



**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION AGENDA
MAY 17, 2022
7:00 PM**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
ROLL CALL**

UNFINISHED BUSINESS

1. *Osborne Park Master Plan* *James Stephens*

NEW BUSINESS

1. *FY 22 Financial Update – March 2022* *James Stephens*

PUBLIC COMMENTS

ADJOURN

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
MAY 17, 2022**

Mayor Craig Guyton called the meeting to order, Council Member Tim Abbott led prayer, followed with the Pledge of Allegiance.

The following were present: Mayor Craig Guyton, Council Members Tim Abbott, Greg Free, David Duncan, Joe Turner, and City Manager James Stephens.

UNFINISHED BUSINESS

Osborne Park Master Plan – James Stephens

City Manager, James Stephens stated the council had before them a second response from the three (3) firms that submitted an initial proposal at the city's request regarding the masterplan at Osborne Park. A communication was sent out to the three firms asking them to rework their proposal based on the amphitheater close to the current tennis court location. The bathrooms centrally located, also to re-work the construction estimate and to show amenities the city could expect to have if the budget was 1.2-million-dollars. All firms responded.

- **CROY** – The 1.2-million-dollar construction estimates, none of their options would include the city's most desired features like the amphitheater, parking, and playground equipment. Based on their response Mr. Stephens listed them as third in his order.

- **COOPER CARRY** – They initially showed the amphitheater being close to the home plate on the big field. They did show re-working the plan with the amphitheater close to the tennis court. Even in the re-work, they are showing a retention pond in the same area. Mr. Stephens stated they were very capable and have done work for larger cities and he had no doubt they could do a great masterplan and design for the city. He listed them as seconded.
The design price came in at \$93,000 but it does not include any design fee related to the lighting in the parking area which would be additional fees. They didn't include, as the council recalls, and were tag teaming with a firm called BGE that would do that component.

- **BELL & ASSOCIATES ARCHITECTS** – The response from Allen Bell the 1.2-million-dollar design included \$75,000 for new playground equipment and a fishing pier. The current parking is not asphalt. The acre parking lot is gravel. Based on the two responses from all three firms, he felt like Allen Bell has been the most attentive to the communication and more experienced working with municipalities closest to the size of Euharlee. They would be the most sensitive to the construction budget. The fee for the masterplan, engineering and managing the contract documents was \$106,000.

Mr. Stephens stated that Bell and Associates was not the lowest price, but not a full \$13,000 difference. He said those were his thoughts, he was available for phone calls and questions, and the council had until June 7, 2022, to take a vote. His recommendation was for first – Allen Bell; second – Cooper; and Croy third.

Council Member David Duncan asked if the amphitheater was going to be where the old fire station was located. Mr. Stephens stated closer to the tennis courts.

Council Member Greg Free stated, he saw the Cooper's plan for a retention pond, but were there any notes what the storm water plans would be. Mr. Stephens stated without putting words in their mouth, he thinks they plan to use a small ridge, what would be the presbyterian side of the amphitheater to divert the water into the stormwater system attached to the Covered Bridge Road rather than a standard retention pond.

Council Member Duncan asked if they would use the existing bathrooms. Mr. Stephens stated the location would be more centrally located. He also mentioned talking with Mayor Guyton and depending on the amenities selected, they may try to add a second bathroom because the large geographical area. The cost for water and sewer all three firms showed, comes in less than what they are projecting. They did the projections without utilities located, and the city has sewer throughout the middle of the property.

Mayor Craig Guyton said one thing Bell & Associates did not show, but Cooper shows, is the large walking trail around the park. He asked if they realized that is what the city wanted. Mr. Stephens said they discussed it but see it is not on the design. He did provide additional pictures not included in the work package. He had in mind a rock and wood bathroom area that would look like the pavilion close to the historic covered bridge.

Council Member Joe Turner asked were any of the representatives present and Mr. Stephens said they were not. It was a work session and wanted to see what additional information or what the council may want different. He could certainly ask them to be at the June 7th meeting if they desire.

Council Member Turner stated he had been in favor of preserving as much of Osborne Park as possible, including the 150–200-year-old oak trees that provide shade for the whole park. He said looking at 2 designs, there will be a lot torn down. He said there were kids there playing on the old basketball courts but there were none at Joe Cowan Park. He said Mr. Stephens does not like Croy, but it looks like they will do the least damage to Osborne Park and pulling in playground equipment, parking, and the amphitheater at the tennis court. It does not tear down the oak trees. Honestly, he does not like the two redesigning the whole park. He likes the Croy design. He added, three weeks ago there were about twenty kids playing ball on the ballfield with their parents. He thinks it is wrong to do away with it.

Council Member Tim Abbott stated being new to the process, once they select one of the masterplans, which are low fidelity renderings, meaning they are just conceptual. He said to Council Member Turners' comment; the trees do provide shade. He is not saying, trees cannot be moved, however, would like to see very few. He asked once chosen, do they still have a say to building and moving around. Mr. Stephens said yes. Allen Bell included six meetings budgeted with council and certainly there would be ongoing meetings.

Mayor Guyton said all three firms kept those oak trees in mind. Mr. Stephens stated Cooper is showing taking all of them out, and replanting. Allen Bell outside of the area is not taking trees out. He was not sure about Croy.

Council Member Abbott said the council will choose the one with the best design, but they would have sessions. He would agree to minimize or no to eliminate the big oak trees.

Council Member Free said Cooper's and Croy's layouts are similar with the big features are almost identical; Croy with more parking throughout, and Cooper where the food trucks will be located, more greenspace. He also added, while there may be twenty kids there playing, the good news is there could be two hundred if done right, and excited about a good family park back. Council Member Abbott stated and good restrooms for mother with babies and small children.

Mr. Stephens said about the Croy layout, they chose to present the document the city provided them in the pre-bid package which is why it looks similar to the historic park, and they did very little to what they received.

Council Member Duncan stated Croy had no parking. Mr. Stephens added, in the 1.2-million-dollar budget with Croy's plan, they would have a choice of no parking, no amphitheater or fishing pier which is why he rated them third.

Council Member Free asked if any of them see any issues with EPA, Coosa River Basin with the fishing pier or the kayak folks. Mr. Stephens said not other than the trees Cooper will take out.

Council Member Turner said the creek is not deep enough for the fishing pier. Mayor Guyton stated it was deep enough to turn over a kayak. Mr. Stephens said he encouraged the creek amenities because they are currently under-utilized. It is okay if a fishing pier is not practical.

Council Member Turner said if they want to build a fishing pier it needs to be where the campground is located.

Council Member Free said if they put in another kayak launch would they do away with the other one and the new launch would be the primary or would the other one still be there.

Mayor Guyton said no, it would not have a long enough site and they would still use it and he believed it to be part of the first drawing. He said to keep in mind, maybe sooner or later, the 17 acres will be a new launch site because they will be taking the original one to the bridge. It would be nice to have, but the money it would add to the project.

Mr. Stephens shared that Peter Olsen, County Administrator, did speak of a desire for additional boat ramps. He did not specifically speak of the 17 acres, but it was going through his mind as he was speaking. He highlighted the Euharlee Etowah bridge widening and replacing it.

Council Member Turner said, he knows the playground equipment can be, ordered and installed straight from the manufacturer. He is still disappointed with the route they are going. They can tweak it through themselves.

Council Member Free said they are going to do it they have to did well using taxpayers' monies and doing it professionally. There are a lot of talented people, but a top-notch facility, you will need a firm to do it right.

Mr. Stephens stated when they did the first eleven sites at the campground and they are nice, he was at his limit as far as the design. He hears and understands Council Member Turner's point and do not doubt they could make it happen, but with the timeframe using federal monies to accomplish.

NEW BUSINESS

FY 22 Financial Update – March 2022 – James Stephens

City Manager James Stephens provided the financial update through March 2022. He shared the year-to-date revenue compared to the budgeted amount. He explained that many of the revenues received are equally throughout the year, once a year, and 4- times a year every 3 months. The revenue is not equally over 12-months. Through March 2022, there was an unfavorable revenue variance in the amount of \$19,370. Looking at the line items, it was short in fines and forfeitures, and he was not uncomfortable about it. He added, the school camera funds are not included in this budget; they are restricted. SPLOST is the biggest tax item and are on target and will make up the unfavorable variance.

The expenses show a favorable variance of almost \$80,000 and will equal out. The liability insurance was paid on May 1st, and they will not experience that much of a favorable variance. He said, if the fiscal year ended on March 1st, they will have used \$152,000 of fund balance. They have budgeted to use \$212,000, so they have a favorable net of \$60,000. As the council recalls, it is a zero-balanced budget, not projecting to use any accumulated fund balance, and favorable \$60,000 through March 2022.

The recreation department shows they spent more than budgeted, but it is related to signage; all the signage replaced in the park. The budget amount will equal out throughout the year. He also said, SPLOST was 20% higher than last year. In three months, they have collected \$5,000 more than budgeted. He budgeted more assertive than before based on the previous year trends.

Mayor Guyton asked if there were any questions, and Mr. Stephens was available if they came up with any questions.

NO PUBLIC COMMENTS

With no further discussion the meeting adjourned at 7:35 pm.