



**CITY COUNCIL MEETING
NOVEMBER 23, 2020- 7:00 PM
109 SOUTH KING STREET
DEPOT COMMUNITY ROOM**

MINUTES

PRESENT: James F. Palmer, Mayor
George R. Crowley, Mayor Pro Tem
Al Edwards, Councilman

ALSO: Larry Vickery, Utilities Administrator; Sharon Nelson, City Clerk; George Govignon, City Attorney; Lenny Nesbitt, Fire Chief; and Commander K.J. Carson, Calhoun Police Department.

1. **Council Meeting Called to Order**

Welcome

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

Invocation

Mr. Vickery 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**

Mayor Palmer stated there was a need to amend the agenda to add a road dedication request by Randall Fox for roads within Henderson Glenn and Henderson Trace (also known as The Manors and The Villas). Mayor Pro Tem Crowley made a motion to amend the November 23, 2020 agenda to add the road dedication request as item number "J" under "New Business". Councilman Edwards gave a second with all voting aye. Motion approved.

4. **Amendment or Approval of Minutes**

Councilman Edwards made a motion to approve the minutes of the City Council meeting of November 9, 2020. Mayor Pro Tem Crowley gave a second with all voting aye. Motion approved.

5. **Mayor's Comments**

- A. Mayor Palmer announced that Calhoun City offices will be closed on Thursday, November 26th and Friday, November 27th in observance of Thanksgiving.

6. **Public Hearing and Comments**

- A. Public hearing of a beer, wine package license at a location of 295 West Line Street, by Vinod Patel (High Tech Fuel). Mr. Patel will also serve as the store manager.
- Mayor Palmer opened the public hearing.
 - City Attorney Govignon gave the report on legal requirements and notices stating that all had been met.
 - 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 alcohol request.
 - Councilman Edwards made a motion to approve the alcohol request. Mayor Pro Tem Crowley gave a second with all voting aye. Motion approved.

- B. Public hearing of a beer, wine package license at a location of 1503 Redbud Road NE, by Ghanshyam Patel (Circle K). Mr. Patel will also serve as the store manager.
- Mayor Palmer opened the public hearing.
 - City Attorney Govignon gave the report on legal requirements and notices stating that all had been met.
 - 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 alcohol request.
 - Mayor Pro Tem Crowley made a motion to approve the alcohol request. Councilman Edwards gave a second with all voting aye. Motion approved.

7. **Old Business:**

- A. Mayor Palmer gave the second reading of an annexation and zoning request of C-2 by Dilip Patel (Ginger's Grocery) for 0.44 acres at 1600 Dews Pond Road (056A-016). The Zoning Advisory Board meeting will be held on December 10th and the public hearing on December 14th.
- B. Mayor Palmer gave the second reading of an annexation and zoning request of R-2 (County zoning is R-4) by Seven Lights Investments, LLC (Darin Hardin) for 19.71 acres on the east side of Curtis Parkway and Laurel Creek Road (056-027). The Zoning Advisory Board meeting will be held on December 10th and the public hearing on December 14th.
- C. Mayor Palmer gave the second reading of a stream buffer protection variance request to decrease the vegetative buffer from 50' to 35' and to allow impervious surface inside the 50' to 75' buffers located at the east side of Curtis Parkway and Laurel Drive (056-027). This tract has a drainage way that releases storm water from across the interstate

through the northwest corner of the property. The Zoning Advisory Board meeting will be held on December 10th and the public hearing on December 14th.

- D. Mayor Palmer gave the second reading of a beer, wine, and distilled spirits pouring license at a location of 447 SR-53, by Gary Mullinax (Jefferson's). The proposed store manager is Sydney King IV. The public hearing will be held December 14th.

8. **New Business**

- A. Mayor Palmer read a manager change request at a location of 42 North Wall Street, by CVS. The prior manager was Steve Moore and the proposed new manager is Miranda Adock. Councilman Edwards made a motion to approve the request. Mayor Pro Tem Crowley gave a second with all voting aye. Motion approved.
- B. Mayor Palmer stated there was an opportunity for a proposed PILOT Agreement between the Development Authority of Gordon County and Project Teklas USA, Inc. for a Bond Issue. He stated that the Development Authority was in negotiations with the company for a number of months and ultimately provided an offer letter to the company which included a 7-year graded abatement schedule. In addition to the capital investment, the company will provide approximately 120 new jobs and will provide significant industrial diversification which has been the goal of the Authority and our local governments for a number of years. The State of Georgia is agreeing to provide grant assistance to this project. Mr. Govignon stated that this was a standard PILOT Agreement with equipment being purchased over a period of time. Mayor Pro Tem Crowley made a motion to approve the PILOT Agreement. Councilman Edwards gave a second with all voting aye. Motion approved.
- C. Mayor Palmer read the 2021 taxi cab license renewal for Taxi Express. Mayor Pro Tem Crowley made a motion to approve the request. Councilman Edwards gave a second with all voting aye. Motion approved.
- D. Mayor Palmer read the 2021 pawn license renewal for Titlemax. Mayor Pro Tem Crowley made a motion to approve the request. Councilman Edwards gave a second with all voting aye. Motion approved.
- E. Mayor Palmer read the 2021 beer and wine package license renewal for CVS. Mayor Pro Tem Crowley made a motion to approve the request. Councilman Edwards gave a second with all voting aye. Motion approved.
- F. Mayor Palmer read the 2021 beer package license renewals as follows:
 - a. Grocery Store Donde El Guero
 - b. Yarab Investments, Inc.Mayor Pro Tem Crowley made a motion to approve the request. Councilman Edwards gave a second with all voting aye. Motion approved.
- G. Mayor Palmer read the 2021 beer pouring license renewals as follows:
 - a. Buffalo Lukes
 - b. World of Wings

Mayor Pro Tem Crowley made a motion to approve the request. Councilman Edwards gave a second with all voting aye. Motion approved.

- H. Mayor Palmer read the 2021 beer and wine pouring license renewal for Wall Street Catering. Mayor Pro Tem Crowley made a motion to approve the request. Councilman Edwards gave a second with all voting aye. Motion approved.
- I. Mayor Palmer read the 2021 beer, wine and distilled spirits pouring license renewal for Longhorn. Mayor Pro Tem Crowley made a motion to approve the request. Councilman Edwards gave a second with all voting aye. Motion approved.
- J. Mayor Palmer read a road dedication request by Randall Fox for roads within Henderson Glenn and Henderson Trace, aka The Manors and The villas. He read the letter of notification from the Street Department stating that all roads currently meet the City of Calhoun code requirements and all necessary inspections have been completed. All street signs, stop signs, and lighting are in place. Any damage to streets, curbs, gutters and signs due to construction will be the responsibility of the developer. The Maintenance/Warranty Bond has also been received. Councilman Edwards made a motion to accept the recommendation of the Street Department and accept the roads. Mayor Pro Tem Crowley gave a second with all voting aye. Motion approved.

9. **Other Written Items Not on the Agenda**

10. **Work Reports**

A. Paul Worley, City Administrator

Mr. Vickery read a memorandum from Mr. Worley stating that the General Fund cash balance has increased approximately \$975,000 since last month. This is a very healthy one month increase. One of the largest factors of this month's increase is the annual insurance premium tax payment. LOST payments continue to outperform expectations. Next month's cash report should also reflect a healthy increase with the beginning of property tax collections for 2020. Restricted excise tax total has increased by \$23,416 for a total of \$246,461. There was a slight drop in total cash in the 2018 SPLOST due to the purchase of the new Leaf Vacuum. The new Leaf vac is currently hard at work in the middle of leaf season. There was a slight decrease in 2011 SPLOST and this will drop more as work continues on Peters Street construction. The gas company is on-site relocating a section they previously missed, storm drains continue to be installed, and they are beginning with retaining wall construction at the intersection of Peters and Belmont Drive. The revolving loan balance has increased to \$144,011. We have one application under review. Mayor Pro Tem Crowley made a motion to approve the October general cash report. Councilman Edwards gave a second with all voting aye. Motion approved.

- B. Mr. Vickery gave the Utilities cash report stating that total operating revenues were \$7,023,860 and total savings and reserves were \$8,159,663. He noted that revenues for Utilities were approximately \$4,000,000 per month and this number represents a three month reserve. Councilman Edwards made a motion to approve the October utilities cash report. Mayor Pro Tem Crowley gave a second with all voting aye. Motion approved.

C. Mr. Govignon gave a report on seven properties that had just completed dilapidated housing hearings.

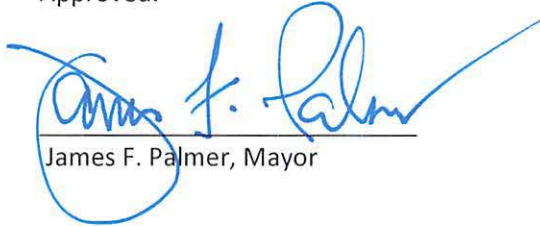
11. Motion to move to Executive Session, if needed

12. Motion to return to General Session

13. Motion to Adjourn

There being no further business to come before the Council, Mayor Pro Tem Crowley made a motion to adjourn. Councilman Edwards gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:17 PM.

Approved:


James F. Palmer, Mayor

Submitted:


Sharon Nelson, City Clerk





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