposals are due June 18<sup>th</sup>.

#### **Projects in Design & Development**

- Water & Wastewater Treatment Plant Modifications
- GDOT SR 156 @ Salacoa Bridge Water Relocation Project. - This project consists of relocating approximately 4,000' of 8" water lines to accommodate a GDOT bridge replacement project. Final adjustments are being revised, and construction is expected to start within the next few months.
- Salem Rd Bridge Water Relocation Project - This project consists of relocating approximately 600' of 12" water lines to accommodate a Gordon County bridge replacement project. Permitting for this project is now underway.
- Boone Ford @ Lovers Lane Water Relocation Project – This project consists relocating approximately 500' of varying-sized lines to accommodate a Gordon County intersection improvement project.
- Peters St. Phase III Water Relocation – Under preliminary review.
- Curtis Pkwy Water & Sewer Relocation – Right-of-way acquisition is currently underway, and material for this project has been delivered. This project consists of relocating existing water and sewer lines for road and intersection improvements along Curtis Pkwy.
- Engineering for Spring Valley Sewer Phase II Rehabilitation Project (90% Review Scheduled for Mid-May) This project is a continuation of Ph I, which focuses on improving an older segment of our sewer system to reduce I&I and free up additional capacity in this sub-basin.
- RFQs have been released for engineering and grant writing services for the Blackwood Creek Sewer Rehab/Improvement project. This is a necessary procedure to seek grant opportunities from the Appalachian Regional Commission. The Blackwood Creek project consists of

rehabbing and upgrading approximately 3,300' of an older, under-sized portion of our sewer system. The benefits of this project fall within the criteria for eligible projects.

- The Engineering Department is actively working on 10 plan reviews, along with approx. 20 inspections of developments and projects that are progressively under construction.

3) **Revolving Loan**

4) **Regional Commission**

D. Mayor Pro Tem Moyer submitted April reports as follows:

1) **Public Works**

**Street Department**

- Completed 30 shop and 28 street dept. work orders.
- Installed 6 new street signs.
- Repaired a sink hole on Ivey Lane.
- Worked the annual BBQ festival downtown.

**Cemetery**

- Performed routine maintenance on Fain and Chandler cemetery.
- Supervised the opening and closing of 7 grave sites, including 1 inurnment in the columbarium.
- Sold 4 new grave spaces in Chandler, 5 in Fain and no columbarium spaces.+

**Parks Department**

- The grounds crew picked up litter, mowed, trimmed bushes, hauled garbage to the dump, and maintained records at records room.
- The maintenance crew maintained designated buildings downtown.
- Set up four planters downtown.

**Animal Control**

- Housed 23 dogs and 8 cats
- Number of dogs adopted: 7
- Number of cats adopted: 4
- Number of dogs rescued: 5
- Number of cats rescued: 3
- Number of dogs reclaimed by owner: 10
- Number of cats reclaimed by owner: 1
- Number of dogs euthanized: 1
- Number of cats euthanized: 0
- Number of warnings given: 3
- Number of bite cases: 3
- Citations issued: 1

2) **Recreation Department**

**PROGRAMS:**

**Youth Soccer** – Spring soccer played 7 games through the month of April.

**Youth Baseball and Softball** – There were 61 games played during the month. Games will continue through the mid-May.

**Youth Volleyball** –24 matches were played during the month. Games will continue through mid-May. Youth Volleyball is being played at the Calhoun Elementary gym.

**Adult Volleyball** – 16 matches were played during the month. Adult volleyball is being played at the Calhoun Middle School gym.

**Camp South River** – Summer Camp – Registration began April 6 for Camp South River which will be held 8 weeks throughout the summer. The first week of camp will be June 1, 2026.

**Tennis –**

After 7pm-All Courts In Use

STA Spring – 101/102 -Tuesdays Evening QUADS All Courts, Charity Tournament -May 1,2026

Daytime QUADS – 10 Courts 50 Participants

Drills and Instructions Daily (Dave Stokes/Russ Munson) – Approx. 40 Participants weekly

CHS Post Region Play – Host to Girls thru Quarter Finals Boys thru Semi-Finals

**TOUCH OF CALHOUN -**

April 11 – The touch of Calhoun had great participation with several hundred families coming out to enjoy this growing event. Trucks/Equipment were on display from Calhoun Fire Dept., Calhoun Police Dept., Calhoun Electric Dept., Calhoun Street Dept., Calhoun Water and Sewer, Gordon County Fire, Gordon County EMS, Gordon County Sheriff Department, Mauldin Trash, Parrish Towing, Blessed Recovery Towing, Worley Construction, Wayne Davis Concrete, Calhoun City Schools, and the National Guard all participated along with 27 vendors.

**Grounds Maintenance –**

The following tasks were completed during the month:

Repainted all soccer fields

Daily field maintenance and game set up for baseball/softball games

Repainted high school soccer field

Groomed tennis center weekly

Painted Bernstein park

Mowed and maintained all green space; ball fields; entrances

Groomed dog park weekly

Set up and painted football field for North Ga Cardinals Football games

### 3) Downtown Development Authority

#### **Beautification**

Significant progress has been made toward the three Beautification goals outlined in our 2026 Work Plan.

- Sidewalk pressure washing throughout the Historic District has been completed. Thank you to 3 Alarm Pressure Washing for their work on this project.
- Installation of four sidewalk planters has been completed in partnership with Keep Calhoun-Gordon Beautiful (KCGB). The self-watering planters are being maintained by the Parks & Maintenance Team within the Public Works Department. To support ongoing maintenance, the DDA has purchased a 150-gallon watering tank compatible with their Kubota, allowing for refilling approximately every 1.5 to 2 weeks. Expansion of the planter program will be considered as resources allow.
- Spring mulching of downtown tree wells and flower beds has been completed. This effort will be repeated in the fall to maintain appearance and plant health.
- As the above projects reach completion, we are shifting focus toward improvements to downtown dumpster corrals. This includes evaluating design, access, and screening to better deter unauthorized dumping while maintaining functionality for downtown businesses and sanitation trucks. A more detailed report outlining current trash collection operations, challenges, and recommended solutions is attached for Council review.

#### **Downtown Businesses**

Downtown Calhoun continues to experience positive business growth.

- Pulse Pilates is scheduled to open on May 16.
- This will mark the fourth small business opening in downtown this year, including the grand reopening of The Pink Label under new ownership.

#### **Downtown Events & Programming**

- The Calhoun City Schools 3rd Grade Walking Tour was hosted in early April and was again well received. Around 350 students plus teachers and chaperones visited downtown over several hours touring 7 different stops including the Library, HAC, City Hall (where the Police Department joined), Chamber of Commerce, Central Office, Fire Department and the Pocket Park. We anticipate continuing this program annually as a way to connect students with downtown and City/community resources.

- The BBQ & Boogie Festival was a success, with strong attendance despite a less than favorable weather forecast! While final data is still being collected, early feedback from attendees, vendors, and community members has been overwhelmingly positive.
  - Friday evening exceeded attendance expectations and created a vibrant, high-energy atmosphere downtown.
  - Saturday attendance remained steady despite the threat of rain throughout the day.
  - Future planning will focus on expanding both BBQ offerings and family-oriented recreation, including potential additions such as a rock-climbing wall, expanded putt-putt, a cornhole tournament zone, and other interactive activities to further position the event as a spring kickoff for the community.
  - The Downtown Calhoun Farmers Market (DCFM) is ramping up for the 2026 season, with opening day scheduled for Saturday, May 23. The market will operate every Tuesday and Saturday from 8:00 AM to 12:00 PM at City Park.
  - The market received over 100 vendor applications, with 47 vendors selected to participate, including 36 returning vendors and 11 new vendors.
  - We remain committed to maintaining an agriculturally focused market, with a minimum of 70% of products consisting of food and agricultural goods.
  - One in-person vendor information meeting was held and open to all 2025 vendors to gather feedback and inform planning decisions for the 2026 season. An additional in-person meeting was conducted with accepted vendors to review season guidelines and expectations.
  - The program was also awarded a \$2,000 grant from AgGeorgia, which will support continued growth and enhancements. We look forward to another successful and well-attended season!
- We are currently developing a concept for a new Arts & Culture Festival, proposed for March. The goal is to establish a signature event for Downtown & the City of Calhoun that differentiates it from surrounding communities and serves as a long-term economic driver.
  - The event would initially launch as a one-day festival with street closures, with the intent to grow into a multi-day experience integrated throughout downtown.

- The vision includes a curated fine arts market, outdoor sculpture installations, a film-festival component at the Gem Theatre, and live performances of original music both outdoors and within existing venues such as the Harris Arts Center.
- The concept draws inspiration from successful regional events such as ArtFields (Lake City, SC) and the Atlanta Dogwood Festival, while being tailored to Calhoun's scale and character.
- This initiative aims to leverage and showcase the community's existing arts and cultural assets while attracting both local residents and a broader regional audience. This event will be niche but draw a diverse and interested crowd. More info to come.

#### 7. 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 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 sign variance request of 196.82 square feet, to vary from the required 180 square feet to 376.62 square feet, for 9.00 acres located at 175 North Industrial Boulevard, being parcel C42A-071, by FieldTurf. The Zoning Advisory Board meeting was held on May 7<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.
- Councilmember Edwards gave the report on Zoning Advisory Board stating that the board recommended approval of the variance request.
- Mayor Palmer opened the floor for comments.
- Bill Swanson, with Signs & More, 3175 Highway 411 NE, White GA addressed the board stating that this is a large lot that sits at an angle with Interstate 75 running behind it. The requested variance would allow the signage to be visible from the interstate. He further noted that the sign lighting would display green and black colors during daytime hours, and green and white colors during nighttime hours.
- There were no other comments and Mayor Palmer called for a motion concerning the variance request.
- Councilmember Edwards made a motion to approve the variance request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

B. **WITHDRAWN:** Public hearing of a front setback variance request of 15 feet on Fain Street and 20 feet on Jim Lay Drive for a building addition; and, 12 feet on Jim Lay Drive for golf cart storage, to vary from the required 30-foot front setback on both streets, for

4.29 acres located at 411 College Street, being parcel C24-078, First Baptist Church of Calhoun, GA.

- C. **WITHDRAWN:** Public hearing of a 20-foot landscaping buffer variance adjacent to 206 Line Street to vary from the required 30-foot buffer, and a four foot border landscaping buffer for a parking border landscaping adjacent to Jim Lay Drive, to vary from the required 10 foot buffer, for 4.29 acres located at 411 College Street, being parcel C24-078, by First Baptist Church of Calhoun, GA.
- D. Public hearing of an annexation and zoning request from County A-1 to R-1 for 2.12 acres, being parcel 050-060, at a location of Jones Road, by J. Bryan Matthews. The Zoning Advisory Board meeting was held on May 7<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.
  - Councilmember Edwards presented the report from the Zoning Advisory Board, noting that the board recommended approval of the request contingent upon completion of a hydrology study.
  - Mayor Palmer opened the floor for comments. There were none.
  - Mayor Palmer called for a motion concerning the annexation request.
  - Councilmember Potts made a motion to approve the annexation request. Councilmember Edwards gave a second with all voting aye. Motion approved.
  - Mayor Palmer called for a motion concerning the zoning request of R-1. Councilmember Edwards made a motion to approve the zoning request. Councilmember Potts gave a second with all voting aye. Motion approved.

#### 8. Other Hearings and Comments

- A. First public hearing on the City's Annual Operating Budget and Capital Plan for the fiscal year July 1, 2026 through June 30, 2027. Eligible for adoption June 22<sup>nd</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 gave the floor to City Administrator Worley for the budget overview.
  - City Administrator Worley presented the budget overview as follows:
    - Budget Totals Overview
      - General Fund: \$25,507,083
      - Recreation Fund: \$1,928,895
      - Golf Fund: \$1,805,926
      - Solid Waste Fund: \$1,126,577
    - Budget Totals Overview
      - Water-Sewer Fund: \$39,768,730
      - Electric Fund: \$43,329,281
      - Telecommunications Fund: \$1,331,466

- Utility Internal Service Fund: \$4,924,267

#### Budget Highlights

- Presenting a balanced budget. Planning for community growth with numerous projects.
- A lot of the general fund revenues are staying consistent with the last budget.
- The City's millage rate has been at 3.5 mills the past two years. We are budgeting for an increase in the gross millage rate, but thanks to the passage of the FLOST, the overall net millage rate will be much lower. It should easily be below 3 mills. We won't know for sure until we collect the first 6 months of FLOST revenues to know how much the rollback will be.
- Employee raises are proposed between 3% - 5%.
- Addition of new employee positions-1 Fire Inspection, 1 Golf Pro Shop
- Group health plan overall costs are increasing by 3.4% with the City covering the cost increase. The city's premium was reduced by 5.6% with the last renewal, so even with this year's increase, we are still 2.6% lower than we were two years ago.
- Property and liability insurance premiums have increased significantly in the past couple of years and those costs are reflected in the proposed budget.
- Increasing funding in DDA for programming and part-time staff to assist with the growing farmers market and additional downtown events.
- The proposed budget includes funding a consultant to evaluate renovation and expansion options for our fire stations. This will help determine the most effective way to increase fire service capacity—either by constructing a new station or expanding existing facilities.
- Right-of-way acquisition, utility relocation work continues for the roundabout and road widening of Curtis Parkway; entering the ROW acquisition phase for Peters Street phase 3
- Budgeting to resurface the Recreation Tennis Courts using H/M funds.
- Recreation Center Project will be an estimated total project of \$24 million. Some funds are being expensed in this year's budget, but the majority will be in next year's budget. We will have to use a combination of SPLOST, general fund reserves, and an internal loan from utilities to finance the project.
- Budget proposal includes a 5% water/sewer rate increase.
- Several Water/Sewer replacement projects, Peters Street and Curtis Pkwy water/sewer improvements to accommodate the road projects, water tank replacement upgrading a 1m gallon to 2m gallon tank for \$2.6m, water meter replacements, old galvanized line replacements, utility relocations for various GDOT projects, continued engineering services for water plant modifications to meet the Federal Government mandated standards for PFAS regulations.
- Electric Department budget is similar to last year, with some additional expenses related to continued growth to new development. Also, budgeting for electric meter replacements and grid reliability improvements.

- Telecommunications has a number of projects coming up including the migration to a new city website, adoption of open records request and bid management software, and new equipment improvements that will allow for higher internet speeds and greatly improve the overall management system.
- 2018 SPLOST- New Recreation Center, Peters Street phase 3
- 2024 SPLOST- New Recreation Center, fire engine equipment, brush truck, Curtis Pkwy improvements, stormwater projects. (copy attached)
- Mayor Palmer opened the floor for comments. There were none.
- Mayor Palmer closed the public hearing and announced that the next public hearing would be held on June 8<sup>th</sup>.

9. **Old Business**

- A. Mayor Palmer gave the second reading of a beer and wine package request for 1544 Hwy 53 Spur SW, Suite A, by Fuel and Feast, Inc. Aziza Khan is the owner and Kishore Kimar is the proposed store manager. The public hearing will be held May 18, 2026.

10. **New Business**

- A. Mayor Palmer gave the first reading of an ordinance to amend and readopt the Zoning Ordinance of the City of Calhoun, Georgia, to provide for certain conditional uses. To address buffers, to provide for a Technology District; to repeal conflicting ordinances; and for other purposes. Eligible for a public hearing June 8<sup>th</sup>.
- B. Mayor Palmer gave the first reading of an ordinance to amend and modernize the Amusements and Entertainments Ordinance, to repeal conflicting ordinances; and for other purposes. Eligible for a public hearing June 8<sup>th</sup>.
- C. Mayor Palmer read a recommendation from the Tom B. David Airport Authority to reappoint Jim Rosencrance to an additional three-year term beginning July 1, 2026 and expiring June 30, 2029. Mayor Pro Tem Moyer made a motion to approve the recommendation and reappoint Jim Rosencrance to an additional three-year term. Councilmember Edwards gave a second with all voting aye. Motion approved.
- D. Consideration of GMA's slate of District 1 Officers for FY 2026-2027.

President	Matt Santini, Mayor, Cartersville
First Vice President	Marty Robinson, Councilmember, Rockmart
Second Vice President	Melissa Bayardelle, Councilmember, Hiram
Third Vice President	Greg Free, Councilmember, Euharlee

Councilmember Palazzolo made a motion to approve the slate of District 1 Officers as presented. Councilmember Edwards gave a second with all voting aye. Motion approved.

- E. Mayor Palmer read a request from the Downtown Development Authority for road closures in conjunction with the Downtown Calhoun Farmers Market, to be held on Tuesdays and Saturdays, May 23<sup>rd</sup> through September 16<sup>th</sup>. Closures requested are the Calhoun City Park parking lot, partial closure of Piedmont Street adjacent to Calhoun City Park, and the closure of the short section of Trammel Street between Piedmont Street and N. Wall Street. Councilmember Potts made a motion to approve the request as presented. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
- F. Mayor Palmer read a request from the Purchasing Department to surplus a 2010 Briggs Stratton engine no longer used by the Street Department. Model: Intek 13.5 HP 344 CC. Councilmember Edwards made a motion to approve the surplus request. Councilmember Palazzolo gave a second with all voting aye. Motion approved.
- G. Mayor Palmer gave the floor to Utilities Administrator Ellis regarding a recommendation from the Director of Water and Wastewater to contract with Insite Engineering as the design team for the upcoming plant modifications at the Brittany Drive Facility and Mauldin Road Facility. The proposed contract includes three primary phases: preliminary engineering, conceptual design, and construction administration and observation. If approved, the Design Team will collaborate with the Owner's Advisory Team, Carter & Sloope, to ensure all modifications are designed in the most practical and efficient manner, resulting in a cost-effective solution that meets all applicable regulatory requirements and protects public health.

Utilities Administrator Ellis stated that what you have in your packet are two engineering agreements (1 per plant) between Calhoun and Insite Engineering for the contracting of design services for our two water treatment plants. It's the 2nd part of the three-pronged solution that will work collaboratively with the Owner's Advisory team in designing the best, most economical long-term solution for our plants. I have also provided a letter of recommendation for y'all when considering approving the two agreements.

As I previously discussed when I proposed the Carter & Sloope agreement, the project has three main phases: preliminary engineering (3 months), design phase (14 months), and construction admin/observation (30 months).

Insite's primary services will generally consist of assisting with equipment selection based on their initial recommendations, designing the modifications, permitting, participating in value engineering workshops with the OA & CMAR (once we have a CMAR on board), preparing technical specifications and submittals, and construction administration once design is complete.

The preliminary and construction phases will both be billed on a time-and-material basis, with a lump-sum fee for the design phase. Since two of the phases are time-and-material, we don't have a hard contractual price. However, I would estimate expenses in the 8-12 million range for both of the contracts combined.

There have been several revisions to the contracts, but we felt we had to get them as close to perfect as possible to clearly define responsibilities and hopefully avoid costly change orders. Brandon and I have also discussed the agreement on multiple occasions, and we both feel the negotiations we've undertaken are favorable for us.

Lastly, I wanted to update you all that Carter and Sloope has been working on the RFQ for CMAR services, and we intend to have that advertised by June 30th.

Once we receive proposals, a selection committee will score and interview the CMARs to select the outfit we feel best equipped to complete our projects.

Councilmember Potts made a motion to accept the recommendation of Utilities Administrator Ellis and Water and Wastewater Director Erik Henson and award the contract to Insight Engineering. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

11. Other Written Items Not on the Agenda

12. Work Reports

- A. Paul Worley, City Administrator had nothing to report.
- B. Kyle Ellis, Utilities Administrator had nothing to report.

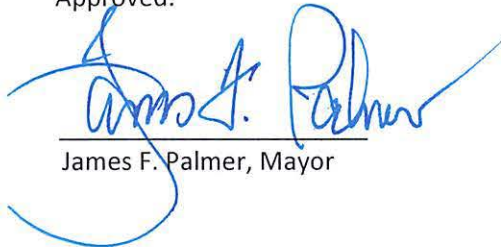
13. Motion to move to Executive Session, if needed

14. Motion to return to General Session

15. Motion to Adjourn

There being no other business to come before the Council, Councilmember Palazzolo made a motion to adjourn. Councilmember Potts gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:48 p.m.

Approved:

  
James F. Palmer, Mayor

Submitted:

  
Sharon Nelson, City Clerk

