

**CITY OF CALHOUN
REGULAR CITY COUNCIL MEETING
DEPOT COMMUNITY ROOM
109 SOUTH KING STREET
JANUARY 8, 2001**

MINUTES

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

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

1. Mayor Palmer called the meeting to order and welcomed everyone in attendance.
 - a. Mayor Pro Tem Ron Woods gave the Invocation.
2. Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. Mayor Palmer gave the annual State of the City address, as per the attached.
4. Minutes of the December 18, 2000 regular City Council meeting were approved as written.
5. Mayor Palmer made the following appointments of City Council Members for reporting purposes for the year 2001:
 - a. Mayor Pro Tem Woods: Electric Department, Telecommunications, Revolving Loan Advisory Commission, Downtown Development Authority/Main Street
 - b. Councilman Shelton: Police, Fire, Liaison with Coosa Valley RDC
 - c. Councilman Denmon: Water Plant, Sewer Plant, Water & Sewer Construction Department, Building Inspection
 - d. Councilwoman Potts: Street, Sanitation, Cemetery, Animal Control, Parks, Golf Advisory Commission, Zoning Advisory Board
6. Mayor Palmer stated at this time, he would entertain a motion for Mayor Pro Tem for the year 2001. Mayor Pro Tem Woods stated at this time, he would like to nominate Senior Councilman John D. Shelton, Jr., who is in the final year of his current term and who is the longest standing member of the City Council at this time, for the position of Mayor Pro Tem for the year 2001. The motion was seconded by Councilman Denmon, with Mayor Pro Tem Woods, Councilman Denmon and Councilwoman Potts voting affirmatively, motion carried. Mayor Palmer stated he wished to commend Mayor Pro Tem Woods for his excellent job as Mayor Pro Tem for the prior two year. He stated that he felt sure Councilman Shelton would do an excellent job as Mayor Pro Tem for the year 2001.

7. Mayor Palmer recommended a change in title for the year 2001 for Eddie Peterson, who currently is the Assistant Director of Utilities and Public Works. He recommended that his title be Director of Public Safety and Public Works. Mayor Pro Tem Shelton made a motion to change the title and appoint Eddie Peterson as Director of Public Safety and Public Works for the year 2001, second by Councilman Woods, with Mayor Pro Tem Shelton, Councilman Woods, Councilman Denmon and Councilwoman Potts voting affirmatively, motion carried.

8. Mayor Palmer stated for the remainder of the department heads, he would recommend the following for the year 2001:

- a. City Administrator/Clerk/Finance DirectorCathy Harrison
- b. Director of UtilitiesKelly Cornwell
- c. Police Chief.....Therrell Goswick
- d. Fire ChiefLenny Nesbitt
- e. Street Department SuperintendentKevin McEntire
- f. Water Plant SuperintendentEstes Pass
- g. Sewer Plant SuperintendentCarlton Rogers
- h. Water & Sewer Department Director.....Jerry Crawford
- i. Technical Engineer for Water & Sewer Const.....Mark Williamson
- j. Electric Superintendent.....Larry Vickery
- k. Golf ProfessionalRobby Cole
- l. Golf Maintenance SuperintendentHarold Franklin

Councilman Denmon made a motion to approve these department heads for the year 2001, second by Mayor Pro Tem Shelton, with Councilman Denmon, Mayor Pro Tem Shelton, Councilman Woods and Councilwoman Potts voting affirmatively, motion carried.

9. Mayor Palmer stated at this time, he would entertain a motion for City Chaplain for 2001. He stated he would recommend the reappointment of Dr. Bert Vaughn as City Chaplain. Following discussion, Councilman Woods made a motion to appoint Dr. Bert Vaughn as City Chaplain for the year 2001, second by Councilwoman Potts, with Councilman Woods, Councilwoman Potts, Councilman Denmon and Mayor Pro Tem Shelton voting affirmatively, motion carried.

10. Mayor Palmer stated at this time, he would entertain a motion to appoint the City Attorney for 2001. He recommended the reappointment of William P. Bailey. Following review, Councilwoman Potts made a motion to reappoint William P. Bailey as City Attorney, second by Councilman Denmon, with Councilwoman Potts, Councilman Denmon, Councilman Woods and Mayor Pro Tem Shelton voting affirmatively, motion carried.

11. Mayor Palmer stated at this time he would entertain a motion to appoint the Municipal Court Judge for 2001. He stated he would recommend Ms. Suzanne Hutchinson to serve as the Municipal Court Judge. He stated she has served in this position for the past four years and had done an excellent job. Councilman Denmon made a motion to reappoint Ms. Suzanne Hutchinson as Municipal Court Judge, second by Mayor Pro Tem Shelton,

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

12. Mayor Palmer stated at this time he would accept a motion to appoint the external City Auditor for 2001. He stated he recommended the reappointment of R. M. Dobbs & Co. Councilman Woods made a motion to appoint R. M. Dobbs & Co as City Auditor for 2001, second by Councilman Denmon with Councilman Woods, Councilman Denmon, Councilwoman Potts and Mayor Pro Tem Shelton voting affirmatively, motion carried.
13. Mayor's comments:
 - a. Mayor Palmer reminded the Council of the GMA Mayors' Day meeting in Atlanta on January 21 and 22, 2001.
 - b. Mayor Palmer reminded the Council and public the January 22 Council meeting has been changed to January 15, 2001 at 7:00 P.M. to accommodate the Mayors' Day meeting.
 - a. Mayor Palmer reminded everyone the due date for the 2000 *ad valorem* taxes has been extended to January 22, 2001.
 - b. Mayor Palmer reminded the public of the school tax partial exemption credit available for citizens 65 years of age or older who own and reside in their home. The application must be filed by April 1, 2001 to be eligible for tax exemption credit on 2001 taxes due in December. He stated applications are available at City Hall. If you have questions you may call Cathy Harrison at 629-0151.
14. Council Comments:
 - a. Councilman Woods stated:
 - 1) The electric department provided 82 inspections, issued 12 permits and set 5 meters in the month of December 2000. The construction projects for Heritage Hill Condominiums, Quail Run Subdivision and several new commercial projects, such as the Stepp Development and Office Depot are in various stages of engineering, construction and design. The Kerry plant engineering and design is complete. Construction is under way, with all land and right-of-way secured and approximately 75% of the line poles set and 60% of the conductor installed. Multiple new services have been completed or are in the process of being completed in Deerfield Subdivision and Maplewood Subdivision and street lighting for each of these projects.
 - 2) The telecommunications department: Cal-net's new high speed Internet service is now operating. They are also offering E-mail service on a limited basis. The marketing efforts have resulted in a great deal of interest in both Internet and long distance service. Additional services are under construction for Mohawk and new services are in engineering and construction for Learning Labs and the Seventh-day Adventist offices.
 - 3) Generator: The gas pricing continues to rise, which affects our start up level, referred to as the "strike price." The city will continue to monitor and operate to optimize the generator's benefit. Winterizing of the unit is

complete and at this time of the year, gas may not be available due to curtailment for heating purposes.

b. Mayor Pro Tem Shelton reported:

- 1) The police department made 597 cases during the month of December, with anticipated fines of \$116,872.50. There were 15 DUI cases and 373 warnings were issued. The actual fines collected during the month were \$66,483.50 for previous cases. The officers and investigators worked 404 incidents, 97 accidents with 28 injuries, provided 70 escorts and responded to 125 alarms. The department logged 36,075 miles in routine patrols during the month of December.
- 2) The fire department responded to 91 calls, with estimated damages of \$343,400.00. They responded to 30 accidents with 20 injuries. They responded to 30 false alarms and provided 33 inspections. They also had fire and safety training for 15 students and participated in the food drive and Christmas parade. They provided training in fire and hydrological systems for shift firemen. In total, it was a very busy December for both the police and fire departments.

c. Councilman Denmon stated:

- 1) The Water Treatment Plant treated an average of 10.375 million gallons per day (MGD) per day of raw water, with an average of 1.392 MGD of water from the well on Campbell Road.
- 2) The water and sewer construction department made 60 water taps during the month and 4 sewer taps. They installed water lines on several roads.
- 3) The sewer plant treated an average of 6.542 MGD with the suspended solid effluent being 19 and the COD effluent being 110.

d. Councilwoman Potts stated:

- 1) The Street Department picked up 1600 yards of brush and 430 yards of leaves during the month of December. They cleaned 42 miles of curb and gutter and hauled 48 loads of stone. They set up 8 sets of bleachers in front of the Courthouse and assisted the police department with closing streets for the annual "Parade of Lights." They removed 150 feet of old redwood boards from sidewalks on Court Street and replaced them with cedar tone acrylic fiber. They put crusher run stone along low shoulders of streets on Marine Drive and Curtis Parkway. They dug out and formed an entrance to the back door of the Crowe's Nest Restaurant, getting ready to pour concrete when the weather is appropriate. They hauled 25 loads of topsoil to the pavilion at the cemetery and they assisted with traffic control in the downtown area when I-75 was closed due to the chemical spill. They dug out and repaired a large stormwater box on Sherwood Drive that had collapsed. They cleaned up construction debris and graded the lot around the new concession and coach's building at the soccer field.
- 2) The sanitation department ran the commercial route, serviced and washed their trucks and gained one 8-yard dumpster account.
- 3) The parks department cut grass, trimmed, raked and picked up debris at all city departments, right-of-way and water tank sites throughout the county. They installed new posts and chain around the lot at the monuments on

Highway 225 at the arch. They built cabinets for the depot, cemetery and drug task force and they assisted the sanitation department in the after Christmas cleanup around all city dumpsters.

- 4) The cemetery department marked and supervised the opening and closing of 8 gravesites, performed routine maintenance at both Fain and Chandler cemeteries and sold 3 lots during the month.
- 5) The safety department reported no workers' comp accidents and no vehicle accidents during the month. The safety incentive awards were made to five city employees who remained accident free during the year, as follows:
First prize: Grady Lingerfelt, street department;
Second prize: James England, water plant;
Third prize: Robby Cole, golf pro shop;
Fourth prize: Jose Martinez, golf maintenance; and
Fifth prize: Estes Pass, water plant.
- 6) Animal control housed 8 dogs and 6 cats during the month, issued 3 first warnings, 1 second warning and 2 third warnings for leash law violations and responded to 32 customer inquiries.
- 7) Councilwoman Potts presented a resolution for a "Transportation Enhancement Activity Memorandum of Understanding" between the City of Calhoun and the Georgia Department of Transportation regarding the Streetscape Project for downtown Calhoun. Following discussion, Councilwoman Potts made a motion to adopt the resolution, second by Councilman Woods, with Councilwoman Potts, Councilman Woods, Councilman Denmon and Mayor Pro Tem Shelton voting affirmatively, motion carried.

15. Public Hearings.

- a. At this time, Councilman Woods stated he wished to make a public statement as per the attached. Following the statement, Mayor Palmer stated he appreciated Mr. Woods consideration of his position, based upon the type of business that he and his family are in at this time and he appreciated Mr. Woods' desire to make sure there was not any possibility of any conflict of interest situations.
- b. Mayor Palmer stated at this time, public hearings on zoning matters would be held. The public would have the opportunity to make pro and con comments with a ten-minute maximum time limit for each side of the matter. Each person speaking would be required to have filed a Financial Disclosure Statement five days prior to the hearing, and each person would be required to give their name and address before speaking. An inquiry was made to determine if any of the elected officials needed to file a disclosure statement regarding ownership or special interest in any of the agenda items. The response was negative.
 - 1) Mayor Palmer gave a second reading of a zoning change request by B&B, Inc. for acreage on Peters Street from R-1 to R-2 zoning, to allow for construction of single houses or duplexes on lots of 10,000 square feet or larger. B&B proposes to donate the back portion of the property to the City of Calhoun for a sewer easement and green space.

- a) Mayor Palmer stated he would open the public hearing.
- b) Harrison reported that notices had been sent to adjoining property owners, signs had been placed on the property and notices had been published in the local legal organ.
- c) Councilwoman Potts stated the Zoning Advisory Board had met on the matter on January 4, 2001 at 4:30 P.M. and had heard presentations by several residents in the area as well as the applicant. Based on all the information presented, including a report from the Zoning Review Committee, it was the consensus of the Zoning Advisory Board to carry the matter forward without a recommendation from that body.
- d) Mayor Palmer inquired if there were comments from the applicant.
- e) Mr. Brian Wright of B&B stated he had lived in Gordon County for the past 20 years, and since September 1999, he and his partner have been working with the property on Peters Street in an effort to develop the property. He stated they had initially thought of building apartments on the property. This had been turned down. They later asked for R-1 zoning and that proposal had been approved. However, the city building inspection department had requested the developer to consider a compromise on developing the back portion of the property for fear that development of that area might be extremely difficult due to the storm water in the area. He stated at that point, they considered developing only the front part of the property, but in order for it to be cost effective, it would need to be developed for duplexes, with the back portion of the property to be donated to the city for a sewer easement and green space. The area for duplexes would be approximately 10 acres and the property for the sewer easement and green space would be approximately 8 acres. There would be approximately 42 duplexes and 3 houses; two on the lots fronting on Peters Street and one lot that would be developed for a home on the very back with a 15,000 square foot lot. Mr. Wright exhibited floor plans for both the houses and duplexes. He stated that at this time, he had \$20,000 in the engineering costs and each time his plans are changed, there is an additional cost to have the plans redrawn. He also stated there is \$75,000 in interest on loans for the purchase and development of the property. He must be ready to move forward with the project either way in order for him to be able to recoup his funds.
- f) Frank Cochran asked several questions of the developer, following permission being granted by Mayor Palmer regarding outside buildings, regarding garage doors for either the duplexes or the homes.
- g) Mr. Wright stated that he and his partner were willing to meet any reasonable requests from the neighborhood that would assist in providing a development that would be pleasing to the area.

- h) Mayor Palmer asked if there were questions from those persons who had registered to speak.
- i) Steve Cochran stated he lived on Switch Road. However, his mother, Hazel Cochran, deceased, had property in the immediate area to the proposed development and he is very conscious of protecting the value of the property. He stated he understood the developers have over \$279,000 of cost in the property. However, he stated it was the desire of the entire neighborhood not to have any R-2 development. He asked for a show of hands. Almost the entire group from the Peters Street area raised their hand as being opposed to multi-family development in the area. He stated he would like to see the developers build single-family housing and more expensive housing than proposed, in order to protect the value of the property in the immediate area.
- j) Mayor Palmer asked if there were other speakers.
- k) Frank Cochran, who stated he lives out of town and is a brother to Steve Cochran, is a co-owner of his mother's property, which consists of approximately five acres with a house that is currently being renovated for sale. He stated they had a potential buyer for the property. However, when they realized there was a request for rezoning of property for duplexes in the immediate area, it appeared they had lost their potential buyer. He stated the neighborhood and he and his brother were very much opposed to multi-family development in the area.
- l) Mr. Martin Vaughn of 104 East Forty Drive stated that initially on some of the requests that had been made by Mr. Wright and Mr. Carden, he had been opposed to their earlier attempts to develop the property. However, he stated the current proposal is in the best interest of the homes that adjoin the property on the rear. He stated he realized that it shifts the burden of fairness to those property owners on Peters Street. He stated it would be his preference that the property not be developed at all. However, in an understanding that a person has a right to develop their property, he was very happy to see a proposal in which the area that is flood prone would not be developed but be used as green space. He commended B&B developers for their offer to donate the property to be used for sewer easement and green space.
- m) Mr. Ray Elrod of Melea Lane stated he wished to know if the city is prepared for the lawsuits for the additional water damage if the property is developed in the rear for housing. He stated he is very concerned about the proposed development of the rear of the property and very concerned about the proposal for development as duplexes.
- n) Ms. Jane Coffey of 623 Peters Street stated that traffic is a problem and has been a problem for some time. She stated the proposed duplexes will devalue the existing homes in the area.

- o) Mr. J. C. Jarrett of the immediate area stated he feels the property has been zoned for single family housing and that it should be developed as single family housing. He stated that every time the developers come, there is a change in their request. He asked that they make a decision on what their plans are and not continue to ask for changes.
- p) Monika Childers of 626 Peters Street stated she lived very near the development. Traffic is a problem and the street is very dangerous. Children are continually playing in the area. There are numerous drainage problems and the more development that comes into the area, the more the water problems will escalate.
- q) Brian Carden stated as a rebuttal that he had no comments but would be available to answer any questions that the Mayor and Council may have.
- r) One of the residents asked a question regarding the widening of Peters Street. Mayor Palmer stated the city and county should be recipients of the newly passed SPLOST tax, which would allow money for street and road improvements. He stated that due to the safety issues involved on Peters Street, he felt that Peters Street would be a priority and would be included in future improvement plans.
- s) One of the residents, Monika Childers, stated the water pressure continues to be a problem and there is a water line break on Cindy Lane.
- t) Kelly Cornwell reported to the Mayor that the area had been switched to the high-pressure side and there should not be any low pressure problems in the area and that particular one will be checked on. He stated a lot of the lines in the area were older metal lines and the higher pressure has caused many of the breaks in the area.
- u) Mr. Cochran stated there are approximately 4000 cars per day on the road and traffic is indeed a problem in the area.
- v) Mr. Brian Carden stated he felt some of the comments had drifted away from the application and he would like to summarize. He stated it is their plan to develop the 18 acres as R-1 zoning. However, they can amend their plans to include a 10 acre development of duplexes on the front only on lots of 10,000 square feet or larger. He stated either way, the development will move forward.
- w) There were no additional comments and the hearing was closed.
- x) Councilwoman Potts stated in the interest of the community, she would make a motion to deny the request for R-2 zoning, second by Councilman Denmon, with Councilwoman Potts, Councilman Denmon and Mayor Pro Tem Shelton voting affirmatively, motion carried to deny the request. (Councilman Woods abstained.)

- b. Other hearings: **none.**
16. Old business: **none.**
17. New business:
- a. Mayor Palmer gave a first reading of two **very** late alcohol license renewal requests for 2001. He stated a second reading could be held on January 15, 2001, as follows:
 - 1) Jalapeno's Mexican Restaurant for a beer and wine pouring license at 235 West Line Street.
 - 2) North Georgia Convenience Management, L.L.C. for a beer package license at 739 Highway 53 East.Mayor Palmer stated these operators had failed to apply for their license renewal in November and December, and during the current renewal time frame, they should not be serving any alcoholic beverages. He asked for a motion from the Council regarding setting the second reading on January 15, 2001. Councilwoman Potts made a motion to set the second reading on January 15, 2001 at 7:00 P.M., second by Councilman Denmon, with Councilwoman Potts, Councilman Denmon, Councilman Woods and Mayor Pro Tem Shelton voting affirmatively, motion carried.
 - b. A first reading was given of a request for new zoning of R-2 and annexation by Jerry W. Braden as agent for Beulah Timms (Power of Attorney – David Timms) for approximately 8.5 acres adjacent to the Carriage Apartments on Highway 156, Red Bud Road, for development of multi-family housing for senior citizens. Mayor Palmer stated the earliest date for a public hearing would be February 12, 2001 at 7:00 P.M. Following discussion, Councilwoman Potts made a motion to set the hearing for February 12, 2001 at 7:00 P.M., second by Mayor Pro Tem Shelton, with Councilwoman Potts, Mayor Pro Tem Shelton and Councilman Denmon voting affirmatively, motion carried. (Councilman Woods abstained.)
 - c. A first reading was given of a malt beverage package license request for Shirley Dixon, d/b/a Troy's Package Store, 344 ½ South Wall Street. (The location is currently licensed to Ronald Robinson.) He stated the earliest date for a public hearing would be February 12, 2001 at 7:00 P.M. Councilman Denmon made a motion to set the hearing at that date and time, second by Councilman Woods, with Councilman Denmon, Councilman Woods, Councilwoman Potts and Mayor Pro Tem Shelton voting affirmatively, motion carried.
 - d. Mayor Palmer gave a first reading of a **very** late beer, wine and liquor pouring renewal request of S.G.P., Inc., d/b/a Brangus Restaurant. He stated the earliest date for a second reading would be January 15, 2001. Mayor Palmer stated the owner had requested special consideration. Mr. Curt Lucas stated the business is presently in the name of his daughter. However, in the past few weeks, he has become more involved in the active management of the business and he felt the actual renewal information had not been received and he had not received any telephone calls until Ms. Harrison's call on Friday, January 5, 2001. He stated immediately following that call, his daughter had completed the application and asked for it to be processed at the earliest opportunity. Mr. Lucas stated that as a

business, approximately 30% of their sales are from alcohol, and at this time of year, with a slowdown in business, it would be devastating to their operation. Mayor Palmer stated that the City of Calhoun had made every effort to notify them of the renewal being necessary. Their business has been in operation for more than one year and they should be aware that a new license is needed at the first of each year. Based on this information, the request for the right to sell alcoholic beverages during the renewal time was denied. He stated none of the three late requests could have any alcohol sales until their licenses were considered for approval on January 15, 2001.

- e. Mayor Palmer read a resolution regarding transfer of title and acquisition of the security deed from Downtown Development Authority for the Court Street property, which has been developed for the Crowe's Nest Restaurant, in accordance with the terms of the grant received from the Department of Community Affairs. Following discussion, Mayor Pro Tem Shelton made a motion to adopt the resolution, second by Councilman Denmon, with Mayor Pro Tem Shelton, Councilman Denmon, Councilman Woods and Councilwoman Potts voting affirmatively, motion carried.


- 18. Other written items not on the agenda: **none.**
- 19. Work report of Director of Utilities, Kelly Cornwell: Mr. Cornwell stated the roof at the water plant had been bid and should be ready for installation very shortly. He stated there was installation work at the water plant that would be completed and the pump for the Carters Dam project is to be delivered and will be installed as soon as possible. He stated a pump on the Plainville Road project has been ordered also. In reference to the comments earlier regarding leaks in the Peters Street area, Mr. Cornwell stated most of these leaks are due to the switch putting the homes on the high-pressure system. He stated the department would review the area for additional leaks that had been reported, such as Cindy Lane, and those would be repaired. He stated these leaks are an indication that the pressure is high in the area.
- 20. Mayor Palmer inquired if it was necessary to move to executive session. The response was negative.
- 21. Councilman Woods made a motion to adjourn, second by Councilwoman Potts, with Councilman Woods, Councilwoman Potts, Councilman Denmon and Mayor Pro Tem Shelton voting affirmatively, motion carried.

Approved:

Submitted:



James F. Palmer, Mayor



Cathy Harrison, City Administrator



From left to right: Councilman Denmon, Mayor Pro Tem Shelton, Mayor Palmer, Councilwoman Potts, Councilman Woods.



Front Row, left to right: Kevin McEntire, Street Superintendent; Eddie Peterson, Director of Public Safety and Public Works; Cathy Harrison, City Administrator; Kelly Cornwell, Director of Utilities; Estes Pass, Water Plant Superintendent; Larry Vickery, Electric Superintendent.

Back Row, left to right: Carlton Rogers, Sewer Plant Superintendent; Therrell Goswick, Police Chief; Harold Franklin, Golf Maintenance Superintendent; Robby Cole, Golf Pro; Lenny Nesbitt, Fire Chief; Mark Williamson, Technical Engineer for Water & Sewer Construction.

Not Shown: Jerry Crawford, Water & Sewer Department Director.

STATE OF THE CITY ADDRESS - 2001

I would like to begin by saying thank you for allowing me the opportunity to serve – I consider it an honor and a privilege.

I would also like to thank my family for their help and support.

To the Council, thanks is not enough. Your support and dedication to the City of Calhoun is a source of pride and encouragement to all of us. I appreciate the time you spend becoming familiar with city operations, studying the issues and making decisions necessary for the future of Calhoun.

To Cathy, Kelly and Eddie, you'll never know how much we appreciate your hard work and that of all our department heads and employees. With 10 departments and 250 employees, their cooperation and ability to work together has resulted in a very successful year 2000, and I would like to share with you some of the accomplishments of the past year:

Year 2000 was a very busy year for all departments and with several changes.

We elected our first female Council member, Mrs. Lorene Potts.

We had the retirement of 2 well-respected department heads, Mr. Dan Shuler and Police Chief Willie Mitchell. While they will be missed, we were pleased to appoint 2 very capable people to replace them: Mr. Jerry Crawford with the Water and Sewer Construction Department and Chief Therrell Goswick with the Police Department. We look forward to many successful years under their direction.

In January, we were recognized as one of Georgia's 10 "Cities of Excellence" by Georgia Trend Magazine and the Georgia Municipal Association. When making their decision, they looked at areas of city government – utilities, education and quality of life, among other things. This was a community award and one we should all be extremely proud of.

City Hall began the year by staying open well past midnight on New Year's Eve to ensure a smooth transition with Y2K.

They completed the installation of the new financial software that also included adopting the new state-mandated chart of accounts, and are just completing the new utility billing software conversion, while collecting 98% of the 1999 taxes.

Calhoun continues to be an area of extremely rapid growth with new census projections of 20% growth in the last 10 years. This growth has an effect on all city services.

During the last fiscal year, the water department installed 798 water taps, which is the largest number sold in 1 year. We sold over 4.2 billion gallons of water, which is an increase of 700 million gallons since 1998, while maintaining over 580 miles of water lines countywide and installing 11 miles of line and 38 fire hydrants.

The sewer department installed 364 sewer taps, which is also the largest number sold in one year. We treated over 3 billion gallons of wastewater and land applied over 17,000 tons of sludge, while maintaining 100 miles of lines.

The building inspection department issued 202 permits, which was also a record number. These were for \$23,234,000.00 of construction. The city is continuing to review its zoning and development policies in order to address increasing growth in the community.

Safety for all the citizens and visitors to Calhoun continues to be a priority. The fire and police departments are responsible for the protection of over 13 square miles, with a service delivery population of approximately 50,000 people daily.

The fire department responded to 765 calls, which was down from the 891 the previous year. The fire department continues its work with the county emergency management department in order to be prepared for all types of emergencies. Warning sirens are being erected countywide through a joint grant received last year.

The police department answered approximately 25,000 calls for services. They worked 1,341 traffic accidents resulting in 300 injuries and 3 fatalities. They are striving through strict traffic enforcement to reduce this number and since May, have reduced traffic accidents by approximately 20%.

Last year, the electric department had sales of over 342 million kWh. They will have a 12% growth factor once full load is achieved. They added or replaced 15 miles of electric lines and installed red lights at intersections at College Street and Red Bud Road; at Dews Pond and Curtis Parkway; and at Dews Pond and Lover's Lane. They were also responsible for the maintenance and operation of the generator, which received a complete rebuild at no cost to the city. They provided approximately 3000 man-hours to support the schools, traffic signaling, street lighting, special events or projects and decorations.

The telecommunications department installed 1.5 miles of new fiber, and began providing Internet service to commercial and small businesses in the Calhoun area. A new supervisor, Brad Carrick, was hired to manage and market the new services available through the fiber-optic system.

We saw the completion of Phase I of the Mill Village project, which included water, sewer, street and drainage improvements. This was done with the assistance of a \$500,000.00 grant and we have applied for another grant so we can begin Phase II. We received word on Friday, January 5, 2001, that we have received the grant. We look forward to these needed improvements.

We completed our largest paving year ever, with the paving of over 10 miles of city streets, including a major project on Piedmont Street. This paving was done with the assistance of the County Road Department and of the state LARP program.

We signed a construction contract for the pedestrian trail around the Clarence E. Harris River Park, with construction to be completed by mid 2001. This is being financed with the help of a \$302,000 grant and a sizeable donation from the Clarence E. Harris Foundation. The park also saw the completion of its first structure, an all purpose building with public restroom, a concession stand and a score keeping area on the upper level. This building will support the community's growing soccer program.

The city completed the reconstruction of the burned building on Court Street with funding from a DCA grant of \$254,000.00. The building will be leased to Steve Crowe, as the Crowe's Nest Restaurant and should be open for business around April 1, 2001. This should improve the viability of downtown Calhoun. The Calhoun Main Street Program won the state award for Main Street Promotions for the third consecutive year and Councilwoman Potts won a state award for support of Main Street by an elected official. Congratulations to each.

We also received a \$29,500 grant for the purchase of 58 acres adjoining the River Street Recreation Park. There are many improvements planned for the recreation facilities and the Clarence E. Harris River Park. This is another way to improve Calhoun by improving the quality of life for our citizens.

The City of Calhoun, Gordon County and all other cities in the county, signed the service delivery agreements on H.B. 489. Although it was past the deadline, it was an agreement of compromise and had no ill effects on any cities or Gordon County.

We successfully worked with the Commissioners on several other projects – joint authorities and successful grant applications to the benefit of all of Gordon County.

I would like to thank the past Commissioners for the job they did and their willingness to serve and I offer the city's assistance and cooperation to the new Board of Commissioners.

This year, the *ad valorem* tax rate for city M&O (maintenance and operation) is 1.70 mills. This is \$68.00 on a \$100,000.00 market value home. For this, you get police protection, fire protection, garbage services, recreation, parks, animal control and maintenance of streets and right-of-ways, among other things. City officials take pride in finding ways to assist in funding these expensive services from other sources, rather than relying entirely on ad valorem taxes.

The year 2000 was a good and progressive year. We expect 2001 to be even better as we continue to plan for the future with the goal of providing the best service at the least cost, not only for today but for 20 years from now.

STATEMENT OF COUNCILMAN RON WOODS

January 8, 2001

As you know, I'm in the residential development and management business. My son-in-law, Greg Bonner, also owns and operates a residential and commercial construction business. My professional background is in finance, accounting, and management. Several years ago, I received my license to appraise real estate in Georgia. After I left the carpet industry 5 years ago, the natural path for me was to go into the residential construction business. I enjoy this line of work because of the challenges, opportunities, and the satisfaction of helping families realize a home of their choice. Calhoun has been good to me and my family and that's the reason I have served on various boards, authorities, committees, and this council over the years. I truly believe that a person has an obligation to give their time, energy, and knowledge back to the community. Calhoun was selected as a City of Excellence last year. This award recognizes our citizens, the business people, the teachers, our children, and all those who came before us who truly made Calhoun a City of Excellence. I would never tarnish our City of Excellence in any way, form, or fashion. It has been my greatest honor and privilege to serve as a councilman for the city of Calhoun. I want everyone to know that my votes on zoning matters, land use policy, and building issues always came from my heart and was based on what I thought was in the best interest of Calhoun. It's said that perception is reality. So with that in mind, I don't want a hint, appearance, or slightest suggestion that my family or myself would benefit from any issue which comes before this Council. So tonight and in the future, I will abstain from voting on any zoning matter, land use decision, and building issue that relates to the business that I'm in or my family is involved in. And further, and this is probably the hardest for me, I will not give an opinion, idea, thought, or reflection on any of these matters unless I'm asked to do so by the Mayor or another council person. So if you see me over here fidgeting with a piece of duct tape across my mouth, you'll know the reason. Seriously, the credibility of this mayor-and-council form of government is much more important than any vote that Ron Woods could ever make.

On January 12, 1852, 149 years ago this week, the Georgia General Assembly designated a 600 yard circle to be known as corporate Calhoun. And the location where we are tonight, known as the Oothcalooga Depot, was the center of that circle. As we begin this new century, the future of Calhoun has never been brighter. I truly believe there are no limits to the good things, which will continue to grow out of this original 600 yard circle for the City of Calhoun.

**CITY OF CALHOUN
CALHOUN, GEORGIA**

RESOLUTION

WHEREAS, the City of Calhoun, Georgia designates AmSouth Bank, Calhoun First National Bank, Georgia Bank & Trust, North Georgia National Bank, Regions Bank and Wachovia Bank as authorized City Depositories; and

WHEREAS, the City of Calhoun, Georgia has established an investment policy which utilizes local banks within defined guidelines; and

WHEREAS, the City of Calhoun, Georgia has varying amounts available for deposit and investment;

NOW, THEREFORE, BE IT RESOLVED, the City of Calhoun shall utilize the following funds, with employees and elected officials being authorized to sign checks, withdrawals, etc. (Two Signatures Required):

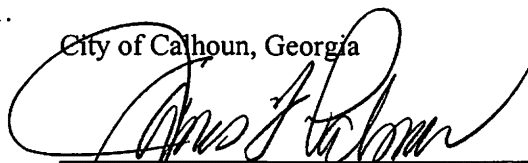
Pooled Funds Account, WPS Enterprise Funds, General Funds, Utility Deposits, Revenue Sinking Funds, Debt Service Funds, Special Project Funds, Golf Enterprise Funds – Signatures of two of the following: Cathy Harrison, Linda Brookshire, Kelly Cornwell, or James F. Palmer;

Payroll Funds – Signatures of two of the following: Cathy Harrison, Kelly Cornwell, or James F. Palmer;

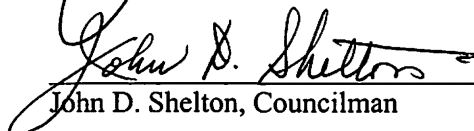
BE IT FURTHER RESOLVED, the Finance Officer, Cathy Harrison, shall be authorized to establish or have established new accounts or investments for the above mentioned funds or new funds created in accordance with the investment policy or at the direction of the Mayor and Council.

ADOPTED this the 8th day of January 2001.

City of Calhoun, Georgia



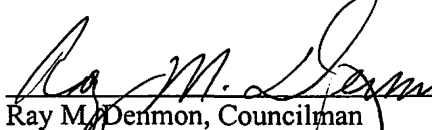
James F. Palmer, Mayor



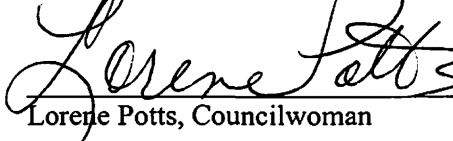
John D. Shelton, Councilman



Ronald H. Woods, Councilman



Ray M. Dermon, Councilman



Lorene Potts, Councilwoman

Attest:



Cathy Harrison,
City Administrator/Clerk/Finance Officer

**CITY OF CALHOUN
GEORGIA**

RESOLUTION

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CALHOUN, GEORGIA AUTHORIZING THE CONVEYANCE OF REAL ESTATE LOCATED AT 114 COURT STREET TO THE DOWNTOWN DEVELOPMENT AUTHORITY OF CALHOUN, GEORGIA TO COMPLY WITH THE SPECIAL CONDITIONS OF A COMMUNITY DEVELOPMENT BLOCK GRANT AND TO AUTHORIZE A LOAN IN THE AMOUNT OF \$240,750.00 TO THE DOWNTOWN DEVELOPMENT AUTHORITY OF CALHOUN, GEORGIA FOR THE RECONSTRUCTION OF THE BUILDING AT 114 COURT STREET CALHOUN, GEORGIA FROM COMMUNITY DEVELOPMENT BLOCK GRANT AWARDED TO THE CITY OF CALHOUN BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS UNDER GRANT NUMBER 97n-x-064-085-002 AND FOR OTHER PURPOSES.

WHEREAS, the City of Calhoun owns a certain building located at 114 Court Street, Calhoun, Georgia which was conveyed to the City as a gift from Dr. Larry A. Davis; and

WHEREAS, the City of Calhoun, May 14,1999, accepted from the Georgia Department of Community Affairs a Community Development Block Grant Number 97n-x-064-085-002 ("the Grant") in the amount of \$254,750.00 to reconstruct the building at 114 Court Street to remove a major blighting influence in the downtown area; and

WHEREAS, as a Special Condition of the Grant the City of Calhoun is required to transfer title to the real estate at 114 Court Street, Calhoun, Georgia to the Downtown Development Authority of Calhoun, Georgia ("the DDA".)

WHEREAS, as a further Special Condition of the Grant the City of Calhoun will lend to the DDA from the Grant funds the sum of \$240,750.00 to pay for the reconstruction of said building at 114 Court Street;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF CALHOUN, GEORGIA:

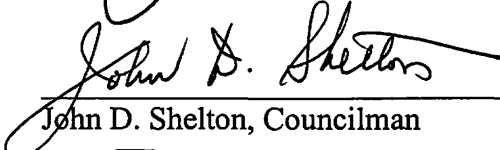
1. The Mayor is authorized to execute and deliver to the" Downtown Development Authority of Calhoun, Georgia, a warranty deed to the real estate located at 114 Court Street, Calhoun, Georgia.
2. The City Administrator is authorized to disburse from the Community Development Black Grant Number 97n-x-064-085-002 to The Downtown Development Authority of Calhoun, Georgia the sum of \$240,750.00 as a loan for a term often (10) years, bearing interest at zero per centum (0%.)

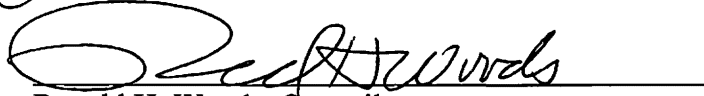
3. The City Attorney shall prepare such deeds, promissory notes, and agreements in conformity with the requirements of the Grant and the Revolving Loan Fund Policies of the City of Calhoun.


ADOPTED this 8th day of January 2001.

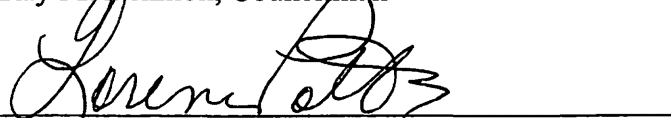
CITY OF CALHOUN, GEORGIA


James F. Palmer, Mayor

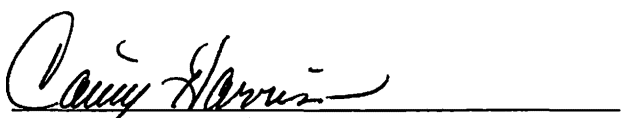

John D. Shelton, Councilman


Ronald H. Woods, Councilman


Ray M. Denmon, Councilman


Lorene Potts, Councilwoman

Attest:


Cathy Harrison, City Administrator/Clerk

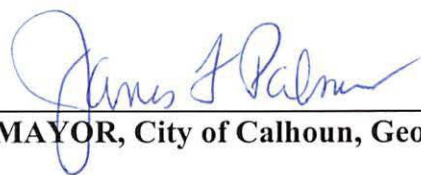
Zoning Application No: **176**

A public hearing was conducted pursuant to Section 14-2-3 of The Zoning Ordinance of the City of Calhoun, Georgia ("the ordinance") before the Mayor and Council of the City of Calhoun, Georgia on the **8th day of January 2001 for a request for a zoning change request from R-1 to R-2 zoning by B&B, Inc., for acreage on Peters Street, to allow for construction of single houses or duplexes on lots of 10,000 square feet or larger. B&B proposes to donate the back portion of the property to the City of Calhoun for a sewer easement and green space. ("The Application")**

During the public hearing, the Application was discussed in an open meeting and the following findings were made:

1. The public notice of the hearing was published in the Calhoun Times as required under § 14.2.2 of the Ordinance.
2. All required signs giving notice of the public hearing were placed upon the property as required under § 14.2.2 of the Ordinance.
3. All presently adjoining landowners received notice of the public hearing and a copy of the Application as required pursuant to § 14.4 of the ordinance.
4. All disclosures of any conflict of interest required by Title 36, Chapter 67A of the Official Code of Georgia Annotated have been reported.
5. **The findings of the Zoning Review Committee and the Zoning Advisory Board are hereby made a part of this record.** The findings and recommendations of the Zoning Advisory Board were reviewed and accepted as the findings of the Mayor and Council as follows: **No recommendation was given by the Zoning Advisory Board.**
6. List any additional findings, if necessary, to support additional conditions: **After extensive testimony by the public opposing the request, a motion was made to deny the request for new zoning of R-2.**
7. Review of the Standards set out in § 14.5 of the Ordinance: **Non-compliance with standards.**
8. Based upon the foregoing findings, the Application is:
 - (a) Approved _____
 - (b) Denied X
 - (c) Approved with express Condition _____

Number Voting: 3
In Favor: 3
Abstaining 1
Opposed: 0



MAYOR, City of Calhoun, Georgia