

**CITY OF CALHOUN  
REGULAR CITY COUNCIL MEETING  
DEPOT COMMUNITY ROOM  
109 SOUTH KING STREET  
FEBRUARY 26, 2001 - 7:00 P.M.**

**MINUTES**

**PRESENT:** James F. Palmer, Mayor  
John D. Shelton, Jr., Mayor Pro Tem  
Ronald H. Woods, Councilman  
Ray Denmon, Councilman  
Lorene Potts, Councilwoman

**ALSO:** William P. Bailey, City Attorney  
Kelly Cornwell, Director of Utilities  
Eddie Peterson, Director of Public Safety and Public Works  
Cathy Harrison, City Administrator

1. Mayor Palmer called the meeting to order, welcomed everyone in attendance and Councilman Woods gave the invocation.
2. Councilman Woods led the group in the Pledge of Allegiance to the United States Flag.
3. Minutes of the January 15, 2001 and February 12, 2001 regular City Council meeting were approved as written.
4. Mayor's Comments:
  - a. Mayor Palmer reminded the public that the city will process the current applications that are in the work stream. However, the city will enforce the 120 day moratorium in order to allow sufficient time to finalize the ongoing zoning amendments.
  - b. Mayor Palmer reminded the Council of the zoning hearings scheduled for March 12, 2001, as follows:
    - 1) A request for a zoning variance by Coosa Valley Technical College for location of four mobile classrooms within the next 12 months on the southern portion of Phase II of the property off Highway 53 Spur and Harris-Beamer Road.
    - 2) A request for new zoning of R-2 and annexation by Randy and Robin Freeman, as agents for Mr. and Mrs. James C. Mealor, for approximately 1.25 acres at 120 Newtown Road N.E. for construction of apartments.
    - 3) A request for a zoning change by Thomas Langston, as agent for Dr. Geneva Potter, for setback variances for a lot at 102 Ola Street. The request is for a 5-foot variance from Ola Street and a 5-foot variance between the second house on the lot.
    - 4) A request for new zoning of C-2 and annexation by Marsha and Gary Parker as agents for Joan Goble, Dugan and Lola Brown, for a lot off Richardson Road. The lot adjoins lot currently owned by Parkers and will be used for development of an office complex.

- 5) A request for new zoning of C-2 and annexation by Ruth Evelyn Shepherd for a lot and existing building at 1016 South Wall Street.
- 6) A request for a zoning change by Doug and Debbie Thomason for Lot 13 of Belwood Park Subdivision from Commercial to R-2 to add to Lot 14, currently zoned R-2, for development of duplexes.
- 7) A request for new zoning of R-2 and annexation by Brian D. Wilson for Tract 2, approximately 13.816 acres off Harris-Beamer Road for construction of apartments.
- 8) A request by Brian Young for a 15-foot zoning variance off Piedmont Street for a lot at 356 South Wall Street.

5. Mayor Palmer stated at this time, public comments would be made:

- a. Mr. Tom Greeson stated he resided at 232 Columbus Circle, having lived there for approximately 30 years. He stated his primary concern is trash in the immediate area. He stated he owns and manages several apartment units, while there are other apartment units located directly adjacent to his property. He stated trash from those units blows onto his property and requires he and his tenants to constantly be picking up trash. He stated he is concerned with the amount of litter and on numerous occasions, he has requested assistance from the city in eradicating this problem. He asked for a follow-up to his many requests concerning this effort. Mayor Palmer stated at this time, he understood the owner of the adjacent property, Mr. Gary Bailey, currently has a maintenance person who visits the area at least once per day to remove any trash that has fallen outside the dumpster. Also, the city public works department visits the area at least twice per week to review the site. Mr. Greeson then stressed that if the trash containers were moved to the back of the adjacent property, it would at least remove the unsightliness of the area from his view and from being a nuisance in terms of blowing trash onto his property. Mayor Palmer stated in order for this to happen, it would require some expense on behalf of the adjoining property owner. It would require a drive to be built that would be sufficient for an 80 thousand pound garbage truck to move back and forth on a semi-weekly basis and it would require a concrete pad to be poured for the dumpsters. He stated the owner of the property would be contacted to determine if they were willing to bear this expense in order to move the dumpsters to a rear location. Mayor Palmer stated Eddie Peterson, the Public Works Director would investigate this and would contact Mr. Greeson prior to the end of the week.
- b. Ms. Patsy Thacker, Executive Director of the Calhoun Housing Authority, stated she was requesting a letter of support and a resolution from the Mayor and Council regarding the Calhoun Affordable Housing application for grant and tax credit funding for a new project they were considering which would be located at the end of Professional Court off Curtis Parkway. She stated the development would be called Nottingham Place and would be funded with state and federal tax credits. It would be an area of 6.6 acres. It would contain 56 units, 20 percent to be market rentals and 80 percent for low income. It would include 24 two bedroom units and 32 one bedroom units. Mayor Palmer stated the Council would be agreeable to consider adopting a resolution and a letter of support for their project at their March 12, 2001 Council meeting.

6. Old Business: **none.**

7. New Business:

- a. Mayor Palmer stated the city had received a request from Worth L. Thompson of Fast Petroleum, Inc. to replace the Conoco lease for property owned by the city at the intersection of River and West Line Street. The proposed lease would be effective March 1, 2000 through February 28, 2003, with 4 options for 5-year renewals through 2018. The rent would be on a graduated scale upward over the renewal periods. Attorney Bailey reviewed the proposal, stating there were several additions that he would recommend the Council to include in the proposed lease. He stated Mr. Thompson had agreed to those changes and based upon that agreement and the Council's consideration of the rental income, the matter could be considered and voted upon subject to the actual changes being made in the lease and the accompanying cancellation of the Conoco lease and the remediation agreement between the City of Calhoun and Conoco. Following review and consideration of the city attorney's comments, Councilman Woods made a motion authorizing the cancellation of the current Conoco lease. The motion was seconded by Mayor Pro Tem Shelton, with Councilman Woods, Mayor Pro Tem Shelton, Councilman Denmon and Councilwoman Potts voting affirmatively, motion carried. Councilman Woods made a motion to approve the Worth L. Thompson lease for the River and West Line Street property, provided the changes as outlined by Attorney Bailey are made. The motion was seconded by Mayor Pro Tem Shelton, with Councilman Woods, Mayor Pro Tem Shelton, Councilman Denmon and Councilwoman Potts voting affirmatively, motion carried. Councilman Woods made a motion to approve and authorize the Mayor to sign the remediation agreement between Conoco and the City of Calhoun. The motion was seconded by Councilman Denmon, with Councilman Woods, Councilman Denmon, Councilwoman Potts and Mayor Pro Tem Shelton voting affirmatively, motion carried.
- b. Mayor Palmer gave a reading of a parade permit request by Brent Parker for the Easter Parade, which has been a traditional parade for the past two years. The request is for Friday, April 13, 2001 at 11:00 A.M. until 11:40 A.M. Mayor Palmer stated, if approved, the request would be subject to approval by the Georgia Department of Transportation. Following review, Councilman Denmon made a motion to approve subject to D.O.T. approval, second by Councilwoman Potts, with Councilman Denmon, Councilwoman Potts, Councilman Woods and Mayor Pro Tem Shelton voting affirmatively, motion carried.
- c. Mayor Palmer gave a first reading of a taxi license request by Miguel and Isidro Bautista of 114 River Meadow Court. Mayor Palmer stated a second reading could be held on March 12, 2001. Following review, Councilman Woods made a motion to set the second reading for March 12, 2001 at 7:00 P.M., second by Mayor Pro Tem Shelton, with Councilman Woods, Mayor Pro Tem Shelton, Councilman Denmon and Councilwoman Potts voting affirmatively, motion carried.

8. Other written items not on the agenda:

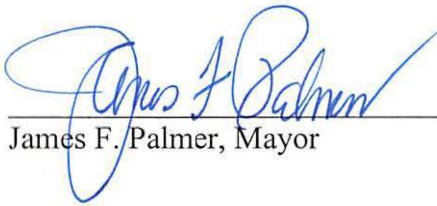
- a. Mayor Palmer gave a first reading to a beer, wine and liquor license application of SCS Enterprises, Inc., doing business as Crowe's Nest Restaurant, owner and president, Steven Crowe, Manager, Randy L. Thomas. Mayor Palmer stated the earliest date a public hearing could be held on the matter would be March 26, 2001 at 7:00 P.M. Following review, Councilman Woods made a motion to set the public hearing for that date and time, second by Councilwoman Potts, with

Councilman Woods, Councilwoman Potts, Councilman Denmon and Mayor Pro Tem Shelton voting affirmatively, motion carried.

9. Work Reports:
  - a. Director of Utilities Kelly Cornwell stated the bids at the water plant are being procured for the remaining portion of the roof area at the plant. He stated the staff continues to work on the Plainville booster pump station and additional line that would be required for the project. He stated the installation of a pumping station and some additional line work are all that remain for the Carter's Dam project and he anticipates it will be completely finished by June 30, 2001.
  - b. Eddie Peterson, Director of Public Safety and Public Works: **no report.**
10. Mayor Palmer inquired if it was necessary to move to Executive Session. The response was negative.
11. Councilman Woods made a motion to adjourn, second by Councilman Denmon, with Councilman Woods, Councilman Denmon, Councilwoman Potts and Mayor Pro Tem Shelton voting affirmatively, motion carried.

Approved:

Submitted:



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James F. Palmer, Mayor



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Cathy Harrison, City Administrator