

**CITY OF EUHARLEE  
CITY COUNCIL MEETING MINUTES  
JULY 5, 2022**

Mayor Craig Guyton called the meeting to order, Council Member David Duncan 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.

**Approval of Minutes**

Council Member David Duncan motioned to approve the City Council meeting minutes for June 7, 2022. Council Member Greg Free seconded the motion. The motion carried all voting in favor.

**UNFINISHED BUSINESS**

**2<sup>nd</sup> Reading Animal Control Ordinance**

Mayor Craig Guyton stated there were two different animal control ordinances the county has updated that the city needs to update as well; to include April 14, 2021, and February 9, 2022. There have been no changes since the 1<sup>st</sup> Reading.

Council Member Greg Free asked if this was just an update to the agreement with the county. Mr. Stephens stated it is to keep the ordinances updated with the county. The city does have an agreement over and above the ordinances that takes care of the animals.

Council Member David Duncan asked why there were two ordinances. Mayor Guyton stated one was updated in April 2021 that the city missed, so they were updating both. They are part of different sections of the animal control ordinance.

Council Member Joe Turner motioned to approve and accept the ordinances. Council Member David Duncan seconded the motion. The motion carried all voting in favor.

**NEW BUSINESS**

**Euharlee Creek Outfitters – Zack Tyree**

Owner of Euharlee Outfitters, Zack Tyree said, he had spoken with Council Member Tim Abbott briefly some time ago, and he met with the City Manager, James Stephens. He and Mr. Stephens rode around the city and addressed some issues dealing with safety. He said, thank you to the city for cutting the trees back near Osborne Park, and some of his customers said the same thing, they could see.

Mr. Tyree proceeded and said, the stop sign that is in front of his shop, he sees 20 to 30 people a day run the stop sign. He also shared with Mr. Stephens the stop sign is blocked by trees. He wanted to know if there was any way, like at colleges, for a flashing stop sign. He does not know if it is an option, but he thinks it will help cut down with that issue.

Council Member Joe Turner asked from which direction they were traveling. Mr. Tyree said from Euharlee Road to Covered Bridge Road. He does know the police cannot be there all the time, but he is aware of them trying. He shared Mr. Stephens mentioning some rumble strip which is a good alternative as well. If they use that, could they repave that road because it already has bumps anyway and slows people down.

Mr. Tyree and Mr. Stephens talked about signage at Osborne Park. At every boat ramp they have stands that encourage people to take life jackets with them, and they provide them for all their customers. He also talked with Keep Bartow Beautiful, and they would be willing to help and find out a way to get them sponsored. He did not mind helping to get the signs to help people stay safe on the river.

Mr. Tyree shared how busy he had been. He put almost 4,000 people on the water in two months. It has been very busy, and a great year for them. He did not expect it to be that busy, but happy that it is. He said thank you to the city for allowing them to have the business in the city and the support. He loves the city and wants to keep everyone safe; trying to cut down issues at the stop sign so no one will get hurt.

Mr. Tyree mentioned the entrance way to his shop, that also shares the Old Library and the Covered Bridge store, which has a deep dip. When some cars pull in, you can see the whole car rock and one back wheel will come off the ground. He said his trailers are eating it up because they are so deep. The trailers are scraping, and it is going to get worse. He did not know if it would be on his landlord or something they can all work together on. City Manager James Stephens asked if he was referring to the entrance on Covered Bridge Road or Five Forks Road and he said Covered Bridge Road, between his business and the bakery.

Mr. Tyree said thank you to the city for addressing the bathrooms at Osborne Park. He did notice the vandalism Mr. Stephens talked about. Mr. Stephens said they put a schedule in place to help them pinpoint, except on the weekend, and asked if he could help on the weekends. They are working to improve the situation. Mr. Tyree said they are using the restrooms and checking on the weekend. If there is an issue, he usually will have one of his staff to clean it, send Mr. Stephens a text of what they are doing, and what timeframe it happened.

Council Member Joe Turner asked about a camera. Mr. Stephens said they thought about a trail camera, but he was not comfortable with a camera inside the bathrooms. Mr. Turner said he was not referring to inside, but on the front door. Mr. Stephens stated they provided Mr. Tyree with a key, because they are sometimes locked accidentally or if there is a problem. Mr. Tyree said he could text him with issues at the restrooms and stated if the city needs anything they can always call him.

Mayor Craig Guyton reviewed three things that were mentioned. The signage is a no brainer, they will take care of that. The stop sign, they will look at other options and ask the Chief to ramp up patrol to stop one or two, the word gets around quick. They can also look at different types of stop signs. The third thing with the hole, the city will look to see if they can get that fixed. They are all very appropriate for them to investigate and handle.

Council Member David Duncan said he did not know there was a problem with the signage and Bartow County provides the life jackets. He lives off Dobson behind the boat ramp, everyone they supply is being used. Mr. Stephens said he was referring to Osborne Park for the signage.

Council Member Tim Abbott said, Mr. Tyree was a good partner bringing things to their attention and thanked Mr. Stephens for meeting with Mr. Tyree. Council Member Abbott said he could talk all day, but knew Mr. Stephens was needed to get things done.

**HPC Member - Katie Gobbi**

Museum Director, Katie Gobbi provided the council with a copy of the application for the fifth and final vacancy for the Historic Preservation Commission. The applicant is Melissa Moore. At the most recent meeting, the commission reviewed and accepted to pass down recommendations to appoint her to the

commission. Ms. Moore is a schoolteacher, teaching AP world history, art history and has been a dedicated volunteer the past few years. She is a Euharlee resident.

Mayor Craig Guyton asked, if she was filling a current vacancy and how many years were left on the term. Ms. Gobbi said, it is a full three-year term because the commission went from three members to five members, and it would be filling the fifth spot. She shared that commission member Steve Zuber was present at the current meeting. Ms. Miller did share that she would not be able to attend all the meetings, but excited to serve on the commission.

Council Member Joe Turner asked Ms. Gobbi her recommendation. Ms. Gobbi stated the commission is excited to have someone to fill the position, eager to serve, and she has the right credentials and experience.

Council Member Tim Abbott stated in transparency, he supported Ms. Moore which is a friend of his. She loves history and always likes to comment, so he suggested she get involved. He said to Mr. Zuber, she will be a great member and hopes he will feel the same way.

Mayor Craig Guyton said in transparency as well, he is good friends with Ms. Moore as well. She and her husband have been in the city for a while, and he attends church with them. She will be phenomenal.

Council Member Greg Free motioned to accept the recommendation for the appointment to the Historic Preservation Commission. Council Member David Duncan seconded the motion. The motion carried with all voting in favor.

#### **City Manager's Report – James Stephens**

City Manager James Stephens, said in follow-up with an email he submitted to council, the attorney is reviewing the bid documents for Frankie Harris Park. There are no plans currently. The attorney is reviewing for any edits that are needed from his guidance to protect the city.

Also, the survey work is underway for the Osborne Park Master Plan, and both plans are a little ahead schedule. Frankie Harris will not break ground until after the POW WOW and the Fall Festival.

The Farmer's Market is halfway through the season. There were a few vendors not able to be present at the event on that Tuesday. Next year they will forgo the week of July 4<sup>th</sup> from a learning experience. So far well received by the citizens, and look for it to continue to be successful, bigger and better.

Mr. Stephens provided council with documentation for general fund summary year-to-date through the end of May 2022. The 2022 budget was a zero balance and using no funds from the accumulated fund balance. Most are aware that 20% of the revenue does not come in until October 15<sup>th</sup>. Consequently, during that time of the year they budget and spend more than they take in. Through the end of May they have a favorable revenue variance collected of \$8,942 more than they have budgeted during that period. On the expenditures, they were budgeted to spend \$905,083, and have only spent \$897,015 with a favorable variance on expenditures of \$8,000, which indicates a year-to -date favorable variance of \$17,000. They have used more than brought in but budgeted and used \$17,000 less of fund balance year-to-date, and what they anticipated.

There are a couple of departments over budgeted year-to-date; administrative over budgeted by \$9,615 and the largest part is related to liability insurance but anticipate equaling that out, and not require a budget amendment. The recreation line item shows over budget by \$31,395 with \$20,000 related to the disc golf that they will receive reimbursement for. It is over by only \$10,000 because it also included updated signage throughout the park that he had spoken about. The \$17,000 variance in 5-months is

close, and he anticipates increasing the fund balance by a small amount. He appreciated the way it was going and opened the floor for questions. He said, he would be glad to spend time with them to look at detailed items.

Council Member Joe Turner asked about the survey for Osborne Park that is in process, and if it included the asphalt in the middle of the park for the food trucks. He stated the kids cannot play on asphalt.

Mr. Stephens stated at this time they are tying down the corner points of what the city owns, verses what the lodge owns, verses what the school owns. Once, it is completed they will schedule an appointment with the full council to talk about the specific amenities of the park.

Council Member Turner commented saying Food Truck Friday only meet once a month, and the kids play in the park every day.

#### **Glenmore Annexation – Council Member Joe Turner**

Council Member Joe Turner stated, they recently managed to get Westminster annexed into the city. He believes the next one they should try and work on is Glenmore subdivision. He is hoping the council will go along and allow Mr. Stephens to start the process like he did with Westminster. He said, it would tie into Amberwood and the whole section would be in the city. Council Member David Duncan said there are three houses already in the city in Glenmore.

Council Member Turner said the city limit sign is no more than one hundred yards from the entrance. He is asking if the council would agree to allow Mr. Stephens to start looking into it.

Council Member Tim Abbott asked if Glenmore was an established subdivision. Council Member Duncan and Council Member Turner said yes.

Council Member Greg Free asked what the different scenarios with Glenmore and Westminster would be. City Manager, James Stephens said Westminster, based on the population for the 2010 census, increased the city's population by more than 3%. The state code requires that annexation by more than 3%, must go before the state legislature. There are three ways a city can conduct an annexation. He said, Mayor Guyton just completed a class, and may know more ways. One way a city can conduct an annexation is 100% of the property owners signing a petition, 90% or 80% with a few technicalities you must do if not 100%, and if it exceeds 3% of your population, there must be an act introduced to the state legislature by the local or state representative. He said it does make sense, and it was discussed prior to him being hired, for both Westminster and Glenmore.

Council Member Turner stated he did not think it was enough people in Glenmore to make the 3%, and it may not be a feasible idea. Mr. Stephens said it may be, and they could send a correspondence out to determine how many rent verses property owners. A lot of renters do not respond to correspondences, historically, which caused it to fall off. He does not think it would have to go to a referendum of the citizens but must go to the state legislature. If they all agree, and the county agrees it is not prohibited. Sometimes, they prefer to do so on the first year of a two-year session.

Council Member Greg Free asked how many houses are in that subdivision. He knows where it is, but he had never driven though. Council Member Duncan stated 50 to 75 if not more. Mr. Stephens said, it was half the size of Westminster.

Mayor Craig Guyton said there are five ways a city can annex property. The only one that will apply to this assuming they do not get a 100% of the people, is a 60/60 plan which is 60% of the homeowners would have to be in favor.

Council Member Turner said it would take an act of Congress because so many are renters. He also shared, back in the late 1970's when they designed the city limits of Euharlee, the state made a mistake on one of the land lots. That is why the city limits is on a centerline of Euharlee Road but was supposed to go across the field. The property on McCormick that is in the city, he would also think, it would be to the city's advantage if they straightened and made it consistent the city limits round. The city limits were supposed to be a circle. He would like to ask Mr. Stephens to find out how or if they could straighten up the city limits.

Mayor Guyton stated the only way to do that is through annexation with property owners' agreement. Council Member Turner said he was aware of that but was hoping something had changed over the years and would give them a chance to correct.

Mayor Guyton said Mr. Stephens can contact the property owners. There are not that many in there. Council Member Turner said people cannot speed on one side of the road and can on the other, and the police cannot legally do anything about it. They need to straighten it all up.

Mr. Stephens said he would contact the property owners. Mayor Guyton stated he would welcome their input. Several own the same property which would be 100% and with 100%, if he read it correctly, you do not have to have the county's approval.

Council Member Free said annexation can be a good thing. He took the class back in the summer virtually. One thing he learned and applies to them in the future, what Council Member Turner said does make sense. The properties on the boundaries and how to include them, which the mayor has already shared; to make annexation to make sense to a lot of people he learned in that detailed class, people want to see the benefits and what type of services the city offers to the citizens. There question would be, why do we want to do this. Obviously, they have zero tax, so it is obviously not a tax revenue, but it could be in the future. It will be a good discussion to have as a council and discuss these things and what are the city's plans in the future as you add these people and developments on Euharlee Road that will potentially bring hundreds of people to the front door and how does it impact the city.

Council Member Turner said he does not believe in spot annexation. Its not feasible and not healthy for the police department.

### **Public Comments**

Resident, John Winnenberg of Euharlee commended the city on the re-surfaced courts, the disc golf and the pruning at Joe Cowan Park. He stated it looks nice, and as a citizen, thank you.

Resident Steve Gray asked if there was a diagram for the disc golf course. Council Member Greg Free said there is a Facebook page called Edge Golf with pictures of the general layout with a map. It is also one hanging on the tennis court fence. Mayor Craig Guyton stated there will be signage eventually, similar to what you would see at a golf course. Mayor Guyton and Council Member Free mentioned an app called U-disk which will show the layout. Council Member Tim Abbott stated Euharlee would have to be added to the app. He shared the disc golf was a good addition. Mr. Roberts did Euharlee a good favor with the great addition. Mr. Stephens stated he played with his nephew who had the app, and it was definitely needed.

Council Member David Duncan motioned to adjourn the meeting. Council Member Greg Free seconded the motion. The motion carried with all voting in favor.

With no further discussion the meeting adjourned at 7:41 pm.