

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
SEPTEMBER 18, 2018**

Mayor Steve Worthington called the meeting to order. A prayer was led by Council Member Craig Guyton 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, Tracy Queen, David Duncan, Joe Turner and City Manager James Stephens. City Attorney Boyd Pettit was not present.

NEW BUSINESS

Planning and Zoning Commission Member Terms – Charles Reese

Planning and Zoning Director Charles Reese said to Mayor and Council they should have in front of them the Planning and Zoning Commission terms for the current members. It is pretty much just cleaning house and everything is updated where it needs to be. They have it in order now moving forward. He wanted them to take a look at it, if they had questions let him know and he was there to answer.

Mayor Steve Worthington said there is 2 coming up the same year. He said you have 1 coming up in 2019, 2 in 2020 and 1 in 2021.

Council Member Craig Guyton said the policy Mr. Reese read to them last week stated they have 5 members. Just like council you need 3 for a quorum. He said do you have any trouble getting that. Would you benefit them moving it to 7 or you good at 5? Mr. Reese said, they are good at 5. If you recall the last time they met, if they increased it to 6, it would be more of a challenge. At 5, it is a nice number to have. If you ever decide to increase it will make it a little more difficult to reach a quorum.

Council Member Joe Turner said it is easier to come up with 3 instead of 4.

Council Member David Duncan asked Mr. Reese if he voted and if he was part of the quorum. Mr. Reese said no he is staff.

Council Member Joe Turner asked if they would have to approve at the next meeting. Mr. Reese said yes. Council Member Guyton asked if this is already active why a vote is needed. It is just for informational purposes. He is just giving them everybody's name and when they roll off.

City - Owned Facilities Discussion – Mayor Steve Worthington

Mayor Steve Worthington said he asked the city manager to put the item on the agenda for one reason. They were talking and over the last 4 to 10 years they have had a lot going on. He went around and looked at the historical buildings and they are in some dire need of attention. There is a tree on the covered bridge fixing to take the bridge out. He would like for them, maybe during a work session, to walk around as a council and anybody else in the community. He said, he knows Marshall and Fred have done some work on the granary structural. He thinks they need to back up, punt and get these buildings back in shape. The paint is bad on the militia courthouse and the calaboose. The roof may need some attention.

Council Member David Duncan asked if it is the tree they discussed to take down a year or so ago. They never got it down. Mayor Worthington said he got a call from a citizen a while back and he was concerned about it. It was less than a month ago. City Manager, James Stephens said he does not recall a tree being discussed a year ago. Council Member Duncan said, a couple of years ago. Council Member Craig Guyton said it was a different tree.

Mayor Worthington said, if there are any objections to let him know. He does not think it is nobody's fault, it's just one of those things that slipped through the cracks. Mr. Stephens said he thinks the timing is good with them going in to them working on the 2019 budget. They can include on the capital budget and it would be a good time to set it up. Council Member Tracy Queen said that was his next question. How does the money look to fix any of it? How much can we set aside to fix any of it? Mr. Stephens said

they should have in the neighborhood of about \$75,000 potentially available depending on what they have to do with the police department fleet and based on the tax accessor's collection. Council Member Queen said they could do a lot with \$75,000.

Mayor Worthington was trying to figure out when the siding was redone on the Commissary that was prepared by Bruce Jacobs. Resident, Marshall Aiken said about seven years ago when they added the deck on it. Council Member Joe Turner said it has been longer than that. Council Member Queen said as long as you treat the pine it will last. Mayor Worthington said, that is one thing he would like to see, if it is getting the proper treatment needed. Council Member Tracy Queen said it should be part of Parks and Recreation maintenance schedule when to do stuff like that. It's like doing septic systems for everything. It should be on a schedule when they should do repairs on each building in advance.

Council Member Duncan asked if they could look at a date to do this. It is a good idea. Mayor Worthington said they need to put their eyes on it and make a list as they go through and put it on a schedule. Council Member Queen said to make a list and prioritize it. He and Mayor Worthington agreed a list is needed for repairs.

Council Member Joe Turner said they can leave from the work session and it will not bother anybody's schedule. Several suggested going at that present time. Mr. Stephens said, they could do it tonight if they wanted to, but ideally he would like for Mr. Shepherd to be there. Mayor and Council decided to have a called work session to view the buildings in the city.

Council Member Joe Turner said they have mentioned a time or two but have not taken any action. Are they really interested in putting a deck on the grist mill? He asked if anybody had any objections to Mr. Stephens getting a price or quotes. Do they want to discuss it or not. Council Member Queen asked if it something that can be done by eagle scouts and they all responded no. Mayor Worthington said it will have to be a steel frame. The foundation you see now will be under the steel frame. Council Member Turner said, so hopefully to build the grist mill over top of the deck.

Council Member Guyton said the first pricing they got over a year ago was around \$100,000 to build the overlook deck and have the water wheel attached with the overlook. They have \$750,000 in the URA funds for the grist mill. The total on the grist mill was going to be \$2.8 million and they decided against it. They brought it up and put it on hold. Council Member Guyton continued, they have $\frac{3}{4}$ of a million dollars in the budget and the project they are looking at was around \$100,000. It has been over a year and the cost of materials and the building industry have gone way up. It would be simple to get the price because they already have the drawings.

Council Member Turner asked was the price from the last project manager. Council Member Guyton said Ron Goss got that price for them and they actually have a contract with him regarding that facility so he gets first right of refusal if they do anything on that project the way he understands it. There were 2 projects the council decided against. The 3rd phase of the walking trail and the grist mill. He was the project manager at the time they started it and he personally has the 1st right of refusal. Council Member Queen asked if it was by contract and he said yes. Council Member Turner said he basically quit them so why does he have that right. Mayor Worthington said, that is something they need the city attorney to look into. Council Member Queen said, he thought once that deal was done the contract is over and should be null and void. Mr. Stephens said, he is not prepared to give them an answer. He believed there is right points on both sides. He does have a contract with them. It was bid and then postponed. Attorney Pettit may give them some guidance. Council Member Duncan asked Mr. Stephens to look into it. Resident, Fred Werner said you have to take into consideration Pennant Construction management is no longer functioning. Council Member Guyton said, the contract was with Ron Goss. Mr. Werner said that Ron Goss was Pennant Construction and is no longer in business. He is in business with McWorther as a general contractor. Mr. Stephens said, he knows what he needs to do from there. Council Member Guyton said the last price was given to them from Ron Goss and he could fairly easily update that price for them too.

Resident Marshall Aiken said he may not be able to make their meeting, but while they are looking at a tree service to cut the tree down on the bridge, due to the overgrowth you can't see the bridge when you go across the road. Maybe you can do some trimming since it is one of the biggest selling points of the city.

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

With no further discussion the meeting adjourned at 7:21 pm.