



**CITY COUNCIL MEETING
OCTOBER 27, 2025 – 7:00 PM
109 SOUTH KING STREET
DEPOT COMMUNITY ROOM**

MINUTES

PRESENT: James F. Palmer, Mayor
Ed Moyer, Mayor Pro Tem
Ray Mitchell Denmon, Councilmember
Jacqueline Palazzolo, Councilmember
Al Edwards, Councilmember

ALSO: Paul Worley, City Administrator; Kyle Ellis, Utilities Administrator; Sharon Nelson, City Clerk; George Govignon, City Attorney; Christy Nicholson, Police; Nathan Saylor, Fire.

1. **Council Meeting Called to Order**

Welcome

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

Invocation

Councilmember Edwards 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 October 27, 2025 agenda as presented. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

4. **Amendment or Approval of Minutes**

A. Mayor Pro Tem Moyer made a motion to approve the minutes of the City Council meeting of October 13, 2025. Councilmember Denmon gave a second with all voting aye. Motion approved.

B. Councilmember Palazzolo made a motion to approve the minutes of the Executive Session of October 13, 2025. Councilmember Edwards gave a second with all voting aye. Motion approved.

5. **Mayor's Comments**

- A. Mayor Palmer read a proclamation recognizing November 16 - 22 as National Education Week in Calhoun, submitted by Dr. Joann T. Meadows.
- B. Mayor Palmer read a proclamation recognizing November 2nd as Retired Educators Day in Georgia, submitted by Bruce Potts.
- C. Mayor Palmer announced that the City of Calhoun has been awarded the Certificate of Achievement for Excellence in Financial Reporting for its comprehensive annual financial report for the fiscal year ending June 30, 2024. The certificate of achievement is the highest form of recognition in the area of governmental accounting and financial reporting. Individual award of Financial Reporting Achievement has been awarded to Jacob Fox, Director of Finance.
- D. Mayor Palmer announced that Downtown Calhoun merchants and businesses will host Trick or Treat in Downtown Calhoun on Friday, October 31st from 4:00pm until 6:00pm. Also, the City of Calhoun will observe Halloween on Friday, October 31st from 5:00pm to 9:00pm for ages 12 and under.
- E. Mayor Palmer announced that early voting continues through October 31st. Election day voting for Calhoun residents will be held on Tuesday, November 4th at Belmont Baptist Church, Family Life Center, located at 275 West Belmont Drive. Polling hours are 7:00 am to 7:00 pm.

6. **Zoning Hearings and Comments**

7. **Other Public Hearings**

8. **Old Business**

- A. Mayor Palmer gave the second reading of a zoning request from A-1 to R-1, for 0.57 acres at a location of 516 McDaniel Station Road, being parcel C29-187, by Brantley Farms LLC. The Zoning Advisory Board meeting will be held on November 6th and the public hearing on November 10th.
- B. Mayor Palmer gave the second reading of a variance request of 65 feet, to vary from the required 100-foot property line setback to a 35-foot property line setback for a dual faced digital billboard to be 20 feet in height with a total face of 600 square feet (10X30 on each side), for 1.56 acres at a location of 200 Union Grove Road, being parcel C46-031, by Niraj Patel/First Family Group, LLC. The Zoning Advisory Board meeting will be held on November 6th and the public hearing on November 10th.

- C. Mayor Palmer gave the second reading of an annexation and zoning request from county A-1 to Ind-G, for 10.635 acres at a location of 2429 US 41 Hwy, being a portion of parcel 047-001, with the 10.635 acres being parcel 047-002, by SDP Acquisitions, LLC. The Zoning Advisory Board meeting will be held on November 6th and the public hearing on November 10th.
- D. Mayor Palmer gave the second reading of a beer and wine package application at a location of 943 Highway 53 SE, by Arsh Surani, d/b/a Calhoun Shell 943 LLC. The proposed store manager is Linin Potamearabii. The public hearing will be on November 10th.

9. **New Business**

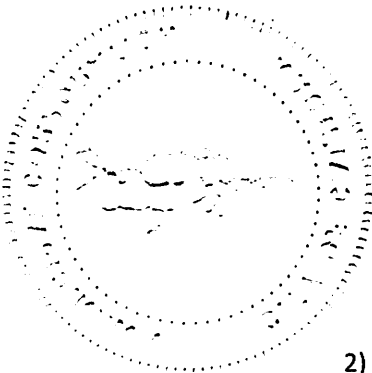
- A. Mayor Palmer gave the first reading of a beer, wine and liquor pouring application at a location of 1008 East Highway 53, by Applebee’s Restaurants Mid-Atlantic, LLC. The proposed store manager is Eric Tanner. The public hearing will be held November 24th.
- B. Mayor Palmer read an alcohol manager change request at a location of 450 West Belmont Drive, by Wal-Mart #1215. The prior manager was Austin Dalton and the proposed new manager is Trace Burkhalter. Councilmember Palazzolo made a motion to approve the alcohol request. Councilmember Denmon gave a second with all voting aye. Motion approved.
- C. Mayor Palmer read an alcohol manager change request at a location of 601 Union Grove Road SE, by Buc-ees. The prior store manager was Adam Eckroate and the proposed store manager is Travis Burgee. Councilmember Denmon made a motion to approve the alcohol request. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.

10. **Other written items not on the agenda**

11. **Work Reports**

A. City Administrator Worley

- 1) City Administrator Worley reported that a subcommittee appointed by the Golf Advisory Commission has evaluated and presented recommendations for necessary improvements to the golf course. These recommendations were discussed during today’s work session. Approval is requested to proceed with the irrigation system conversion from hydraulic to electric and other needed repairs at a cost of approximately \$470,000, and to construct a new putting green while converting the existing putting green into a chipping green at a cost of approximately \$90,000. Both projects will be funded through the golf operations and savings accounts. Councilmember Denmon made a motion to approve the request. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
- 2) City Administrator Worley gave a review of September 2025 general cash and hotel motel reports. (copy attached) Councilmember Edwards made a motion



to approve the reports as presented. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.

- B. Utilities Administrator Ellis gave a review of the September 2025 utilities cash report. (copy attached) Councilmember Denmon made a motion to approve the report as presented. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
- C. City Attorney Govignon had nothing to report.

12. **Motion to move to Executive Session, if needed**

Mayor Palmer stated that there was a need to move to executive session for a consultation with legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1). Councilmember Palazzolo made a motion to move to executive session with a second by Councilmember Denmon. The motion was approved and council members moved to executive session at 7:23 pm.

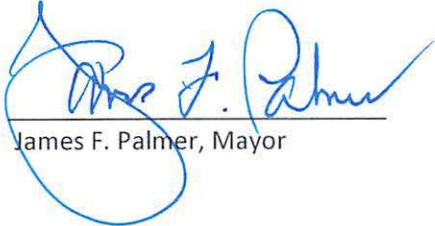
13. **Motion to return to General Session**

Mayor Pro Tem Moyer made a motion to return to general session with a second by Councilmember Denmon. The motion was approved and council members returned to general session at 7:30 pm.

14. **Motion to Adjourn**

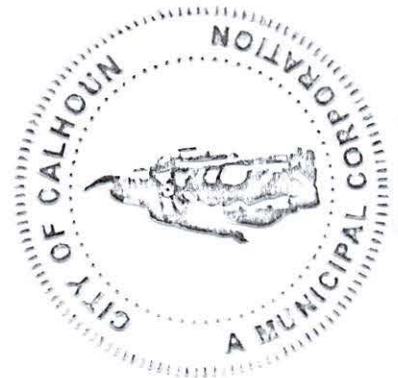
There being no further business to come before the Council, Councilmember Palazzolo made a motion to adjourn. Councilmember Denmon gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:31 pm.

Approved:


James F. Palmer, Mayor

Submitted:


Sharon Nelson, City Clerk



General Government Cash Report

General Government Operating Account

General Fund	Checking	\$ 5,218,472.16
Restricted Cash - Excise	Checking	156,256.20
Cash	Pay Pal	167.50
Solid Waste	Checking	506,698.81
Confiscated Assets	Checking	-
School Trust	Checking	723,411.56
Municipal Court	Checking	2,358.46
Hotel-Motel Fund	Checking	9,381.38
Recreation	Checking	362,532.00
Recreation - Hotel / Motel	Checking	65,888.65
SPLOST 2018	Checking	-
SPLOST 2024	Checking	-
Golf	Checking	701,137.95
Golf Renewal & Replacement Reserves	Checking	-
American Rescue Plan Act (ARPA)	Checking	1,147,365.52
OPIOD	Checking	85,459.84
Total Operating		8,979,130.03

Reserves - Restricted / Renewal & Replacement	Savings	-
Specified Funds / Renewal & Replacement	Savings	750,000.00
Total Reserves		750,000.00

2018 SPLOST - Uncommitted	Checking	9,207,081.47
2018 SPLOST - Committed	Checking	562,878.15
2024 SPLOST - Uncommitted	Checking	963,445.26
Total		10,733,404.88

Fire Department Donations	Public Checking	3,397.78
Revolving Loan	Checking	915,935.73
Police #1 - Forfeiture (Settled)	Money Market	38,641.22
Police #2 - Forfeiture (Pending)	Checking	33,947.39
Police #3 - Fed Funds	Money Market	23,778.25
Police #4 - Evidence	Checking	58,554.56
Police #5 - ICE Funds	Checking	12,219.90
Police PEPI Account	Checking	2,510.00
School Debt Service	Savings	3,163,009.44
City of Calhoun Investment Account	Money Market	2,271,967.55
Total Special Funds, Reserves and Savings		6,523,961.82

GRAND TOTAL - 9/30/25 **\$ 26,986,496.73**

Component Unit Cash

Downtown Development Authority	\$ 51,635.39
Downtown Development Authority - Hotel/Motel Tax	529,806.17
	\$ 581,441.56

General Government Investments

City of Calhoun - Various Investments	
Reserves held in investments - \$3,426,352.73	\$ 15,834,725.93
ARPA	-
Golf- \$600,000 reserves held in Investments	1,504,067.65
	\$ 17,338,793.58

Hotel/Motel 9/30/25 Report

Amount Received from GMA & Paid to Vendor for FY26

Vendor #	Vendor	Jul paid in Sep 2025	Aug paid in Oct 2025	Sep paid in Nov 2025	Oct paid in Dec 2025	Nov paid in Jan 2026	Dec paid in Feb 2026	Jan paid in Mar 2026	Feb paid in Apr 2026	Mar paid in May 2026	Apr paid in Jun 2026	May paid in Jul 2026	Jun paid in Aug 2026	Total
29	Chamber of Commerce	\$ 57,913.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,913.66
1346	City of Calhoun- Unrestricted	49,640.29	-	-	-	-	-	-	-	-	-	-	-	49,640.29
1346	City of Calhoun- Restricted	8,273.38	-	-	-	-	-	-	-	-	-	-	-	8,273.38
3132	Calhoun Recreation Dept.	16,546.76	-	-	-	-	-	-	-	-	-	-	-	16,546.76
	Total Paid By H/M Fund	<u>\$ 132,374.09</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 132,374.09</u>
	Paid to Industrial Development by City of Calhoun	<u>\$ 10,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,000.00</u>
	Paid to Downtown Development by City of Calhoun	<u>\$ 150,000.00</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>\$ 150,000.00</u>

Balance in City Held Accounts as of 9/30/2025

	Beginning Balance as of 7/1/2025	Revenue	Expenses	Balance as of 9/30/2025
City of Calhoun- Unrestricted	\$ 1,548,760.15	\$ 49,640.29	\$ (10,000.00)	\$ 1,588,400.44
City of Calhoun- Restricted	\$ 150,852.98	\$ 8,273.38	\$ -	\$ 159,126.36
Downtown Development	\$ 380,946.17	\$ 150,000.00	\$ (1,140.00)	\$ 529,806.17
Calhoun Recreation Dept.	\$ 49,499.93	\$ 16,546.76	\$ (158.04)	\$ 65,888.65

Utilities Cash Report

Utility Operating Account

Electric	Checking	\$ 983,299.08
Water & Sewer	Checking	2,349,605.44
Telecommunications	Checking	646,987.88
Utilities Administration	Checking	1,171,385.20
Total Operating		5,151,277.60

Electric Reserves & Unrestricted Investments	Reserves - Checking	2,098,151.72
Telecom Reserves & Unrestricted Investments	Reserves - Checking	153,937.00
Water / Sewer Reserves & Unrestricted Investments	Reserves - Checking	3,651,467.22
Bond Sinking Fund	Savings	142,422.46
Utility Deposits	Checking	1,402,236.65
City of Calhoun Shuler Bond	Savings	38,468.48
City of Calhoun Investment Account	Money Market	5,722,611.74
Total Savings & Reserves		<u>13,209,295.27</u>

GRAND TOTAL - 9/30/25 **\$ 18,360,572.87**

Utilities Investments

Electric	\$ 23,136,849.77
Water	\$ 23,947,210.60
Sewer	\$ 1,675,679.86
Telecommunications	\$ 4,320,038.81
City of Calhoun - Various Investments	<u><u>\$ 53,079,779.04</u></u>