



**CITY OF EUHARLEE
REVISED CITY COUNCIL WORK SESSION AGENDA
MARCH 15, 2022
7:00 PM**

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

NEW BUSINESS

- | | |
|--|------------------------|
| 1. <i>Covered Bridge Road - Bridge Repairs</i> | <i>Leeroy Shepherd</i> |
| 2. <i>Frankie Harris Park Bids</i> | <i>James Stephens</i> |
| 3. <i>JCP - Request to Purchase Equipment</i> | <i>James Stephens</i> |
| 4. <i>Bradley Farms Lease</i> | <i>James Stephens</i> |

PUBLIC COMMENTS

EXECUTIVE SESSION - *Personnel*

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
MARCH 15, 2022**

Mayor Craig Guyton called the meeting to order, City Manager James Stephens 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.

NEW BUSINESS

Covered Bridge Road Bridge Repairs - Leeroy Shepherd

Leeroy Shepherd, Public Works, Buildings & Roads department stated the council had before them documentation for Covered Bridge Road bridge repairs from L.C. Whitford and Company. He said the joints on the bridge have started to deteriorate. They will remove the concrete headers and cut down to the top matt of rebar, and then place back a GDOT approved concrete patch. Bartow County will then re-grave, grind the road down, and resurface. Both bridges need repairs.

City Manager, James Stephens said he knew the county was working with the city, will there be cost in addition to what the contractor quoted. Mr. Shepherd said it would not.

Council Member Greg Free asked if it was the price for all of them. Mr. Shepherd said yes, and Bartow County will do their part on the far end of the second bridge. While they are there, they will also complete the paving. He spoke with Joe Sutton from the county, and he agreed to go ahead and pave while they were there.

Mr. Stephens asked Mr. Shepherd, until DOT approved the concrete if he knew of another option that would buy them time, which may not be a permanent option. Mr. Shepherd stated, Mr. Sutton met with him, and they went under the bridge. He had never seen concrete do that but one time and that was on the Bethany Bridge on Red Top Mountain Road.

Mr. Stephens asked if Mr. Sutton provided the vendor information. Typically, they would have more than one quote, but this was a specialized item. Mr. Shepherd stated the contractor had taken care of several projects for the county. When he called Mr. Sutton and told him what was going on; he stated he knew the gentleman he needed to speak with. Mr. Shepherd said he had the number for the contractor, if any of them wanted to call him. He further shared the bid price was \$97,600.

Mr. Stephens said the city had local LMIG funding that accumulated over several years and was slated to resurface Covered Bridge Road, which would accommodate the bridge cost. If there was a better alternative, and they tried to patch the area with DOT approved concrete. He asked council if they had a chance to look at the pictures, he sent that shows where the deterioration is located. It would definitely be a jolt if a car hit it. It is safe and secure other than the jolt. He does not know if there are options of using DOT approved concrete and try to make a patch. They would have to get DOT approval if they attempted it. Mr. Stephens said he was not an engineer, but an accountant and an administrator.

Mayor Craig Guyton asked when he planned to put it on the agenda to do the resurfacing. Mr. Stephens said they probably had enough accumulated last year. He had not scheduled it because of the potential

work at Osborne Park and with the equipment that may be involved. He did not want to resurface it, and it get scarred up from heavy equipment. The cost would probably be less than what is build up in the fund.

Mayor Guyton said he was thinking if they were going to already be there to do the patch work, they could do it at the same time. However, it would still leave the same problem if they began construction on Osborne Park. They would still have some scarring, and he would not want to do that to fresh concrete. The bridge needs to be repaired first, if you want to call it an emergency compared to resurfacing. Mr. Shepherd said the contractor will cover all the traffic control. Sometimes if the job takes long enough, they will come in and set up red lights, if requested, not to shut the road down.

Council Member Greg Free asked if it was normal for them to offer some type of warranty or is that not the case. Mr. Shepherd said he was not sure. Mr. Stephens said, the bridge needing the repair is only about 12 years old, and with his luck the warranty expired last week. It is not an old bridge. Mayor Guyton said to ask the contractor about a warranty and have it ready for the city council meeting.

Council Member Tim Abbott asked if they had contacted GDOT and asked them to inspect it. He was reading about their bridge maintenance program, and last year they spent \$41.9 million on maintenance on the life of bridges in Georgia. So, his question was about exploring every option for support. It may be a dumb question but wanted to make sure they explored every option outside the county to see if assistance was available. Mr. Stephens said there is a local bridge inspection department he could get to answer the question if there is a lesser alternative to buy them a few years. He would check, because he was not sure what Mr. Sutton had done, with him being the expert in Bartow County, he was certain he dotted the I's, but he would make sure they were dotted.

Mr. Stephens asked Mr. Shepherd to get with the contractor about the warranty, and they could get together to determine the best option, if it is full-fledged or they could take another option. He will have the answers at the April voting meeting.

JCP Request to Purchase Equipment- James Stephens

City Manager, James Stephens stated the council had a bid summary page for a mower for the recreation department. The department has a mower that is 4 to 5 years old, with a lot of hours on it, and time for a change. Behind the summary page, they had copies of emails and/or quotes from (3) different sources. The summary page had a highlighted figure from Franklin Tractor for \$9,899 for the Grasshopper 61 inch which is Ms. Pruitt's recommendation. There is time between now and April 5th to come up with any additional questions you may want to ask them.

Mayor Craig Guyton asked if it was a budgeted item. Mr. Stephens said, it would be funded by SPLOST. Council Member Joe Turner stated the Grasshopper was one of the best mowers, and he does not think they need to look for other name brands. Council Member David Duncan mentioned it to Leeroy Shepherd, and he said the grasshopper would be his choice. Mr. Stephens said they would have it prepared in final form for April 5th.

Bradley Farms Lease - James Stephens

City Manager, James Stephens said although they recently reviewed the lease in the February meeting, the lessee has asked if they would consider updating the due date. As he shared in an email considering they had survived a slow period related to the pandemic, he recommended not only to change the due date, but to include the rental period to expire on the 15th of the month. It would give them 15 days, approximately a \$225 value, but recommended the change at a no cost adjustment to Bradley Farms.

Frankie Harris Park Bids - James Stephens

City Manager James Stephens stated they had a pre-bid meeting a week prior to the current meeting, for fifteen additional RV sites at Frankie Harris Park that would include full hook up. There were (4) firms that attended. The bids were due at the current meeting at 7:00 pm. They received two bids. One bid was from Teal Education & Engineering Consultants out of Florida at 4:45 pm. The second bid was from CROY at 5:32 pm. He opened the bids and provided totals for each. The representative from CROY was present, and all the firms were offered the opportunity to speak after they opened the bids. The Teal bid in sealed format, total cost for design \$44,500. The second bid from CROY, who is out of Marietta but has an office in Cartersville. The sealed bid with a total cost including construction inspection, which was to be included, was \$60,000. If they both are responsive after the evaluations of the bids are complete, the amounts are \$44,500 or \$60,000. He stated that Mr. Chad Chastener, representative for CROY, was present and made a few comments about their bid.

Mr. Chastener stated their bid was quoted on the worse case. The main thing that kind of worried them was the new road through the creek and coming up to the park. There is a lot to do with the Core and EPD. There are definitely some options to look at without an engineer if they go down that road to save some money. They are very experienced, with a 124-person company that works all over the Southeast. They have a good length of projects and would love the opportunity to work with the city. He asked if they had any questions.

Mr. Stephens asked if Mr. Chastener understood the city wanted the road to come across the creek, which was incorrect. If he were saying, sewer across the creek, that would be an obstacle. The road was intended to come in from Covered Bridge Road, circle in, and tie into the existing entrance. It was not to be a new route across the creek. Mr. Chastener said, no sir. They understood the asphalt drive from Covered Bridge Road and Frankie Harris Park to the existing drive; they figured it was up, over and in.

Mr. Stephens said if that was a big cost factor, which may be a big difference in the cost. Mr. Chastener said they could definitely look into that down the road.

Council Member David Duncan said, where the bridge is now, it will tie in, go around to it, and not go straight across. Mr. Stephens said if he entered the park from the Five Forks Road entrance, the road taken to get to the Pavilion where they conducted the meeting, the road from Covered Bridge would come back and tie into the same entrance. Mr. Chastener said they discussed at the pre-meeting, coming in by the library, go down and then come around. That was something he knew one of the other companies got confused on. Mr. Stephens said he had the meeting recorded, and he apologized for the confusion.

Mayor Craig Guyton stated, since it had created some confusion, and they are not in a full-scale rush; that part of the bid evaluation, go back to all four companies and make sure they understand the route. If you do have to deal with the sewer line, and deal with the road coming across there, just make sure everybody is aware. During your evaluation, if anybody wants to submit an amended bid on that part it should not be a problem. Mr. Stephens said he would touch base with Mr. Pettit, city attorney, to make sure he does it in a legal fashion and make sure it protects all parties.

Mayor Guyton said, if they need to do a re-bid, they can do that. If they do not, they can take an amended bid based on a misunderstanding. If not, just have another pre-bid meeting, advertise it and do it the same exact way for next work session on April 19th, and if an amended bid, April 5th.

Mr. Stephens thanked Mr. Chastener for not only submitting a bid but staying for the meeting because if he had not been there to make the presentation, it would not have been discussed.

Mr. Stephens said, Ms. Pruitt was with him, they recorded the pre-meeting, and he explained he was an administrator not an engineer. The city certainly reserves the right to reject all bids. He will make sure about a rebid without any issues. In all fairness, Mr. Stephens offered the people mover to take them around, and they all declined.

Public Comments

A citizen of Euharlee asked if Euharlee was responsible for patching roads or the county.

Mayor Craig Guyton said, in the city, it is the city's responsibility, whether they get it done through the county or another outside company. The gentleman stated he lives off Milam Bridge and the street is horrible. He said his sister lived in Shaw Woods; the rich people live there. He went through Hunter's Landing to get there, and that road got fixed pretty quickly. He lives on the poor side, and they use cold patches. Mr. Stephens said he was not disputing, but the road in Hunter's Landing was repaired with the same LMIG monies he mentioned earlier. Milam Bridge does need repairs. The residents on Hunter's Landing might not agree it happened as fast. Mayor Guyton said to have Leeroy go out and look and make recommendations.

Council Member Joe Turner stated as an individual, he would like to see them move the fifteen campsites to the seventeen acres and put in another disc golf course. He does not think putting the additional campsites is the best thing for Frankie Harris Park. When the county put in another boat ramp it will all work better.

Mayor Craig Guyton announced, to make the public aware, the city manager; James Stephens issued his resignation effective April 6, 2022, to take a job in Floyd County as their Election Supervisor.

Mr. Stephens has done an incredible job since he got there in 2016. They hate to see him go but wish him all the best in his new position. He expects him to work out the notice and let him know everything he has gotten in his head, and he will impart to them. He will be missed and thanked him for his service.

Mr. Stephens said it was his pleasure.

Executive Session- Personnel

Council Member David Duncan motioned to go into Executive Session at 7:26 pm for the purpose of Personnel. Council Member Greg Free seconded the motion. The motion carried with all voting in favor. Council Members returned from Executive Session at 8:15 pm with no votes, no decisions made, and no actions taken. Council Member Joe Turner motioned to adjourn. Council Member David Duncan seconded the motion. The motioned carried with all voting in favor.

With no further discussion the meeting adjourned at 8:15 pm.