



**CITY COUNCIL MEETING
JUNE 10, 2024 - 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

ALSO: Paul Worley, City Administrator; Kyle Ellis, Utilities Administrator; Sharon Nelson, City Clerk; George Govignon, City Attorney; Lenny Nesbitt, Fire Chief; Nathan Saylor, Fire Training Division; Jacob Fox, Finance Director; Lacey Fuquea, DDA Director; and Ken Carson, Police Department.

1. **Council Meeting Called to Order**

Welcome

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

Invocation

Mayor Palmer 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 Pro Tem Moyer made a motion to approve the agenda as presented. Councilmember Denmon gave a second with all voting aye. Motion approved.

4. **Amendment or Approval of Minutes**

Councilmember Denmon made a motion to approve the minutes of the City Council meeting of June 10, 2024. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.

5. **Mayor's Comments**

- A. The next meeting of the Calhoun City Council will be held on June 17th to allow Mayor and Council to attend the annual GMA Convention in Savannah.
- B. The City of Calhoun has met the qualifications to be recertified as a GMA Certified City of Ethics and will be recognized at the 2024 GMA Convention.
- C. The second public hearing of the Fiscal Year July 1, 2024 through June 30, 2025 Annual Operating Budget and Capital Plan for Calhoun City Schools and the City of Calhoun will be held at tonight's meeting and eligible for adoption at the June 17th meeting.

6. Council Comments

- A. Mayor Palmer submitted May reports as follows:

1) Electric Department

Current Electrical Department Engineering and Construction:

- The LED Streetlight upgrade continues around the City.
- Electrical Engineering continue for the new townhomes on Newtown Rd, new townhomes on Professional Ct and Salacoa Subdivision on Lover's lane.
- Construction continues on the 53 Townhomes at Old Mill, Home to Suites Hotel on Lovers Lane, The new overhead line extension on Marine Dr, The City of Calhoun building and planning building. The Electric Dept is continuing system upgrades necessary for the new growth and increased reliability.
- Construction also continues for the Exchange Apartments, Manor Lake Cottages of Calhoun on Curtis Parkway, the New Pickle ball courts and the new GBI building on McDaniel Station Rd.

WORK ORDERS IN PROCESS OR COMPLETED:

• NEWLY CREATED	125
• COMPLETED AND CLOSED	129
•	
• CONSISTING OF:	
• CAPITAL CONSTRUCTION	42
• DISTRIBUTION MAINTENANCE	5
• OUTAGES / TROUBLE CALLS	28
• SECURITY / STREET LIGHT MAINTENANCE	2
• TEMPORARY POWER HOOK UP	9
• WORK FOR OTHER DEPARTMENTS	28
• NEW METER SETS	79
• METER MAINTENANCE/REPLACEMENT	17
• ELECTRIC LOCATE TICKETS PROCESSED-	231
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The City of Calhoun's Electrical load for May 2024 is about 30 million kilowatt hours (kWh's).

2) Telecommunications

- Connected a new point-to-point circuit for a customer.
- Disconnected one internet customer.
- Replace Street Department switch damaged by storm on May 8th.
- On May 23 between storms and squirrels we had four fiber cuts; two on major trunk lines. Repaired three by next morning. Thanks to Dalton Utilities for helping us locate and repair main line to Dalton. Wet conditions delayed repair to Sugar Valley line until May 29th.
- Completed underground fiber drop repair from last month's damage.
- Implemented new parameters on firewall to mitigate brute force login attack.
- Increased security on VPN login setup.
- Purchased and installed new security camera recorder and cameras for Sewer Construction Department.
- Purchased and installed new security camera recorder for Utilities Building.
- Opened 17 and closed 18 work orders.

Geographic Information Systems

- Updated PFAS water mapping.
- Updated map data for Lead and Copper Service Line Inventory project.
- Participated in water modeling sessions with Engineering Department.
- Generated Electric Usage Reports
- Updated data and mapping for the following:
 - Water system and meter updates
 - Fiber
 - Zoning
- Updated Physical addressing, building and billing information.
- Updated City and GIS web sites.

3) Building Inspections

Issued 124 permits for an estimated cost of \$2,046,847, and collected \$22,725 in permit fees. This included 9 new residential, 6 residential remodel, 1 new commercial, 3 commercial remodel, 0 new industrial, 0 industrial remodel, 11 residential plumbing, 16 residential electrical, 37 residential HVAC, 3 commercial plumbing, 4 commercial electrical, 2 commercial HVAC, 0 industrial plumbing, and 1 industrial electrical. 785 total inspections.

4) Library

- There are 13,900 library card holders, 5,614 library visitors, and 7,336 total circulation.

- There were 248 story time attendance, 35 adult program attendance, 154 new users, 1,344 e-books, 1,665 audio books, 508 computer logins, and 20,623 Facebook visits.

B. Mayor Palmer submitted May reports as follows:

1) **Water and Sewer Operations**

Water Treatment Plant

- Total gallons withdrawn: 346,170,000
- Daily average: 11,166,774
- Wells: 149,240,000
- Big Springs: 6,510,000
- % produced by Brittany Drive: 45.0 %
 - Brittany Dr. daily production to capacity: 42.57 %
 - Mauldin Rd. daily production to capacity: 38.39 %
 - Rainfall for May – 8.02"

Waste Water Treatment Plant

- Treated a daily average of 7.857 MGD, with an average BOD effluent of 4, average suspended effluent of 8, and an average COD of 65.

Water Distribution & Wastewater Collection

- 263 work orders completed, 22 new water connections, 19 water service leaks repaired, 17 water main leaks repaired, 0 water services changed to new main lines, 39 meter changes, 24 utility locates called in for work orders, 662 utility locates responses.
- 800 feet of Sanitary Sewer Services TV inspected, 513 utility locates completed, 13,790 feet sanitary sewer lines cleaned, 1 new sewer connection installed, 5 sanitary sewer services repaired.

2) **Water and Sewer Construction**

Projects Under Construction

- Service Line Inventory – As mandated by the EPA, every water system in the USA has to identify and develop a service line inventory of all services found within their water distribution system. This project is now underway and city crews are identifying water services throughout the distribution system. Project completion percentage approximately 91.5%.

Water & Sewer Plant Maintenance Department Building – This project consists of constructing a 4,800 sq ft pre-engineered steel building in-between the sewer construction department and the wastewater treatment plant. Material for this project is starting to arrive, with construction expected to start in June.

Projects in Design & Development

- New Fire Tower Water Tank Project

- Water Treatment Plant Modifications
- Brittany Dr & Water Booster Stations Standby Generator Project
- Northwest Booster Station Header Modification Project.
- Peters St. Phase III Water Relocation
- Curtis Pkwy Water & Sewer Relocation
- Redbud & Hwy 41 Intersection Water & Sewer Relocation
- Spring Valley Sewer Rehabilitation Project
- Yancey Lift Station Rehabilitation Project
- Engineering Department is Actively Working on Approximately 35 Plan Reviews & Inspections for Developments.

3) **Zoning Advisory Board**

C. Councilman Denmon submitted May reports as follows:

1) **Public Works**

Street Department

1. Completed 26 shop and 228 street dept. work orders.
2. Installed 4 new street signs.
3. Repaired utility cuts and potholes around town using 13 tons of asphalt.
4. Cut and removed a tree on Old Red Bud road.

Cemetery

1. Performed routine maintenance on Fain and Chandler cemetery.
2. Supervised the opening and closing of 10 grave sites.
3. Sold 25 new grave spaces

Parks Department

1. The grounds crew picked up litter, mowed, trimmed bushes, hauled garbage to the dump, and maintained records at records room.
2. The maintenance crew maintained designated buildings downtown.
3. Cleaned and treated the water fountains downtown.

Animal Control

In the month of May we housed 23 dogs and 18 cats. We have responded to 54 incidents. We have given 16 warnings to pet owners mostly for leash law violations. In the month of May we have removed 57 dead animals from the city streets and we try to make our rounds daily to keep the streets free of animals (alive or dead).

This month we have gotten 10 animals adopted and we got 7 animals rescued. Also, 8 animals went back home to their owners.

2) **Recreation Department**

PROGRAMS:

Youth Soccer – The spring soccer season was completed on May 18. A total of 80 games were played during the month.

Youth Baseball and Softball – The spring baseball and softball season was completed on May 17. All-Star team selection meetings were held. We will have 1 7-8 Boys, 1 7-8 Girls, 1 9-10 Boys Machine Pitch, 1- 9-10 Girls Fast Pitch and 1- 11-12 Boys baseball teams representing Calhoun Recreation Department in GRPA competition throughout June.

Camp South River – Summer Camp – Registration for camp was open throughout the month. June 3- was the first week of camp with 40 campers registered.

Blue Barracudas – The Blue Barracudas began their summer season with practices the week of May 27. The first home swim meet will be June 6.

Tennis –

Tennis 101/Quads – 45 participants

EVTA Men’s/Women’s league – weekly

Combo 18 & over; 40 and over leagues – 75 participants

Tuesday/Thursday Morning Drills – 20 participants

Pickleball - Classes were held Tuesdays, Thursdays and Fridays. Free play on Fridays. There were 60 participants during the month

Grounds Maintenance –

The following tasks were completed during the month:

Pool maintenance preparing to open for the season

Mowed all park acreage – daily

Groomed all park entrances; Recreation Center and Tennis Center – weekly

Groomed dog park – weekly

Trimmed trees throughout park

Prepped baseball/softball fields

Prepped soccer fields

Playground inspection

WEBSITE USAGE

CalhounRec
Page Views – 6019
Users – 2,070
Posts – 9

FACEBOOK
Post Engagements – 6,554
Reached – 33,000
Posts – 13

3) **Downtown Development Authority**

Summer Concert Series:

The planning of the summer concert series is underway! I've learned the event, while beloved by attendees, has had a couple of different homes over the past several years. At times the DDA has hosted and other years the Harris Arts Center hosted. Since the HAC will not be hosting this year, I wanted to take the opportunity to give it a permanent home at the DDA and revamp the event to best serve the downtown mission of revitalization and economic growth. We are relaunching as the *Summer in the City Block Party*.

The plan is for three concerts over 3 months: June 28, July 26, and August 23. These dates work for our stage and sound vendor and do not compete with surrounding cities' concert series (nor do they compete with football season beginning in late August/September). The events would begin at 6:30 with music starting at 7 and the event ending at 9:30.

The Community Foundation has agreed to sponsor the event and we are still in need of 1-2 more. We are continuing to reach out to potential sponsors. The budget for the series is \$12,000 which I believe should cover the musical acts (both local and out of town talent), with supporting stage, audio, audio engineer, food truck rentals and rented restrooms and wash stations, event t-shirts and other merch.

We are moving the location from City Park to downtown on Park Avenue. Our request involves closing Park Avenue from Court Street to Oothcalooga St and Oothcalooga Street at Wall Street. Court Street will not close. The stage will be on Park Avenue between the gazebo and the driving school on the corner, allowing for seating down Park Avenue in front of Trackside and Heavale. Our other downtown merchants will have the opportunity to set up within the special event zone, as well. I'd like to incorporate yard games such as corn hole toward Oothcalooga Street for an additional activity to encourage people to spend more time at the event and downtown with their families.

The DDA requests to sell special event wrist bands so that attendees may purchase beer or wine from downtown merchants and enjoy the live music. The food trucks will park in the municipal parking lot along Park Avenue. We will also provide the designated cup to downtown merchants and will be able to use the remainder of the BB&B aluminum cups. My next goal is to get Downtown Calhoun branded cups for our next event.

June 28 is quickly approaching so we are hustling to get everything lined up. A DDA Board Member has a connection with a band from Atlanta who were recently featured on American Idol, Dasher. They are a brother and sister duo who play contemporary country and folk music. Adding a new band to this year's lineup will hopefully be an exciting addition! We are still in the process of booking the acts for the other two dates.

Merchant Visits:

I am continuing meeting and building relationships with downtown merchants. There is interest for renewing a quarterly merchant meeting so I plan to coordinate that in the coming months.

Downtown Calhoun Farmer's Market:

We launched our downtown Calhoun Farmer's Market June 4th at the City Park. The location was changed from the Depot to the park due to the increasing number of Depot rentals throughout the week. The parking lot could no longer be made available for the market when it was needed for people attending trainings or events. We also changed the market days to include select Saturdays after receiving feedback from the community wanting this shopping availability. We believe the park is a great location as it provides cover for children playing when at the market and vendors can set up both in the park and the parking lot as needed. Plus, shade!

The market is every Tuesday and the first and third Saturdays of each month from June through October from 8-12. Cartersville has a wonderfully successful and busy market on Saturdays so our new application was modeled after theirs (along with Marietta for additional reference). Our goal was to bring a bit more structure to the market and to align it with state and county food safety standards.

Because the City of Calhoun, a municipality, is host of the market, then licensing requirements are waived for foods that have been deemed to be "low-risk" by the GA Department of Agriculture. The items that do not require a license by the Georgia Department of Agriculture for our market include fresh produce, jams and jellies, honey, and baked goods that do not require temperature control.

We have 8 vendors signed up so far, including fresh cut flowers, eggs, and beef, but are currently lacking vegetable/produce vendors. We are doing some outreach to try and get more regional growers interested.

D. Councilman Moyer submitted May reports as follows:

1) Police Department

- Made 376 cases with 6 DUI's
- Fines collected by Municipal Court - \$42,871
- Issued 828 warnings
- Investigated 51 highway accidents, 26 private property accidents
- Obstruction - 9
- Lethal Weapon Encounter - 0
- Alarm responses - 162
- Miles patrolled: 42,760

2) **Municipal Court**

- Citations from Police Department-377
- Court cases docketed- 198
- Probation cases assigned- 5
- Probation revocations- 4
- Bench warrants- 2
- Failure to appear- 43

3) **Fire Department**

Fire Suppression Division

233 *Total Reported Calls for Service for the Suppression Division*

<i>Type of Dispatched Calls</i>	Number of Dispatched Calls
<i>Structure Fires</i>	2
<i>Mobile Property Fire (Vehicle)</i>	0
<i>Natural Vegetation</i>	1
<i>Outside Rubbish Fire</i>	0
<i>Special Outside Fires</i>	0
<i>Total Fire Calls</i>	3
<i>Rescue Emergency Medical Call</i>	138
<i>Medical Assist</i>	14
<i>Motor Vehicle Accidents</i>	0
<i>Search for Lost Person</i>	1
<i>Water or Ice Related Rescue</i>	0
<i>Rescue / EMS Standby</i>	1
<i>Total Medical Calls</i>	154
<i>Flammable Gas or Liquid Condition Other</i>	0

<i>Combustible/Flammable Spills & Leaks</i>	2
<i>Chemical Release, Reaction, or Toxic Condition</i>	0
<i>Electrical Wiring / Equipment Problem</i>	3
<i>Total Hazardous Conditions Incidents (No Fire)</i>	5

<i>Lock Out</i>	0
<i>Unauthorized Burning</i>	1
<i>Person in Distress</i>	1
<i>Public Assistance</i>	1
<i>Total Service Calls</i>	3

<i>Dispatched and Canceled En-Route</i>	29
<i>Good Intent Call</i>	0
<i>Hazmat Release Investigation</i>	0
<i>No Incident Found at Dispatch Location</i>	9
<i>Smoke Scare Odor of Smoke</i>	0
<i>Steam Other Gas Mistaken for Smoke</i>	1
<i>CO Alarm Activation</i>	0
<i>System or Detector Malfunction</i>	8
<i>Unintentional System / Detector Operation (No Fire)</i>	11
<i>False Alarm or False Calls Other</i>	10
<i>Total False Alarms or False Calls</i>	68

<i>Flood Assessment</i>	0
<i>Wind Storm Assessment</i>	0
<i>Severe Weather and Natural Disaster Calls</i>	0

Monthly Fire Suppression Activities and Accomplishments

- On May 10th, 2024 E-11 crew of Lieutenant Daniel, Engineer Oglesby, Firefighter Holsomback, and Firefighter Hunter responded to a local church in reference to a patient that was unresponsive. E-11 arrived on the scene finding a bystander performing CPR. The patient was found unresponsive, apneic, and without pulses. Personnel immediately began to perform basic life support per protocols including CPR and administration of the AED. During care personnel delivered a shock utilizing the AED and the patient regained pulses and began to respond to personnel. The patient came by Station 1 the week of May 17th, 2024, and thanked the crews for the care that was provided. The patient is expected to make a full recovery.
- On May 20th, 2024 E-11 crew of Lieutenant Duke, Lieutenant Mills, Engineer Dixon, FF Holcomb, and FF Springfield responded to a local restaurant in reference to a female patient who was unresponsive. E-11 arrived on the scene with a female patient who was unresponsive, apneic, and without pulses. Personnel immediately began to perform basic life support per protocols including CPR, administration of the LUCAS device, establishing two large bore IVs, and administration of the AED. During care personnel delivered multiple shocks to the patient. Crew members would assist EMS with patient transport and during transport the patient regained pulses. Crew followed up with the patient after the hospital stay to find out that the patient had a successful outcome and is expected to make a full recovery.
- Crews participated in several “Water Day” activities for children at City School locations to include Calhoun Primary and Elementary complex, and Calhoun Special Education program.
- New Firefighter Logan Fowler had his first day on duty, May 27th, C Shift, after graduating Recruit School.

Fire Inspection – Public Safety Education – Code Enforcement Division

Inspections and Enforcement Activities

<i>Annual Inspections</i>	49
<i>New Business Inspections</i>	1
<i>Requested Inspections</i>	19
<i>Follow Up, Re-Inspections</i>	3
<i>Burn Site Inspections</i>	0
<i>Plan Review</i>	3
<i>Pre-Construction Meeting</i>	0

<i>Sprinkler Permits Issued</i>	0
<i>Fuel Tank Permit (Install, Removal, or Service)</i>	0
<i>Consultations</i>	22
<i>Illegal Burning Citations</i>	0
<i>Fire Extinguisher Classes</i>	2
<i>Fire Drills</i>	0
<i>Fire Prevention Programs</i>	2
<i>Zoning / Annexation Meetings</i>	2
<i>Total Inspection – Public Safety Education – Code Enforcement Activities</i>	103

Monthly Fire Inspections – Public Safety Education – Code Enforcement Division Activities and Accomplishments

- McMahan attended Gas Pipeline class in Rome.
- Inspections personnel assisted Training with a Stop the Bleed, Fire Extinguisher use, and CPR for 27 Students form Calhoun High School.
- Conducted Requested inspection By the State at Exchange Apartments and at Townhome Suites.

**Training and Special Operations Division
Monthly Training Hours**

<i>Company Training</i>	982.00
<i>Facility Training</i>	576.00
<i>Officer Training</i>	40.00
<i>Driver Training</i>	0.00
<i>Specialized Rescue Training</i>	544.00
<i>Hazardous Materials Training</i>	156.00

<i>Medical Training</i>	224.00
<i>Fire Inspector Training</i>	0.00
<i>Fire Investigation Training</i>	0.00
<i>Fire and Life Safety Educator Training</i>	0.00
Total Monthly Training Hours	2522.00

2024 Annual Training Hours

<i>Company Training</i>	3807.50
<i>Facility Training</i>	1002.00
<i>Officer Training</i>	641.00
<i>Driver Training</i>	1113.00
<i>Specialized Rescue Training</i>	598.00
<i>Hazardous Materials Training</i>	231.00
<i>Medical Training</i>	960.00
<i>Fire Inspector Training</i>	6.00
<i>Fire Investigation Training</i>	72.00
<i>Fire and Life Safety Educator</i>	0.00

<i>Training</i>	
<i>Total 2023 Annual Training Hours</i>	8430.50

Monthly Training and Special Operations Team Accomplishments

- May – EMT Program and Recruit Program ran throughout the month
- May 2nd, 2024 – Completed two days of GSAR Quarterly Training with approximately 80 Members attending the training over two days.
- May 3rd, 2024 – Lt Mills, Eng Kidd, FF Hall, FF Chavez successfully completed NPQ Level I and Level II Rope Techniques Course and Certification.
- May 6th, 2024 – Lt Mills, Lt, Fox, and Inspector McMahan attended the Paradigm Pipeline Emergency Course.
- May 10th, 2024 – Taught 31 Calhoun High School Students CPR, First Aid, and Fire Extinguisher Training
- May 14th, 2024 – FF Cantrell, FF Lawrence, FF Springfield, FF Sims, FF Thompson, FF Williams, FF O’Shields, FF Villatoro, and Recruit Fowler Successfully Completed GPSTC Interior Search and Rescue Course
- May 16th, 2024 – Hosted Fulltime CPAT Examination for Potential New Hires
- May 17th, 2024 – FF Springfield, FF White, FF Hunter, FF Holcomb, and LT Daniel attended the Metro Atlanta Firefighters Conference.
- May 17th, 2024 – Taught 27 Calhoun High School Students CPR, First Aid, and Fire Extinguisher Training.
- May 22, 2024 – Lt Gilbert successfully completed GEMA NIMS ICS 300 for Intermediate Incident Command Systems for Expanding Incidents
- May 24th, 2024 – Recruit Fowler successfully completed Dalton Fire Department’s Recruit Program
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Upcoming Important Training and Special Operations Activities

- June – EMT Program throughout the month
- June 1st, 2024 – GPSTC Fire Investigation Module I Course
- June 4th, 2024 – SCOT SCBA Level I Technician Course
- June 18th, 2024 – GPSTC Introduction to Fire Inspector: Basic Principles and Practices of Fire Inspections Certification Course.
- June 21st, 2024 – NPQ Evaluator Certification Course
- June 25th, 2024 – Adult Protective Services Departmental Update

4) Safety Committee

The safety meeting was held on May 15, 2024. Attendees were taught First Aid and Stop The Bleed by Wendy Saylor.

A safety inspection was performed at the Recreation Department on May 29th by Margaret Boyd and Matthew McHugh. There were no incidents to report. The department is organized and they take safety very seriously.

- Vehicle accidents: 0
- Workers compensation: 3

7. **Zoning Hearings and Comments**

Announce at this time, public hearings will be held. The public will have the opportunity to make pro and con comments with a ten minute maximum time limit for each side of the matter, with each person giving their name and address. An inquiry should be made to determine if any elected official has filed a disclosure statement regarding ownership or special interest in any of the agenda items. Zoning Land Use Maps on display in Council Chambers for Zoning Advisory Board and Council hearings.

- A. **WITHDRAWN:** Public hearing of a front setback variance request of 12.5 feet, to vary from 25 feet to 12.5 feet for townhome units 7-44 (38 units total), for 9.50 acres at a location of 187 New Town Road and being parcel C50-007C, by David Fowler. The Zoning Advisory Board meeting was held on June 6th.
- B. **WITHDRAWN:** Public hearing of a zoning change request from R-2 to C-2 for 2.53 acres, at a location of Mauldin Road and being parcel C33-077, by Sankat 1, LLC. The Zoning Advisory Board meeting was held on June 6th.
- Open public hearing
 - Report on legal requirements and notices
 - Report on Zoning Advisory Board
 - Comments
 - Close public hearing
 - Motion concerning Zoning Change
- C. Public hearing of an annexation and zoning request from County A-1 to PRD for 4.635 acres, at a location of US Highway 41 North and being parcel 042A-015, by Marva Jean Scoggins Estate. The Zoning Advisory Board meeting was held on June 6th.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
 - Mayor Palmer stated there was no recommendation from the Zoning Advisory Board due to a lack of quorum for the meeting.
 - Mayor Palmer opened the floor for comments beginning with the applicant. He asked that both items C and D be discussed at the same time since both are included in the proposed request. The items will be voted on separately.
 - Terry Brumlow, 1287 Curtis Parkway, attorney for the applicant provided Council members with a final site plan noting that some of the lots are less than the minimum square feet required, citing the increase in rights-of-way per the new ordinance as the reason for the 1.5% variance. He also noted that a second emergency entry has been added per city recommendations as a safety standpoint,

even though they are not required to provide one. He asked that the Council recommend approval of the annexation and zoning request in order to provide desperately needed housing. He also addressed storm water via information from the project engineer read as follows: "The plans have been prepared to address pollutants in stormwater runoff. Best management practices as outlined in the erosion control manual will be implemented to reduce pollutants in stormwater runoff. There is a checklist issued by the state that has over 50 items. All 50 items are included in the plan design, and the plans have already been reviewed and approved by the state. Some of the erosion control measures that will be implemented include silt fence, inlet protection, check dams, mulching, temporary grassing, permanent grassing and rock dams. Concrete washouts will be provided for washing out of concrete trucks before they leave the site. In addition to all these items the plan also includes a stormwater pollution prevention plan that outlines inspections, monitoring, and stormwater sampling to ensure that no pollutants or sediment leave the site during construction."

- Walter Layson, 320 Trammell Street, addressed Council members stating that there is an eight acre lake 600 feet from the property fed by the stream on the property. His concerns were that the lake would be harmed by the development and requested a 150 foot setback in case the retention ponds overflow into the lake. He fears it would be a problem later if nothing is done now. He noted it was on the west end of the property, which wasn't showing a greenbelt on the site plan. City Administrator Worley stated that a green belt wouldn't apply to conservation zone property. Mr. Layson asked that Council members put more thought into minimum setbacks.
- Mr. Brumlow stated that most of the area between this property and Mr. Layson's property will serve as a green space for the property. He noted that the developer will do everything he can to prevent overflow.
- Mr. Layson wanted to know who would be liable should the retention ponds overflow. City Administrator Worley stated that if it was caused by a deficiency when developing then it would fall on the developer.
- There being no other comments, Mayor Palmer closed the public hearing and called for a motion concerning the annexation request. Mayor Pro Tem Moyer made a motion to approve the annexation request. Councilmember Denmon gave a second with all voting aye. Motion approved.
- Mayor Palmer called for a motion concerning the zoning request of PRD. Councilmember Denmon made a motion to approve the zoning request. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.

- D. Public hearing of an annexation and zoning request from County I-1 to PRD for 30.13 acres, at a location of 1390 US Hwy 41 North and being portions of 042A-014 and 042A-013, by Echota Fabrics, Inc. The Zoning Advisory Board meeting was held on June 6th.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.

- Mayor Palmer stated there was no recommendation from the Zoning Advisory Board due to a lack of quorum for the meeting.
- Please see comments under item C.
- Close public hearing
- There being no other comments, Mayor Palmer closed the public hearing and called for a motion concerning the annexation request. Councilmember Denmon made a motion to approve the annexation request. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
- Mayor Palmer called for a motion concerning the zoning request of PRD. Mayor Pro Tem Moyer made a motion to approve the zoning request. Councilmember Denmon gave a second with all voting aye. Motion approved.

E. **WITHDRAWN:** Public hearing of a variance request of one half foot, to vary from the required 40 foot front building setback to an average 39.5 foot front building setback. The request is to encroach 9.7 feet into the front setback applying to approximately 233 square feet on the southeast corner of the proposed addition, for 8.07 acres at a location of 30 Union Grove Road, SE and being parcel C46-087, by Kasey Sharp. The Zoning Advisory Board meeting was held on June 6th.

F. Public hearing of the updated 2024 City of Calhoun Zoning Map.

- Mayor Palmer opened the public hearing.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Palmer opened the floor for comments.
- There being none, Mayor Palmer closed the public hearing and called for a motion concerning Zoning Map. Mayor Pro Tem Moyer made a motion to approve the updated Zoning Map as presented. Councilmember Denmon gave a second with all voting aye. Motion approved.

8. Other Hearings and Comments

A. Public hearing of a beer package license request at a location of 90 East May Street, by Cassandra Davenport d/b/a 90 Donde Inc., who will also serve as the store manager. Ms. Davenport closed for remodeling and her original license expired.

- Mayor Palmer opened the public hearing.
- City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
- Mayor Palmer opened the floor for 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 Moyer made a motion to approve the request. Councilmember Denmon gave a second with all voting aye. Motion approved.

- B. Public hearing of a beer and wine package license request at a location of 1206 Dews Pond Road, by Brijesh Patel, d/b/a Rocket #2. Mr. Patel will also serve as the store manager.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
 - Mayor Palmer opened the floor for 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 Moyer made a motion to approve the request. Councilmember Denmon gave a second with all voting aye. Motion approved.
- C. Second public hearing of the Fiscal Year July 1, 2024 through June 30, 2025 Annual Operating Budget and Capital Plan for Calhoun City Schools and the City of Calhoun.
- Mayor Palmer opened the public hearing.
 - City Administrator Worley gave the report on legal requirements and notices stating that all had been met.
 - Mayor Palmer gave the floor to Dr. Taylor for presentation of the Calhoun City Schools budget.
 - Dr. Taylor presented the FY25 budget as follows: CCS has only been provided with an unofficial allotment for the QBE revenue for FY25, so the amount budgeted will change. Total revenues should increase before the final budget is presented. Local revenues increased by \$538,000 based on projected FY24 tax revenues. The preliminary QBE allotment increased by \$3,319,052 mainly due to the funding of the \$2,500 raise for certified employees, the increase in the employer portion of State Health for certified employees, and the employer cost of TRS. Due to anticipated growth, many new positions were added for FY25. In the General Fund, 5 teachers, 2 paraprofessionals, and 1 bus driver were added for a cost of \$703,876. ESSER III funding ended in FY24 so a number of positions had to be moved into the General Fund. These included 5 teachers, a District Coordinator, a Diagnostician and a Director. These total \$860,128. Other positions were moved to IDEA and Fund 150. The Governor increased the certified salary schedule for FY25 by adding \$2,500 to each certificate and step. Calhoun City Schools added an additional \$3,000 to all certified employees and administrators at an approximate cost of \$2,136,000 excluding the increase in benefits. Classified employees received a 6% increase. The employer cost of State Health for certified employees increased from \$1,580 pmpm to \$1,760 pmpm effective July 1, 2024. The budget impact was an increase of \$552,960. The state funds this increase for all certified employees who are reported on the October CPI Report as being paid with general funds. However, there is always a discrepancy between the number of employees funded and the actual number of employees with health insurance due to the timing of the CPI Report. The employer cost of State Health for classified employees will increase in January 2025 by \$385pmpm for a budget impact of \$326,000. The state does not fund any of this cost. TRS is also increasing effective July 1, 2024. The employer cost is increasing

from 19.98% to 20.78% pmpm for a total cost of \$244,232. Also, every year we have employees who will receive advanced degrees during the year, and we budget for this increase to their salary and benefits. For FY25, the total increase for advanced degrees is approximately \$178,861. Other increases occurred in the cost of custodial services, insurance premiums and expendable equipment, including computer equipment. The amount budgeted for Operating Transfers includes \$950,153 for Fund 150, \$286,672 for Lottery Pre-K, \$12,500 for the Turf Fund, \$20,000 for the Aquatic Fund, and \$109,836 for the School-Based Mental Health Grant (SBMH). In order to balance the budget, \$3,591,289 will be used from our ending balance.

- Mayor Palmer opened the floor for comments.
- There being none, Mayor Palmer gave the floor to City Administrator Worley for presentation of the City of Calhoun budget.
- City Administrator Worley presented the FY25 budget as follows:
- A balanced budget is being presented with major budget themes being planning for community growth, a 3% to 5% salary increase for employees, an anticipated millage rate of 3.5 mils, 4% rate increase on water and sewer, and capital projects. Inflation rates are down from 9% with an expected decrease to 3% in 2025. Gordon county continues to have a very low unemployment rate of 3.1%, up from 2.4% last year. A review of the inflation rates the city has had to contend with was given by Mr. Worley, which indicated increases ranging from a 36% increase to a 140% increase for fire fighter uniforms, as well as a 71% increase in the cost of a fire engine. Police uniforms have increased by 62% while water and sewer increases for supplies ranged from 31% to 244%. Numbers were based on a comparison of costs for 2020 versus 2024. A review of general fund and utility fund budgeted revenues was also given, breaking down each fund. Twenty-five total cities with populations between 15,000 and 20,000 were also compared showing that the average millage rate for cities in this population range is 8.35, while Calhoun's millage rate will be 3.5. A review of freeport exemptions showed that in 2013 the total exemption was \$29,362,489, while in 2023, the total exemption was \$440,275,065. Budgeted expenses for general government and utilities were also reviewed in detail, specifying current and upcoming projects that have been allocated. Proprietary funds were also reviewed with the recreation fund budgeted at \$1,813,514, and the golf fund at \$1,233,745, which is a 16% increase due to increased rounds played and greens fees being at an all-time high. The solid waste fund is at \$1,104,214. A \$2.00 rate increase has been applied to garbage can fees and second cans to allow for two employees to be moved from the Street Department budget to Solid Waste budget to more property account for the labor expenses of the brush pick-up operation. The fund is used for residential trash collection, the recycling center, landfill post closure, and brush and leaf pick up. The hotel motel fund is at \$913,500. Mr. Worley also gave a review of the 2018 SPLOST projects including design work on the recreation center, Peters Street phase 3 and the Spring Valley sewer replacement, which is a \$2.1 million project. Proposed 2024 SPLOST projects include a police patrol vehicle fleet, police detective vehicles, finishing renovations to the old downtown police department, two fire engines (on order and expected delivery being 2026), planning for Fire

Station #4, and fire turnout gear. One of the ways we continue to look for efficiencies for cost effective delivery of public services is by keeping our general administration budget low. City of Calhoun general administration budget is 8% of the total budget, while the average Georgia city is 21% for our population range. The 2024 employee head count is 312, which is seven employees less than in 2007. The 2007 population was 13,000 while the current population is 19,000, giving the city 2% fewer employees to provide services to a population that has grown 45% over 17 years. A rate comparison of residential water and sewer users was given based on surrounding areas. Calhoun rates remain the lowest compared to Rome, Dalton and Cartersville, with rates 19% higher than our proposed rates. This budget also allows for the hiring of one new School Resource Officer, a training and secretary position in the Fire Department, one recreation maintenance employee, two waste water construction employees and two water treatment plant employees. A rate comparison of residential water and sewer users was given based on surrounding areas. Water treatment total yearly water withdrawn has risen from 10.3 million gallons per day in 2017 to 11.7 million gallons per day in 2023. It was also noted that 67% of electric usage is industrial use. \$1.4 million has been budgeted for the pilot studies and engineering services for the water treatment plant. \$2,508,000 has been budgeted to replace the one million gallon fire tower tank from 1961 for a new two million gallon tank. Plant Vogtle is the largest generator of clean energy in the country. As a MEAG city, the City of Calhoun is providing this clean energy to our customers.

- Eligible for adoption on June 17th

9. Old Business

- A. Mayor Palmer gave the third reading of an ordinance change to Chapter 94 – Utilities; Article IV. – Sewers and Sewage Disposal; for regulations pertaining to public and private wastewater lift stations. The public hearing will be held July 8th.

10. New Business

- A. Mayor Palmer gave the first reading of an annexation and zoning request from County A-1 to Ind-G for 155.078 acres, located at 336 Salem Road and being parcels 046-034 and 046-118, by GoldenPlus Investment, LLC (Payne Farm). The Zoning Advisory Board Meeting will be held July 18th and the public hearing July 22nd.
- B. Mayor Palmer gave the first reading of a side setback variance request of 2.5 feet, to vary from the required 10 foot setback to a 7.5 foot setback, for 39 acres +/-, located at North Wall Street and Millers Lane, and being parcels C35-031 and C35-032, by Venture Communities. The Zoning Advisory Board Meeting will be held July 18th and the public hearing July 22nd.
- C. Mayor Palmer gave the first reading of Calhoun Utilities proposed 2024 Utility Rate Resolution. A draft copy is posted on the City of Calhoun's website. Eligible for adoption June 17th. Utilities Administrator Ellis stated that a 4% increase will be added to water and waste water usage and updates to connection fees. There has been no increase in these fees since 2004.

- D. Mayor Palmer gave the first reading of City of Calhoun proposed 2024 General Government Fee Resolution. A draft copy is posted on the City of Calhoun's website. Eligible for adoption June 17th. City Administrator Worley stated that House Bill 461 requires building permit fees to be priced by square foot, noting this change is included in the fee schedule. Also included will be an administration fee for those businesses failing to renew their license by April 1, updates to the cemetery fees and the addition of columbariums, and a \$2.00 increase to solid waste pick-up fees.
- E. Mayor Palmer stated that a motion was needed pertaining to plan document updates for the City of Calhoun Health Reimbursement Arrangement to be effective July 1, 2024. Councilmember Denmon made a motion to adopt the updates as presented. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.
- F. Mayor Palmer stated that a motion was needed to approve the Kroger Settlement Participation Form pertaining to ongoing opioid settlements. Mayor Pro Tem Moyer made a motion to approve the form. Councilmember Denmon gave a second with all voting aye. Motion approved.
- G. Mayor Palmer read a request from the Downtown Development Authority to close Park Avenue at Court Street and past Oothcalooga Street and Oothcalooga Street at South Wall Street, (Court Street will not close) for the Summer in the City Block Party, to be held June 28th, July 26th, and August 23rd. The requested street closure starts at 3:00 pm and the event will run from 6:30 to 9:30 with streets reopening at 10:30 pm. The DDA also requests to sell special event wrist bands to those attendees who wish to purchase alcohol during the event. Councilmember Denmon made a motion to approve the request. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.

11. Other Written Items Not on the Agenda

12. Work Reports

- A. Paul Worley, City Administrator had nothing to report.
- B. Kyle Ellis, Utilities Administrator stated that he had an additional request from the electric department to purchase a used caterpillar forklift from the Bailey Company for \$30,000. This would replace the existing forklift in the warehouse that is an early 90's model. Because this is an unbudgeted item, Mr. Ellis asked council for a motion to approve the item, if favorable to them. Mayor Pro Tem Moyer made a motion to approve the request. Councilmember Denmon gave a second with all voting aye.
- C. George Govignon, City Attorney had nothing to report.

13. Motion to move to Executive Session, if needed

14. Motion to return to General Session

15. Motion to Adjourn

There being no other business to come before the Council, Councilmember Moyer made a motion to adjourn. Councilman Denmon gave a second with all voting aye. The motion was approved and the meeting adjourned at 8:29 p.m.

Approved:



James F. Palmer, Mayor

Submitted:



Sharon Nelson, City Clerk

