



**CITY OF EUHARLEE
CALLED CITY COUNCIL MEETING AGENDA
APRIL 19, 2022**

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

BID OPENING *Osborne Park Master Plan Presentation*

PUBLIC HEARING *1st Reading - Rezoning 933 and 937 Euharlee Road*

UNFINISHED BUSINESS

- 1. Contract for Bridge Repairs* *James Stephens*

NEW BUSINESS

- 1. Liability Insurance Renewal* *James Stephens*
- 2. 1st Reading - Change for Campground* *James Stephens*

PUBLIC COMMENTS

**CITY OF EUHARLEE
CALLED CITY COUNCIL MEETING MINUTES
APRIL 19, 2022**

Mayor Craig Guyton called the meeting to order, 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. Economic Development Director April Lucas attended the meeting.

Mayor Craig Guyton stated that the public hearing would begin shortly for rezoning 933 and 937 Euharlee Road. If anyone would like to speak, a sign-up sheet was available up front.

Bid Opening – Osborne Park Master Plan Presentation

City Manager James Stephens stated there were three sealed bids received for the Osborne Park Master Plan for the 7:00 pm deadline. The first bid received was from Croy at 2:35 pm at the city hall. The total amount was \$19,160. The second bid received was from Cooper Carry at 4:55 pm, who also worked with BGE which has a local presence here in Bartow County. The package included several visuals. The total amount was \$93,500. The third bid was from Bell and Associates received at 5:45 pm. The total was \$100,011.

Mr. Stephens stated before Mr. Kastner began, the total of \$19,160. did not include contract documents and the two firms did, so they will have some evaluations to follow up with.

Croy representative, Chad Kastner distributed copies to the council of the graphics, and renderings. He stated they tried to stay focused and use the natural contours. They did focus on the big item, the amphitheater. They also looked at having a big kid and small kids' playground, family picnic areas, food truck parking area, utility hook up with a large pavilion, golf carts and some future use area, more parking, fishing pier and kayak area and the bathrooms One thing they drove on were the playgrounds. The playground incorporating the covered bridge build into it. It shows only about a 20% sketch. A lot of the cost was in the poured rubber, but they were able to produce the view of the river under the covered bridge and that was very important to having those features. They would partner with Gametime to build the custom playground. They had different pictures of the food truck area, the amphitheater, picnic pavilions, dog park, food truck area, and exercise pavilion to give them an idea of what they are looking at.

Council Member Tim Abbott asked what it did not include in the bid package. Mr. Kastner stated the bid did not call for a construction plan, the construction plan they write up as the master plan which is actually what they decided to do with the property. They would then go back and do the construction plan as they bid out in sections. He was guessing they would not do the whole park at once; 4 to 6 features or half of it. It is the master plan for the whole project.

Council Member David Duncan asked if it was included in the bid. Mr. Stephens stated he did not have the advertisement in front of him. They had the issue at Frankie Harris Park, and after reviewed it was only one person confused. He did not state if it was or was not, included and apologized for not be able to give him an answer.

Council Member Greg Free asked if the pictures submitted are the items they have constructed. Mr. Kastner said most of them are, and some they have not done yet. The food truck area they would have to get from somewhere else, but they do have something like that in design at Powder Springs in the Phase 2 that will be going underway, which will be the utility hookups for vendors and festivals.

Mr. Stephens read the actual wording of the bid to include the cost required, survey work, master plan design, and engineering as a lump sum amount. The plan should include estimated construction cost and components of the master plan. He asked Mr. Croy was that included, and he said yes sir. Mr. Stephens said, Mr. Kastner was interpreting engineering not to include contract documents and, two firms did. They will have to evaluate it and he was glad they participated. They are very confident and qualified and will make a recommendation based on all the factors and the best interest for the citizens and taxpayers.

Cooper and Carey – Lee Sewell, representative for the firm stated their approach was to try and give them shoot for the stars, organize the park for a long-term plan and full use, and organize for phasing for budgets and put things together as they can afford them. They tried to take the master plan the city laid out but made a few changes moving the amphitheater on the natural hill and will probably need stormwater on site.

Mayor Craig Guyton asked how close the Food truck area was to the amphitheater. Mr. Sewell stated about fifty feet from the stage. He described the layout for the playground, drop area for kayaks, restrooms, and fishing pier with about 150 spaces. He continued to go over the different items included in the plan provided to them and their ideas of where they would go. They provided multiple documents of their ideas and plans. They did read, that it asked for engineering as construction documents and is what they put together.

Council Member Duncan asked about the fishing pier. Mr. Sewell said they did not provide details of the design and requested in the RFP for launch and a fishing pier. He visited the area and there was a guy standing on the bank fishing and it looked to be a great place. He left copies for them to review.

Council Member Joe Turner asked Mr. Stephens if he had quotes. Mr. Stephens stated they include numbers for budget purposes, they would not be binding until the construction bids were advertised. Mr. Stephens gave the example of the FHP Design which cost \$44,500 and estimated total cost of \$400,000.

Mayor Guyton asked how many folks it would seat at the amphitheater. Mr. Sewell stated he did not have the answer, but he modeled off Eagle Scouts plan with wood seats and concrete stairs.

Mr. Stephens stated they would partner with BGE, a representative was present, Ms. Gore a resident of Bartow County and he thanked them for being there.

Bell and Associates- Allen & Zac Bell

Mr. Bell gave an overview of the firm, team members and their services. They use consultants to assist with the projects which includes all required surveys, which is important, and engineering needed.

Mr. Bell shared pictures of the items they would include in the master plan that would compliment what the city already has with the covered bridge and the mill. He shared the amphitheater they constructed in Cedartown that seats eight hundred people. You can sit if you want on the risers or bring your chairs. He shared some cost for the amphitheater seats. They have experience in doing all types of buildings. He showed pictures of cabins and the wood for rural type structures. He showed a pavilion they constructed and stated they have done quite a few. The one he showed was in Carrollton, Georgia with a stage and platform. It may be more than what the city will need. The restroom he showed they did at Lake Carroll. He described it as cute and made of stone and is located next to the water. They included a list of the park features.

Zac Bell stated they put together the park features and prioritized them. First was the amphitheater, the toilet house, and restrooms near the existing one to reduce some of the side cost of utilities, etc.; parking area with easy access to the park, easy to park, fishing area, loading, and unloading kayaks easily. The pavilion up on the hill with a view to the playground next to the dog park, shaded rest area and next to the food truck to eat in the shade. He went through the list of priorities along with the site work and utilities, creek activities and access points, safety for the playground, and the remaining space for the dog park, walking area and future uses anticipated.

Mr. Bell stated it all depends on the designs, how big they want the amenities and how much money they want to spend. He prepared it as a shopping list. He said, he did not think they should tear down the existing pavilion. He provided a picture of a boat sketched with a bird's eye view where the Euharlee Creek runs into the Etowah River and included eight different amenities all centrally located. They included prices for the shopping list and provided the council with what they have done and can do.

Council Member Turner asked from whom they buy the playground equipment. Mr. Bell stated he does not buy it; they design, and Playcore Superior Plastic does the rest. They have a 90,000 square foot building in Carrollton, Georgia and they ship all over the world. The amphitheater picture he shared, Playcore provided the plastic across the top that is not just for shade but waterproof with a 20-year warranty.

Mayor Guyton thanked the three firms for bidding, being there and sharing information with the council. He said to Mr. Stephens he had his work cut-out, and they would meet and discuss again at the May 3rd meeting.

Public Hearing – Rezoning 933 and 937 Euharlee Road

Mayor Craig Guyton opened the floor for the public hearing to allow citizens to address the concerns they had that were for and against the rezoning for 933 and 937 Euharlee Road.

Jonathan Jones with Elite Engineers representing PAK Eagle Homes at 937 Euharlee Road stated the proposed zoning request is for O&I and for residential multi-family. It is their intent after 3 hearings with the Planning Commission, to do a commercial aspect across the entire frontage. His client is also amenable to the other request to have an access road to allow his property with 933 Euharlee Road and connect to the Dollar General to relieve some of the concerns with traffic entering and exiting Euharlee multiple times to accommodate the same overall agenda to enter the commercial or residential facilities. They are proposing two entrances both will require a left turn lane and acceleration lane into them. They are proposing a lift station on the existing adjacent element if approved at the cost of \$500,000. He said he was happy to answer any questions.

Jeff Kumiki - He had concerns with widening Euharlee Road and the height of the fenced apartments. Three stories are about 30 to 40 feet tall and able to look straight into someone's house in the property located behind them. He opposed the changes.

Raymond Freeman- Owner at 134 Milam Bridge Road opposed and approved. Opposed due to absolute chaos and confusion about the hearings, and letters received about the hearing dates.

He stated Mr. Gray had asked for specific things to be brought before the zoning board and it was stated they were not advised of a hearing. They have requested to see the drawings repeatedly. Mr. Freeman did a request for information.

He stated the board says it was R2 change to OI and R3. He stated the trailer park could not be less than 10 acres, so it is already operating in the wrong. He stated the development and redevelopment states refer back to R1, OI to C1 - pharmacy, doctors, and retail. Mr. Jones stated in public hearing he wants to put in a laundromat which are C1's and the property is R2 to R3 and he stated R6.

He stated it reads the plans are cleared by the zoning but there are no copies.

He stated his utilities run from Euharlee Road through 933 so has a right to know what is going on.

He stated is pro-growth, but it must be transparent, and it is all confusion. People are afraid to show up to meetings and there is no proof they have been notified except for him.

He said to start over and do what you are going to do. Euharlee Road needs widening for safety, there will be too many people to enter Euharlee Road.

Nicole Tribble - She addressed concerns about Euharlee being a dangerous road, building 3-story apartments and lack of taking care of current property. She is pro-growth but cannot afford to live anywhere else. She went in details about the issues with the trailers. Mayor Craig Guyton stopped her to say the public hearing was in reference to rezoning. She said the plan for the number of apartments was not a good plan for Euharlee.

Carla Podone and LJ Palmer- Children spoke about their concerns in schools if they had to move.

Mayor Guyton with no further discussion moved to unfinished business.

UNFINISHED BUSINESS

Contract for Bridge Repairs- James Stephens

City Manager James Stephens stated The L.C. Whitford Company, Inc. referred by Bartow County, provided a contract to repair two bridges on Covered Bridge Road. The cost to the city of Euharlee, the amount negotiated through the Bartow County Transportation Department, was \$97,600 and includes a 1-year warranty. Bartow County has agreed to assist the city by bearing \$25,000 of the cost. He recommended the council approve the contract and to start on the repairs. Mr. Olson, Administrator with Bartow County, recommended the city make full payment to L.C. Whitford and the county would reimburse the city the \$25,000.

Council Member David Duncan motioned to approve the \$72,600. Council Member Greg Free seconded the motion. The motioned carried with all voting in favor.

Liability Insurance Renewal - James Stephens

City Manager James Stephens provided council with documentation for the liability and workers compensation insurance renewal. The liability coverage includes all the cost for general liability, automobile, crime protection, property, and officials' insurance with a renewal amount of \$126,760. The coverage continued through Glatfelter which is the company the city had for several years. They city had two historic claims that continue to impact the rating. When you take that along with the workers compensation renewal which went down by almost \$2,000. It equates to an \$11,000 increase from last year. The market is very competitive, and the city is with a company that we have a good record. He recommended the renewal approval in the amount of \$126,760 and workers compensation for \$35,748. Council Member Joe Turner motioned to approve the renewal for the liability insurance at \$126,760 and workers compensation at \$35,748. Council Member Tim Abbott seconded the motion. The motion carried with all voting in favor.

1st Reading Ordinance Change for Campground - James Stephens

City Manager James Stephens stated the Planning and Zoning Commission at the last meeting requested an edit to the zoning ordinance specifically Section 10.4.2. It currently reads toilet facilities shall be plainly marked, separate for each sex, lighted at night, and shall not be located no farther than two hundred feet from the camp pad. The recommendation from the commission is to change it to five hundred feet. He supports the recommendation. He said it was the 1st reading and if there were any questions, he would address them. Mayor Craig Guyton stated since it is the 1st reading and there is no vote to be taken, asked if there were any questions. Council Member David Duncan asked the distance for the existing facilities. Mr. Stephens said the five hundred feet would accommodate the furthest feet from the bathroom.

Public Comments

Ms. Tribble asked when they would vote on the rezoning. Mayor Guyton stated the 2nd reading would take place on May 3rd.

A gentleman then asked the question if there were a minimum or maximum number of signatures needed for a petition. Mayor Guyton said the ordinance does not address a petition.

Another resident stated she understood Ms. Tribble bringing up the repairs during the public hearing; it was just to let them know of the condition of the facility. Mayor Guyton stated he understood, the hearing was for rezoning, and they could not discuss it. She added that a lady at a previous meeting stated the shopping center in Euharlee owned by someone that did not live in the city and being used as a write-off. She is concerned that happen with the property on Euharlee Road. She said she wants growth and know trailer parks are eye sores, but you have families that have lived there many years and cannot afford to live anywhere else. If they want it look better, make it look better without vacating them from their homes. She said the gentleman spoke about confusion; she does not know anything about city stuff, but she does know about communication and there has been none between the landlord and the property management. She stated they would have 30 days to move if the rezoning is approved, and that is inhumane. They would need at least 6 months to a year to save up for the rise in housing cost.

A resident asked to give them time to find a place to move because times are hard, and most are them are experiencing a financial strain due to the economy. Please improve that place, and just give them time to find a place.

A resident of Euharlee that lives in The Cliffs subdivision was concerned about more traffic. He also asked about the process of evaluating what improvements needed and who is responsible? Also, will they do a traffic analysis due to an increase of 300 to 400 residents in that concentrated area. How does it all work. Mr. Stephens said he does have a traffic study from Bartow County conducted by the state. It indicates that there is quite a bit more cars the current road widths can accommodate. The gentleman stated it is impossible to get out of the neighborhood during school and how do they get rid of all that. Who does that? Mayor Guyton stated part of it by the city and part of it by the state. Mr. Stephens stated there is an intergovernmental contract in place that does require a parallel road from the developer. There will be a required parallel road if they move forward with the project.

A gentleman stated that will not make it any easier to get out to include the eight hundred houses built off Euharlee Road. He feels they need to widen the road before they change the zoning to put 200 to 300 more people in the city.

Council Member Tim Abbott motioned to adjourn. Council Member David Duncan and Greg Free seconded the motion. The motion passed with all voting in favor.

With no further discussion the meeting adjourned at 8:06 pm.