

**CITY OF EUHARLEE  
CALLED CITY COUNCIL MEETING, PUBLIC HEARING AND WORK SESSION MINUTES  
NOVEMBER 13, 2018**

Mayor Steve Worthington called the meeting to order. A prayer was led by City Manager James Stephens followed by the Pledge of Allegiance.

City Clerk Carolyn Banks called the roll and the following were present: Mayor Steve Worthington, Council Members Craig Guyton, David Duncan, Joe Turner and City Manager James Stephens. Council Member Tracy Queen and City Attorney Boyd Pettit were not present.

**PUBLIC HEARING**

**Conditional Use Application**

Council Member Craig Guyton motioned to enter into a public hearing for the conditional use application. Council Member David Duncan seconded the motion. The motion was carried with Council Members Guyton, Duncan, Turner and Mayor Worthington all voting in favor.

Mayor Steve Worthington asked Charles Reese, Planning and Zoning Director to come forth. Mr. Reese proceeded and discussed the recommendation for approval for the solar panel ordinance, which was presented to Mayor and Council some time ago, pending the approval from City Attorney Boyd Pettit so they can move forward with the recommendation to approve solar panel farm as a conditional use. Mr. Reese read the entire ordinance to amend the city of Euharlee zoning code to provide comprehensive guidelines for the safe and orderly development of solar energy in Euharlee.

Mayor Worthington asked if anyone wanted to speak in the public hearing. No one came forward. The public hearing was closed.

**UNFINISHED BUSINESS**

**Approval of Minutes**

Council Member David Duncan motioned to approve the minutes for the City Council meeting 10.02.18 and the Called City Council meeting 10.16.18. Council member Joe Turner seconded the motion. The motion was carried with Council Members Guyton, Duncan, Turner and Mayor Worthington all voting in favor.

**2<sup>nd</sup> Reading for Solar Panel Ordinance – Charles Reese**

Charles Reese Planning and Zoning asked Mayor and Council if they had any questions in regards to the draft ordinance. Council Member Craig Guyton motioned to accept the 2<sup>nd</sup> reading of the solar panel ordinance. Council Member David Duncan seconded the motion. The motion was carried with Council Members Guyton, Duncan, Turner and Mayor Worthington all voting in favor.

**Application for Solar Panel - Charles Reese**

Charles Reese, Planning and Zoning Director stated the applicant is Beltline Energy and Dan Stephenson was there to give a presentation and to answer any other questions council may have. He said the subject property is at the intersection of Euharlee Road and Hardin Bridge Road. As requested by the Planning and Zoning Commission, Dan Stephenson and his group were able to meet with a few of the neighbors. The letter included in the council's package is an outline of the results of that meeting. It is a

request for conditional use to allow a solar panel farm along the subject property on Euharlee and Hardin Bridge Road.

Mr. Dan Stephenson of Beltline Energy stated it is a request for conditional use for the solar project that has been discussed. It will be a maximum of 30 acres in size. It will only operate during the daylight hours and they will adhere to the solar ordinance. He did meet with the neighboring land owners and discussed what would work as far as a vegetative buffer for the project. It is in the letter received. The key points included were, along the northern boundary of the parcel, there will be a 40 foot undisturbed natural buffer with natural vegetation where there is timber in place. For the portions where there wasn't, they would plant scrubs to provide a visual buffer. On the eastern side, there is currently no vegetation and will plant a single row of evergreen shrubs there as well to provide a visual buffer. Within the letter, he included some language that fit within the discussion he had with the land owners and what was recommended by the Planning and Zoning Board. He provided the information to the council for their consideration as they consider the permit. He shared; the project would provide \$225,000 tax revenue to the county and the city over its life up to 35 years. After that it will be fully decommissioned and all the equipment removed at the end of its useful life and they are contractually obligated to do that in their agreement.

Council Member Craig Guyton asked upon approval; when did they anticipate starting construction. Mr. Stephenson said it will be in the first half of next year. They are still waiting to hear back from Georgia Power whether to move forward. They will know within the next few months. Council Member Guyton asked if they will go ahead and start planting the trees on the eastern edge or wait. Mr. Stephenson said they will wait until they confirm construction.

Council Member David Duncan asked if there will be a chain link fence around it to keep children out. Mr. Stephenson said there will be an 8 feet fence around it.

Council Member Joe Turner said the west side of Hardin Bridge Road is towards Rome. The south side is toward Euharlee Road towards Georgia Power so that would be southwest. Mr. Stephenson said Euharlee Road roughly runs north to south and cuts across to the west side of Hardin Bridge and Euharlee Road.

Council Member Craig Guyton motioned to approve the conditional use application. Council Member Joe Turner seconded the motion. The motion was carried with Council Members Guyton, Duncan, Turner and Mayor Worthington all voting in favor.

## **NEW BUSINESS**

### **Community Events - Eric Smithey, Steering Committee Chair**

Eric Smithey, Steering Committee Chair stated to Mayor and Council that since they put the group together they have been very productive and very forthcoming with fantastic ideas. They have a huge list and have not marked anything off the list, it is a matter of finding a place to put it and most appropriate. He said they did come up with the list they have in front of them. They came with an idea, and it has been shared with James Stephens, City Manager, for the money making events to put 10% aside for discretionary funds and to be used only with the approval of council or Mr. Stephens as they deemed necessary. That is an idea they had and to present to council. The events proposed, and the first one is coming up next month. They want to get the church used again; it is under utilized to say the least. Since it is Christmas time they would like to do a community singing and a cookie swap. Two things put together for December 15, 2018 from 4:00 pm until 7:00 pm. They will have people to come sing

and the group will advertise as much as possible. It is about the easiest thing and cost almost nothing. They tried to scheduled things throughout the year in addition to what is already in existence.

The second event is Jeeps by the Creek; basically, a jeep show at Frankie Harris Park. They want to do some kind of car show, tractor show, classic car show and they all landed on jeeps because they are so sought on these days and modified than anything else. There are a ton of jeep clubs around. It would be an easy thing to put together. One of the members is part of a jeep club with the Masonic lodge. He has a lot of contacts to put it together for them and it is not a whole lot to it.

On November 9, 2019, he thinks this is the coolest event, Euharlee veterans honor walk. It will be a parade with only veterans that would start at the lodge to the museum. The idea is to feed them and then have an exhibit at the museum. The other idea is to line Covered Bridge Road, the historic section, with American Flags. They will seek sponsorship for the flags for about \$50 per flag and the pole. They can use the flag for other events throughout the year; 4th of July and Memorial Day. They can use them over and over again. They thought they would put a plaque on the pole for the sponsor. It can be a yearly sponsor. It will be \$50 a year to replace the flags and it will leave a little bit of money. They have tons of ideas but these were the ones that filtered through that were easy, cheap enough and free enough. The idea is to keep it free.

Council Member Joe Turner said the veterans that show up and walk from the lodge to the museum, and then you have to get from the museum back. Why not walk from the lodge to the city hall and line up the flags at city hall and it will not interfere with the traffic flow on Euharlee Road. Mr. Smithey said you are talking just one day, and they would like to keep the flags out.

Council Member David Duncan said he would like to see the flags out Covered Bridge Road.

Council Member Turner said he assume it will not be a day when Georgia Power is working. Mayor Steve Worthington and Mr. Smithey both said it will be on a Saturday, November 9, 2019. Mr. Smithey said they are planning ahead.

Council Member Duncan asked about the cookie swap. Mr. Smithey said everybody will bring cookies and you pick out the ones you would like to eat. Council Member Duncan said he had never heard it called a cookie swap. Mr. Smithey said the idea is to get that area used. The original idea was to do it quarterly with religious hymns. They decided it would be better to do it as a Christmas event to kick it off. Mayor Worthington said they may try it for Easter.

James Stephens, City Manager said he would not be disappointed with the turn out with the date being so close. He thinks it is an excellent idea.

Council Member Craig Guyton said that 4:00 pm to 7:00 pm is a pretty good length of time. You may want to narrow that down a little bit because there is a lot going on that time of year. The other thing is spending just a little of the city's funds for hanging some type of greenery and some type of decorations. Mr. Smithey stated Kathy Bibbings has already got that taken care of. Council Member Guyton said he thinks it is a great idea. One of the ways to add people is to invite the Middle School chorus to lead it or join it. However that will work. It is hard for them to do that because it is already in the Christmas break, but just another idea. Mr. Smithey said they did think about that but, the timing with putting this one together. The idea of the time frame to was to get some people in and out before dark. They can move it from 4:30 pm to 6:30 pm. It is not a big deal. He said none of the ideas were his. They came up with tons of ideas. He was impressed with the creativity in the group. It is a cool group of people and he can't say enough about them. It is going to be very successful.

He asked if they should go ahead and if they need a vote. Mayor Worthington and Council Member Guyton said it did not need a vote and to go ahead with it.

**Quarterly Newsletter - Katie Gobbi**

Katie Gobbi, Museum Director said she would like to take a moment to commend the steering committee. She has been working with them and would like to echo on the comments and the ideas and they have been great. She stated to council, before them they have a quote that she will explain. Ms. Gobbi said she was asked to get quotes for a potential newsletter. It will be a 4 page, 2 page front and back, glossy newsletter to enhance communication and reach the residents to explain to them what they are doing, how they will interact and how they are here to serve. Included will be a message from the Mayor or City Manager, cap past events, meetings and using images, highlight student achievements, feature departments, police statistics, operational metrics results and promote future events. Make sure everyone knows what they are doing, when they are doing it, hopefully why and other announcements. They can host it on their website as well, have a digital mail out list and host it on social media. The quote in front of them is from a local vendor that the city normally does business with. She spoke with several groups and this is a competitive price and this is who people are using in Bartow County. She asked for color, as well as, black and white. There is quite a significant difference. There are 2 different quotes for mail service. Until they go in and set them up, they will not know about saturation rates. It depends on the type of routes and zip codes to see if they can have a discounted rate. On a quarterly basis if A New Dimension did the entire printing, sort and mail it would be \$829.52 a quarter with black and white. She recommended black and white. The city of Cartersville has a newsletter with 8 pages and they recently went to black and white. She is a resident of Cartersville and has read them and it did not change her opinion on anything. Mrs. Gobbi will be doing the design and sending to the printer. She will have people to sign up to receive a digital copy to cut down on the cost in the future. It will cost about .55 cents per newsletter. She feels they are not reaching a lot of the residents through social media, radio or newspaper. This is a way we can potentially get it directly into their hands to see how to serve them.

Council Member David Duncan said he is glad the city is going to do some mail outs because a lot of people don't have the internet and don't listen to the radio. Ms. Gobbi said it would be between, with black and white and with mailing it; which is an option and not have them mail it, they would have to get a bulk mail permit which is \$225 a year, pay for the staff time fold, sort and take 200 pieces of mail to the post office. It would lower the cost to \$2500 per year.

City Manager James Stephens said it would lower your cash outlay but it would not lower the cost.

Council Member Joe Turner said he is glad something is going out. He would agree to have it all done because you can get staff tied up with something else. Ms. Gobbi said it does take a considerable amount of time when there is a lot going on.

Ms. Gobbi said the proposed mailing dates would be January 15th, April 15th, July 15th and October 15th on a quarterly basis. They are planning ahead to make sure the scheduled events, like the fall festival, get into their mail boxes.

Council Member Guyton said when doing that have the flexibility if we are having an event on July 4th, to back it up a couple of weeks and get it out before the event. Ms. Gobbi said with this company this is a very small job and they can be very flexible. Council Member Guyton also said as opposed to having set dates, do it when we have something to say. It's good to get them looking for it, but just spending \$800.00 for no purpose, he doesn't like that very much. His point being, it may need to be only 2 times starting off. He said to Ms. Gobbi it is going to take her an amount of time to design. Ms. Gobbi said they

have the software and she had discussed with Mr. Stephens about some of the different departments to provide the contents. Council Member Turner said to fill up one page with the seniors.

Council Member Guyton asked was this included in the 2019 budget. Mr. Stephens said he has numbers that would accommodate this, if they choose to go forward, in administration. He said it came up as a recommendation from Council Member Tracy Queen.

Mr. Stephens stated he was not privy to the Cartersville mail out but if they are going to give it a go and it's not inexpensive, he thinks black and white or grayscale compared to a color; if they are going to do it once or twice and then convert it to digital mail out to save postage down the road, he would ask the council to give consideration to the color but he is not a media specialist. Ms. Gobbi said digital copy regardless will be full color and the print out will be black and white.

Council Member Duncan said he thinks it is a good idea and asked do they need to vote. Mr. Stephens said, with it being a work session you don't need to vote on it. Council Member Guyton said he doesn't think they would not have to vote on it. Mr. Stephens said it would be covered by the approval of the budget.

### **1st Reading 2019 Budget Ordinance - James Stephens**

James Stephens, City Manager said council has in front of them the budget message prepared by city manager, required by Section 6.25 of the city charter, an ordinance for the budget which will be for the General fund - \$1,977,900, SPLOST fund - \$615,000, EPD Special fund - \$7,100, and InfoTech fund - \$16,000 and the 2019 proposed budget. The working paper the budget is prepared on; the numbers to the left are the year to date actual cost through last Friday, the total annual budget and the variance between the two. He said there are 6 weeks unaccounted for so you will have to analyze them and look at them with 6 weeks to go. To the right is the 2019 proposed budget.

The budget is balanced. It does not require any accumulated fund balance to balance the budget. It is based on 2 mills of tax that the council adopted in 2018. The revenue is neither overly conservative nor aggressive. He believes it to be very accurate. The budget accommodates a 3% pay increase for staff, which they were not able to do last year. It accommodates over \$72,000 of capital items for public works, recreation and the 4 police cars they tentatively already approved on the lease basis. Those items would fall off the general fund in 2020. They will have SPLOST monies that will pick those up those cost which will take a large amount off them in 2020. But it does accommodate \$72,000 of capital equipment which they did not have none in 2018 budget. It also includes outsourcing the pesticides and the fertilization of Joe Cowan Park for the baseball and soccer fields. In 2018 they did it themselves and it did not work great. It was satisfactory. The budget does include outsourcing it and he wanted to point that out. It will leave them with 4 1/2 months of fund balance. They anticipate ending this year with about \$715,000 worth of fund balance. This is a balanced budget so they should end 2019 at the same point which is about 4 1/2 months. The council passed a resolution that they would not let it be below 4 months. This is the first pass through. Those are the main talking points. He said he would be glad to answer questions throughout the next several days and weeks. They have the public hearing tentatively scheduled for Tuesday, November 27, 2018 at 4:00 pm that will be conducted in that room. He will be available for them to come and ask questions, provide them with information and to share their questions with the full council between now and, in hopes they can adopt it in final form, December 4, 2018. If they would like to change the meeting to the following week would be fine with him. If you do, he would have to change the advertisement he has drawn up but it will be easy to do.

He said, there is not fat in the budget, it's balanced, it provides capital items, it does not provide contingency and the staff is complying with the budget. He is proud to be associated with the council and the city staff. If it is adopted in this form, it will be the 1st time in 5 years it will be adopted without planning to utilize accumulated fund balance.

Council Member Duncan asked if the meeting will be on December 4th and asked if the 18th would put them too close. Mayor Steve Worthington said they are not going to have the 18th meeting.

Council Member Duncan said to move it to the 11th and have both meetings. Mr. Stephens said it depends on the amount of questions you have he will work whatever hours to have it by December 4th, but does not mind pushing it to December 11th.

Council Member Guyton said not to change it for him. He will get all of his questions in. He said in his tenure there, he has never missed a meeting and he is very proud of that but, December 4, 2018 is his silver 25th anniversary and he is going to be with his wife.

Mayor Worthington said thank you to Mr. Stephens and the city staff. They sure do make the council's job easier.

### **Public Comments**

Marshall Aiken, resident of Euharlee said he had a couple of questions. With the Festival of Trees fast approaching they have a couple of items they need to ask for permission. Usually the portable johns they put behind the building. However, with the recent rain he does not think they can get the truck back there to put it in. They would like to put it beside the little general store so people can have access when they are standing in line after the parade. The second thing, they always have people bring gifts to give to the kids. The storage inside the granary gets tight during that 2 week period and wanted to store the gifts in the hair salon since it is no longer being utilized. Mr. Stephens said they have not totally vacated yet. However, he will be glad to reach out to her. Council Member Craig Guyton asked if they had space in city hall they could store them. Mr. Stephens said they will work it out. Mr. Aiken said the 3rd thing is related to Georgia Power. They were there fixing the street lights and the one closest to the Granary, he said there may be a power issue with the cable in the ground. If it is not fixed in time, he would like to put a light on the corner of the Granary to light that area up because it gets pretty dark. He wanted ask permission since he would be putting something on the side of the building.

Council Member David Duncan asked if it was the light on the corner because they noticed during the POW WOW it had been knocked over. Mr. Aiken said the one closest to the Granary.

Mr. Stephens asked Mr. Aiken the schedule. Mr. Aiken said December 8, 2018 will be the last Saturday for the event. Mr. Stephens stated they have the caroling event on December 13, 2018 and he could provide the lights for them since they would be finished by the 8th. Council Member Guyton said between Mr. Stephens and Leroy they could handle that. Council Member Joe Turner said the little general store near the parking lot, how visible do you expect the bathrooms to be. Mr. Aiken said, either there or behind the pothouse which is sitting out in front of everything. Council Member Turner said he was just concerned about it being visible. Mr. Stephens asked Mr. Aiken when he would be available for him and Leroy to get with him and he said Monday.

Eric Smithey said the parade for the Festival of Trees; it is one of the city's biggest events with people from all over. He wanted to know what the council thought about the city council being represented in the parade on a float together. He said the idea would be to use the city tractor and get the trailer from Ladd's. It would be at the end of the parade. This was a thought to include the elected officials.

Mayor Worthington said he appreciated what everybody has done this year. It has been a good year as it comes to a close.

Council Member David Duncan motioned to adjourn the meeting. Council Member Craig Guyton seconded the motion. The motion was carried with Council Members Guyton, Duncan, Turner and Mayor Worthington all voting in favor.

With no further discussion the meeting was adjourned at 7:51 pm.

