

**CITY OF EUHARLEE
CITY COUNCIL MEETING MINUTES
SEPTEMBER 6, 2022**

Mayor Craig Guyton called the meeting to order, led prayer, and 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 Greg Free motioned to approve the minutes for the City Council Called Work Session, August 2, 2022, City Council Meeting, August 2, 2022, City Council Work Session, August 16, 2022, and Called Special City Council Meeting, August 16, 2022. Council Member David Duncan seconded the motion. The motion carried with all voting in favor.

City Manger Update - James Stephens

City Manager James Stephens reiterated the council had received emails related to the Frankie Harris Park project and wanted them to know the advertisement would be posted tomorrow and the bids will be ready to open at the October regular meeting to award.

Bell and Associates have progressed and are ready to be at the September work session to address amenities and try to finalize details the city would like to consider for the master plan.

Both projects are on schedule.

As they all know, when the Planning and Zoning ordinance was drafted, and at the time they did not have sewer services available in the city of Euharlee. It is now available, and he would like the city council to authorize him to have P&Z discuss and determine what they consider a new minimum lot size for lots that are tied into a sewer service. The minimum lot size is currently 15,000 square feet. He did not need a motion; one of the P&Z members was present at the meeting. Mr. Stephens would also like for P&Z to look at the overlay ordinance they briefly discussed a couple of meetings ago to see if they have any recommendations, updates or to leave the environmental overlay in place on the property adjacent to the power plant at the Etowah River. He asked if they had any questions in reference to those topics, he would be glad to address.

Council Member David Duncan asked if it was 15,000 square feet for a hook- up. Mr. Stephens answered no; it will be for a lot-size. Council Member Duncan asked what he recommended, smaller. Mr. Stephens said he would recommend smaller without the need for field lines.

Mayor Craig Guyton said they have never discussed it because everybody was on septic. Now they need for the Planning and Zoning to give them a recommendation.

Council Member Joe Turner asked if the campers at the camp site will be hooked up to the sewer. Mr. Stephens answered no. Mr. Stephens said that would not impact the minimum size for a camp site. It is for residential property.

Mayor Craig Guyton asked if anybody had an objection to P&Z reviewing, a lot-size with sewer and the overlay ordinance. Council Member Tim Abbott said he had no objections but asked them to explain the overlay ordinance they will be looking at. Mr. Stephens stated in 2007 the city council and the Planning and Zoning Commission adopted a segment that was incorporated into the planning and zoning ordinance which is a 168-page document. Just like the city has residential for R-1 for single family dwellings, commercial, and multi-family they developed a section called environmental overlay. He

assumed in 2007 the Department of Community Affairs and possibly, the Environmental Protection Division was strongly pushing green space property. There are two tracts of land in Euharlee that has an environmental overlay district; one is off Milam Bridge Road, and the other one is behind the tower shopping center. He really did not understand what the environmental asset is to that one that has the designation but does understand the power plant and the river on the other. There are only two tracts that are impacted. Because the state has requirements that protect the Etowah River, and the city also has a larger buffer than the state requires along the river; because they have environmental protection for the river, he would like for them to have a debate about whether the environmental overlay is still germane and pertinent, and it may be.

Former Mayor Foulk sits on that board, and she was on the council in 2007, so she may have some insight that would change what he thinks about it now. He thinks it should be considered, to be lifted because it only impacts two tracts of land, and they city may get in a situation where they may have to consider a variance and it would be better just to update the ordinance. He said, with her history she may have some information that may totally change his position on it. He thinks it is redundant with the protections they have with the state code for the river, as well as the 75-foot buffer.

Council Member Joe Turner said he did not have a problem and would suggest he does that. He continued referencing Mr. Stephens's mention of the green space; it was to protect, like the piece they will discuss, that would be considered part of the green space. He said it is not a bad idea for them to review it because so much had changed with subdivisions and building houses.

Mayor Guyton said there were no objections, and Mr. Stephens had his marching orders.

Mr. Stephens at that time also let the council know he had been working on a proposal, and an analysis for the solid waste collection, and would be prepared to share the details at the next work session.

There were no public comments.

Council Member Tim Abbott motioned to go into Executive Session, amended to add for, the purpose of Real Estate discussion. Greg Free seconded the motion and amend the motion. They all voted in favor.

The council returned from Executive Session at 8:00pm. There were no actions taken, and no votes taken. However, because of the discussion, he entertained a motion to add real estate discussion to the agenda for the regular city council meeting.

Council Member Greg Free motioned to add the discussion of real estate to the agenda. Council Member David Duncan seconded the motion. They all voted in favor.

Mayor Guyton stated the item they added to the agenda, is an offer the city received for city owned property at 93 Cliff Nelson Road. Pursuant to their previous discussion he asked if there were any other discussion and if not, a motion was in order.

Council Member Tim Abbott motioned to accept the proposal from SA Land group to purchase city owned land at 93 Cliff Nelson Road, and the purchase would include them establishing a sewer easement and will be contingent on the attorney approving the final contract and documents. Council Member Greg Free seconded the motion. The motion carried with a 3-2 vote in favor.

Council Member Tim Abbott motioned to adjourn the meeting. Council Member Greg Free seconded the motion. They all voted in favor.

With no further discussion the meeting adjourned at 8:03 pm.