

**CITY OF CALHOUN  
REGULAR CITY COUNCIL MEETING  
DEPOT COMMUNITY ROOM  
109 SOUTH KING ST  
MAY 21, 2012 7:00 P.M.**

**MINUTES**

**PRESENT: James F. Palmer, Mayor  
Al Edwards, Mayor Pro Tem  
George Crowley, Councilman  
David Hammond, Councilman  
Matt Barton, Councilman**

**ALSO: Eddie Peterson, City Administrator  
Larry Vickery, Utilities General Manager  
Paul Worley, City Clerk  
Jeff DeFoor, Director of Electric Utilities  
Jerry Crawford, Water and Sewer Director  
Danny Stephens, Water Treatment Plant Superintendent  
George Govignon, Assistant City Attorney**

1. Mayor Palmer called the meeting to order and welcomed everyone in attendance.
  - A. Councilman Barton gave the invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Mayor Palmer stated that he would like to add an item B. under mayor's comments concerning moving the second City Council meeting in June. Councilman Hammond made a motion to approve the agenda as amended, Councilman Crowley seconded the motion. All voted aye, motion approved.
4. Councilman Edwards made a motion to approve the minutes of the May 14, 2012 City Council Meeting. Councilman Crowley gave a second with all voting aye, motion approved.
5. **Mayor's Comments:**
  - A. Mayor Palmer reminded the public of a second public hearing on June 11<sup>th</sup> for the City's annual operating budget and capital plan for the fiscal year July 1, 2012 through June 30, 2013.
  - B. Mayor Palmer announced that the GMA annual conference would conflict with the second City Council meeting in June. Councilman Barton made a motion to move the second City Council meeting from June 25<sup>th</sup> to June 18<sup>th</sup>. Councilman Edwards gave a second with all voting aye, motion approved.
6. **Public Hearings and Comments: None**

**7. Old Business:**

- A. Tabled items: Mayor Palmer stated that there were two tabled items that were eligible to be removed and voted on. There was an issue of adequate fire protection for two properties on Kentucky Drive that the owners wished to annex into the City. The City has investigated the options, which has resulted in a solution. The water line is an old 2" galvanized line that is eligible for the City's rehabilitation program. This program replaces old lines with new pvc lines. The Kentucky Drive line will be scheduled to upgrade to a 6" water line within the next 12-18 months. The new water line will then support installing fire hydrants in the Sanders Subdivision. The agreement is that the City will replace the water line and the applicants, Charles Fuller Jr. and George Russell, will pay for the needed fire hydrants. This arrangement will bring the Sanders Subdivision into compliance with the City ordinance of distance from a fire hydrant.
- I. Councilman Hammond made a motion to remove the Charles Fuller Jr. annexation application from the table. Councilman Crowley gave a second with all voting aye, motion approved. Councilman Edwards stated that the Zoning Advisory Board recommended approval of the annexation if the fire protection issue was resolved. Councilman Edwards made a motion to approve the annexation of 0.69 acres at a location of 181 Kentucky Drive for Charles Fuller Jr. Councilman Crowley gave a second with all voting aye, motion approved. Councilman Edwards made a motion to approve the zoning of R-1B for 181 Kentucky Drive. Councilman Hammond gave a second with all voting aye, motion approved.
  - II. Councilman Crowley made a motion to remove the George Russell annexation application from the table. Councilman Barton gave a second with all voting aye, motion approved. Councilman Edwards stated that the Zoning Advisory Board recommended approval of the annexation if the fire protection issue was resolved. Councilman Edwards made a motion to approve the annexation of 0.66 acres at a location of 174 Kentucky Drive for George Russell. Councilman Crowley gave a second with all voting aye, motion approved. Councilman Edwards made a motion to approve the zoning of R-1B for 174 Kentucky Drive. Councilman Hammond gave a second with all voting aye, motion approved.

**8. New Business:**

- A. City Administrator Peterson stated that there was a need to pass a third quarter budget amendment to balance the general fund. Mr. Peterson stated that there was a question at the work session about United Way funds for the Recreation Department. These funds are to provide registration and sports equipment assistance to underprivileged children. Mr. Peterson asked if there were any more questions and there were none. Councilman Crowley made a motion to approve the third quarter budget amendment. Councilman Edwards gave a second with all voting aye, motion approved. (copy attached)


- B. Stacie Abernathy with the Calhoun Housing Authority addressed the Mayor and Council concerning the Cherokee Mill Lofts project. Mrs. Abernathy discussed the scope of the project and stated that this was the third attempt to secure the grant from DCA. The project would rehab the O'Jay Mills building located at 305 McConnell Road into 60 affordable housing units. This property falls within the boundary of the West Calhoun Urban Redevelopment Plan. The project would also include covered parking, new green space, and a playground. Mrs. Abernathy stated that the Calhoun Housing Authority was at full capacity, and new units are very much needed. Councilman Edwards made a motion to allow the Mayor to sign a letter of support to be submitted to the Georgia Department of Community Affairs. Councilman Barton gave a second with all voting aye, motion approved.
  
- C. Mayor Palmer read a resolution of support for the Cherokee Mill Lofts project. Councilman Hammond made a motion to allow the Mayor to sign the resolution of support for the Cherokee Mill Lofts project. Councilman Crowley gave a second with all voting aye, motion approved. (copy attached)

9. Other written items not on the agenda: None

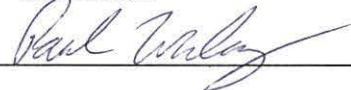
10. Work Reports: None

11. Councilman Barton made a motion to adjourn. The motion was seconded by Councilman Hammond with all voting aye, motion approved.

Approved:

  
\_\_\_\_\_  
James F. Palmer, Mayor

Submitted:

  
\_\_\_\_\_  
Paul Worley, City Clerk

**City of Calhoun**  
**Budget Amendment- 3rd Quarter Fiscal 2012**

		Original Budget	Revised Budget	Budget Amendment	Amended Budget
<b>General Fund</b>					
Transfer In-Utility Labor & Equipment	1000000-391126	\$ -	\$ -	\$ (11,000)	\$ (11,000)
Transfer In-Recorder's Court	1000000-391130	(472,750)	(472,750)	(83,989)	(556,739)
Revenue-Fed-IG_Dept. of Justice Grant	1000000-331120	(9,750)	(9,750)	(6,400)	(16,150)
Gen. Adm. -Capital Outlay	1101511-541200-161	-	-	75,000	75,000
Tax Admin.-Legal Expenses	1101514-521201	-	-	8,000	8,000
Tax Administration -Technical Support	1101514-521300	5,700	6,100	330	6,430
Tellers -Legal Expenses	1101515-521201	-	-	1,547	1,547
Mayor & Council -Food for Meetings	1101110-531300	2,700	2,700	500	3,200
Tellers- E-Technical	1101515-521300	-	-	275	275
Human Resources-Disability	1101540-511400	-	-	1,200	1,200
Downtown Dev.-R & M Dept.	1107550-522200	2,000	2,000	8,137	10,137
Patrols- Prot. Gear	1323223-531104	19,500	19,500	6,400	25,900

*To fund for repairs done at Downtown Development by internal departments of the City. To allow for remodeling at the Bailey property, attorney fees and various other expenses to be funded by additional revenues received from Municipal Court. To budget for the purchase of additional officer's vests through the Dept. of Justice grant award.*

**Recreation Commission**

Revenue -United Way	2760000-389007	\$ (5,000)	\$ (5,000)	\$ (5,000)	\$ (10,000)
Participant Rec.-Sports Equipment	2766120-531703	10,000	10,500	5,000	15,500

*To increase the annual donation from United Way from \$5,000 to \$10,000 and record the additional equipment to be purchased with it.*

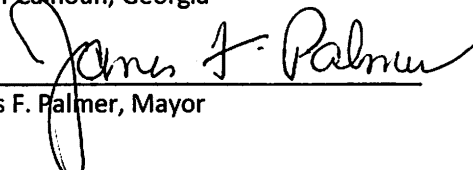
**Confiscated Assets Fund**

Revenue-Superior Court Awards	2103200-351110	\$ (11,290)	\$ (11,290)	\$ (34,000)	\$ (45,290)
Revenue-Federal Government Grant	2103200-331000	-	-	(2,665)	(2,665)
Purchased Services	2103200-523001	-	-	400	400
Small Equipment	2103200-531600	2,690	2,690	674	3,364
Vehicles	2103200-542200	-	-	24,662	24,662
Computers	2103200-542400	-	-	16,991	16,991
Police Special Miscellaneous	2103200-531701	7,000	7,000	(6,062)	938

*To allow for for the purchase of a vehicle, computer and small equipment through additional revenues into the Confiscated Asset fund.*

ADOPTED this 21 day of May

City of Calhoun, Georgia

  
 \_\_\_\_\_  
 James F. Palmer, Mayor

Attest:

  
 \_\_\_\_\_  
 Eddie Peterson, City Administrator

RESOLUTION OF SUPPORT OF THE  
CITY COUNCIL OF THE  
CITY OF CALHOUN, GEORGIA

CHEROKEE MILL LOFTS

**WHEREAS** the City of Calhoun adopted the West Calhoun Urban Redevelopment Plan as a priority area in which many buildings are vacant and/or deteriorating, documenting the need and strategies for rehabilitation, revitalization and economic restructuring;

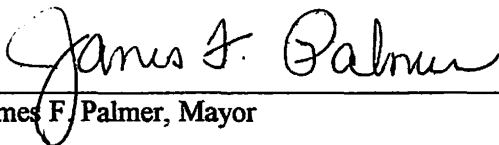
**WHEREAS**, the O'Jay Mill is located at 305 McConnell Road and is a prominent parcel within the area defined by the West Calhoun Urban Redevelopment Plan and the creative adaptive reuse of the O'Jay Mill is specifically targeted by said Plan to help reinvigorate the area;

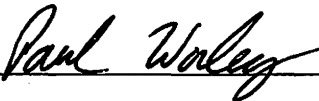
**WHEREAS**, the Calhoun Affordable Housing Development has optioned the O'Jay Mill comprising approximately 4.34 acres and all improvements located thereon for the purpose of achieving the National Objective of removing slum and blight and meeting a documented need for affordable housing in the Calhoun primary market area through adaptive reuse as "Cherokee Mill Lofts";

**WHEREAS**, the City of Calhoun clearly understands the nature of the proposed Cherokee Mill Lofts development wherein Calhoun Affordable Housing Development, Inc. is seeking Low Income Housing Tax Credits and CDBG Redevelopment Funds with which to rehab former O'Jay Mill into sixty (60) units of quality affordable rental housing for families earning up to 60% of area median income (AMI);

**NOW, THEREFORE BE IT RESOLVED** that the City of Calhoun hereby makes it known that it unanimously supports the Cherokee Mill Lofts development as proposed in the LIHTC application and the goal of successfully completing this very important West Calhoun revitalization development.

This resolution is hereby adopted the 21st day of May, 2012

  
\_\_\_\_\_  
James F. Palmer, Mayor

Attest:   
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Clerk/Treasurer