

CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
JANUARY 17, 2023

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, David Duncan, Greg Free, and City Manager James Stephens. Council Member Joe Turner was not present.

JCP Fertilization Program - Becky Pruitt

Parks and Recreation Director Becky Pruitt stated the council had before them bids for Joe Cowan Park baseball fields, soccer fields and the common area annual contract. She recommended TruGreen for the annual fertilization contract.

Council Member Tim Abbott said this would be an opportunity to expediently improve the appeal. He did not know anything about TruGreen or the other bidder's capabilities so he would trust her opinion. Ms. Pruitt stated it would include all of the common areas which they have not done in the past. She was charged by council to hydro seed and sod some of the red clay areas. She wants to get rid of the red clay as much as they do, and that is the focus this year to get green, and to beautify the park more. Council Member Abbott asked if TruGreen is also the company that can help them with the fields and drainage. Ms. Pruitt said that was something different. They have worked with a gentleman that has helped them with field one. There has been at least fifteen inches of rain over the last three or four weeks, and it has made a difference. They are now working on field three. Council Member Abbott asked if there was one company that could do fields and preparation; it is easier to deal with one instead of two. Ms. Pruitt said she would love to find someone like that.

City Manager James Stephens asked the date on the proposal. Ms. Pruitt said it would start March 1st.

Mayor Craig Guyton asked if it was always contracted for the full year. Ms. Pruitt said the four years she has been there they have.

Council Member Greg Free asked if the current provider was currently treating the common areas. Ms. Pruitt said no. He asked if TruGreen would provide irrigation, and if TruGreen were the only one to bid common areas. Ms. Pruitt answered yes. Mr. Stephens confirmed she gave all of them the same opportunity and she said yes.

Council Member Free said he did not know the other companies, but on a professional level he spoke about TruGreen. He used them at one point, and was satisfied with their services in a different profession. They seem to have the man power to get the job done relatively quickly, and their turf management program was pretty good. He said that was the extent of him dealing with them. He agreed with Council Member Abbott, for the ball fields to look their best, and he has seen the staff put in a lot of work. Council Member Abbott stated, he read that one of the bids received included athletic field maintenance and the others did not. What would be the plan if the bid chosen did not include athletic field maintenance. Ms. Pruitt said, they have someone they are working with that does field maintenance, but the staff does most of it. He is also assisting them with taking off the first couple of layers of the dirt, crowning it properly where it drains, and putting in drainage pipes, which is done separately by another person, and had also trained them on the ABI drag machine. They are getting their monies worth. Mr. Stephens said if you have not had a chance to see field one since the work has been done, go take a look. You will be able to tell the difference. Council Member Free said if you look at the bid on field maintenance it is just turf treatment and was named differently.

Mayor Guyton stated it will be on the February 7th meeting agenda.

Power DMS Contract – Chief Jody Matthews

Chief Jody Matthews stated the council had before them a contract that would be valid February 1, 2023, through January 31, 2024. Power DMS is a platform the police department use to house the policies and procedures, the SOP, and used for state certification. The police department provided a login, and the administrators and assessors could view it from their office. It is used for training officers with power point presentations and written test. The department uses it for a lot of things, and had it since 2019. He requested a renewal for another year. Mayor Guyton stated it could not be approved until February 7th and would it be an issue. Chief Matthews said it should not, it states a net 60 days so it should be fine. He would notify them payment would be issued after the start date. Chief Matthews said he was happy with the program.

City Manager James Stephens said it brings the SOP to life, as a non-law enforcement person, it has helped him. The staff was great, but the software was incremental with them getting the police certification. Chief Matthews added the officers have access from their cars and various places. The most important part, it is a tracker for the police department. Each year the officers have to review the policy and digitally sign off they have read and understand it. Mayor Guyton stated it will be on the agenda for February 7th.

Road Striping- Barry Atkison

Project Manager, Barry Atkison stated the council had in their package a road striping summary. He shared a methodology that led up to the results with him being new to Euharlee. He received a list of all the roads and drove them all. He did an initial assessment on paving conditions, striping and other notes with sidewalks and gutters, etc. He also made a note of things that he thought should be on the LMIG list over the next 5 years which led to the scope of work.

He explained the linear columns goes down to Milam Bridge Road and stops, and above that line work needs to be done with a good bit of striping and it applies to everything that has linear footage attached to it. Below the line are intersections and stop marks. Some of them on the scope work include thermoplastic that contains the high base paint. The reason for that was those few roads with the high base paint need the striping, and is almost gone, but they also need to be on the LMIG list. He didn't want the city to spend money on the thermoplastic to turn around and do road work on a few roads.

Mr. Atkison said he had a quote he was working off of, but it appeared to him it was going to be below \$100,000. He would need guidance from mayor and council to proceed with the bid package. He completed the bid package and sent it to Mr. Stephens for review.

The other thing was the timing for the release of the work. A lot of work will be done between two schools. You cannot do thermoplastic unless the temperature stays above 58 degrees. It may be advantageous and not release it, maybe in May, and not do the school zone until May, after Memorial Day when school is out. It will be very impactful. He also needed to know if he missed a road they thought should have been on the list.

Mayor Guyton asked if the timing to release the bids meant to release them later rather than now, because it could be good for only 60 days. Mr. Atkison said in the bid package, they want to give bidders only 90 days to complete. They can start striping in May and finish between the schools.

Council Member Greg Free asked about the items with HPB next to them; are those the items in the next 5 years the county is going to re-pave. Mr. Atkison said, they should be on LMIG, but he would need to make sure. Council Member Free asked if they could confirm that by February 7th. Mr. Stephens said, they control most of that, and the column with HPB needs a tremendous amount of research.

Mr. Atkison also mentioned, off Hardin Bridge Road, Milam Bridge, and Covered Bridge in the Historic District needs to be included on LMIG.

Council Member David Duncan asked if it was all high gloss paint. Mr. Atkison said yes, and all the new striping will have the RBM reflective in yellow or white, especially in the school zone.

Mayor Guyton said, even though they have good pricing he would like to bid out to be good stewards with the money. Taking his advice on the bids, Mayor Guyton agreed later is probably better. If they put the bids out in March, receive them back for Mr. Atkison to review them, have ready for council review at the March 18th work session, and ready to vote at the May 2nd city council meeting if the council so chooses. Mr. Atkison said he was okay with the dates.

Jolly Building Updates - Barry Atkison

Project Manager, Barry Atkison stated with the help of city staff and it has been enjoyable, they did an interior demo in the Jolly building, meaning they opened it up and cleaned it from head to toe. During that time, the HVAC stopped working. They had the HVAC company come out and look at it for repair. The bad news, it was a 1970-year-old system. He invited three HVAC companies to give him quotes. He explained that all the contractor work estimates on the sheet he provided council are real. The electrical quotes are not complete, the plumbing is complete, need two more roofers to review, and the gutter quotes are complete. On the signage he and Chief Matthews discussed it would be nice to identify it as a public safety training building facility at a reasonable cost. The \$35,000 for contractor work is a pretty real number. The in-house work is completed, and only invested about \$600. The next column was the in-house work remaining; and to try and maintain a reasonable cost he discussed with Mr. Stephens, and moved more of the remaining work to the staff. It is stuff they can do, but it does stretch out completion time. He also included items to purchase, and it does include tying into the sewer system. It gives them a very usable building for the future. He is confident they can bring it in for under \$50,000. The only disclaimer he shared unknown was the drainage, the horizontal tee in the bathroom until they open the wall; that is the only thing and he did not have a clue. He does not think it will be a problem, but he wanted to share the only line item not included on the sheet.

Mr. Atkison stated he did not want to spend any more money until he got direction from mayor and council and was at a hold point until a decision was made.

Council Member Tim Abbott said the worst thing you can do to a building is nothing. He will not put that on the city staff, but for whatever reason the council decided to do nothing is why it will cost \$50,000 instead of \$30,000. He would like to be part of the council that is building legacy for the city. He appreciated the thoroughness on every line item, functions in the building, and he supports the project to have functional facilities to help the police to become better to ensure citizens safety.

Council Member Greg Free stated it says police department training center, but will the building be used for anything else when it is redone or do they know what that plan looks like for the future.

Mr. Stephens said he was not as familiar with the equipment they received with the grant. This was precipitated by a grant Chief Matthews got for an active shooter simulator that would go in the building. He doesn't know how mobile it is, so that is the main thing it will be used for. The police department anticipate working with and reaching out to other agencies, making available for smaller agencies or agencies that can benefit from the training. The budget Mr. Atkison has been working on is based on an amount that is already on deposit in the SPLOST account. There is enough in the bank to cover the Frankie Harris Project in full, and to cover the Jolly Building project in full, if they never collected another penny of SPLOST, which is ongoing with a collection for the next five years before it is voted on again.

Mr. Stephens was looking for approval from council to work with the contractors Mr. Atkison provided. The contract work was not a bid environment, but he did talk to multiple contractors and gave them the same information below the threshold of \$100,000. He hoped he would have the latitude to go with the

low bids on February 7th. Council Member Free said that answered his next question. Mr. Stephens said if you asked him to bid the entire project for one contractor, he thinks you would save more money by letting him work as the project manager rather than one general contract worker. He definitely has the capability to do it and grateful to have him on board. Mayor Guyton stated it will be added on the February 7th meeting.

Digital Sign - Council Member Greg Free & City Manager James Stephens

City Manager James Stephens said the quote included he received from Connected Sign. It is not a quote for one large sign, but for multiple signs with one large sign if they pursue it. It included three other inactive signs if there was an interest. One could be put at the Osborne Park, Joe Cowan Park and the sidewalk on Euharlee Road. It is a significant amount of money from what they had discussed, but it was what he was able to put together for the timeframe he was working with.

Council Member Greg Free said it was about a year ago when they discussed electrical signage. The city staff does a good job communicating via Facebook, social media, the website and to those that come to the city hall. He thinks they would agree that the world is moving toward some type of digital sign to get a message out. They do a mailer now, but it would be nice to drive by and see everything on that mailer. The city of Emerson has one that he drives by daily. He also said, Council Member David Duncan mentioned the church in Euharlee may be interested in having a sign. He asked Mr. Stephens about the current sign ordinance and would it prohibit them from having an electronic sign and would it have to be amended it as written. Mr. Stephens said yes. Council Member Free said they need to look into that first. The way it reads, it would prohibit. If it is amended, it would open up for the church, the schools, and for others to apply. Council Member Free said he liked the idea of multiple signs, and if decided to do something like that, start with one and add as needed. Mr. Stephens said with Connect Signs they could. Council Member Free asked if it would be controlled by the city staff for contents and Mr. Stephens said yes. Council Member Free said that is why he wanted it on the agenda because it is a great way to put information out to citizens with events going on in the city. He spoke with Chief Matthews about safety and didn't think it would be good at Covered Bridge and Euharlee Road; it could create a safety hazard. The location would be discussed with council. He further shared, this is the direction businesses, government, and churches are going, and it is an effective way to get information. Mr. Stephens said he will go ahead and assign it to the Planning and Zoning Commission to make it more 2023 friendly.

Council Member Tim Abbott asked for pictures. He shared it is not about signs, but to share information about the city, and events within the city. It is part of how they tell the city's story a little better. The cost seemed high, but if you make it about communication, it is another way to effectively communicate.

Mayor Craig Guyton said his only concern is the placement for viewing. Council Member David Duncan asked about the size of the signs. Mrs. Stephens said one will be ninety-five inches and the other three would be sixty inches. Council Member Free asked about working together with the school system and they both win. Mayor Guyton asked if it was the school or the PTA that approached the city. Mr. Stephens said it was the PTA in regards to COVID funding they anticipated to receive. Mayor Guyton said they need to ask the school or the school board if they are still interested. Council Member Abbott said if they cannot do it safely, it will not be effective at a stop sign or a school zone. Mayor Guyton asked the speed limit for the one located in Emerson. It was shared 35 mph. He said to refer to Planning and Zoning and they will go from there.

Old Museum Repairs- James Stephens

City Manager James Stephens said the tenants at the Old Museum have vacated the premises and there is some buckling in some areas in the flooring due to some dripping from a cooler that caused for some

repairs to be made. A gentleman from D & T Construction provided a quote for the labor for the project. It will be a benefit for the city to buy the materials and save the sales tax. They have a potential tenant that is interested in the building. As Council Member Abbott stated earlier, to take care of their assets they have to keep them up. He was looking for approval for that location for D & T to provide the labor and the city to provide the materials. If the amount were to exceed \$10,000, he would contact the council immediately before he spent anything over. Council Member David Duncan asked if it was the same company that did the work at the church and Mr. Stephens answered no.

Council Member Tim Abbott asked if they should consider if that layout is the best for a rental for a business to serve people in some capacity, retail or food and beverage, might this be the time to talk about more than just fixing the leaks. Maybe remove some walls or something of that nature. He asked if they should pause and think about the floor plan for usage to rent. Council Member Greg Free asked would it need to be altered for another business.

Mr. Stephens shared for a brief time it was leased to an entity that had events like birthday parties and the current layout worked. There was a hair salon that had it rented for about six months that worked fine. A potential vendor looked at it, was going to bring a builder to take a look at it for things they may want to do over and above what he was looking at in way of repairs. He is okay to take a break and slow down. He is not opposed to seeing the museum move back into that location at some point in time depending on what they decide. The \$450 rent amount helps, but they could certainly do something with the current Presbyterian administrative building the museum is operating out of. The building had many improvements since the museum originally moved out of it. With the current visitor numbers at the museum, he wished it was at a more historic location rather than the current location. He was not closed to the rental aspect of it, until he sees it more valuable than a museum. Mayor Guyton said now is the time to ask the question. He did not even consider the discussion because the proposal was put together to fix it. He said to pump the breaks on the repairs and discuss it.

Public Comments

Ron Hartman, Euharlee resident had four items to share with the council.

Frankie Harris and Osborne Park - Mr. Hartman said he had a really good conversation with the city manager about Frankie Harris and Osborne Park. He had a list of questions to ask one by one but Mr. Stephens provided the answers. He prepared a 37-bullet point document he would like for the council to take a look at it. It included his recommendations, observations, and concerns. Some are minor, but anything he submits will be a critical issue. He asked council to take a look at it to consider.

Renovation at Osborne Park- Mr. Hartman said there is a lot of confusion maybe on his part, and if public input had been closed for the design. He was under the assumption; he knows they have a contract with a developer, with a preliminary schematic and will come back to present his plans and along with what the city wants. He took the drawing and inserted his own ideas to add additional input to the design. Mr. Stephens has a copy for each council member. He discussed downsizing one of the fields, and he is in agreement not to duplicate Joe Cowan Park. He recommended to use one space of the current field and convert to a little league size field for family. He also included creating a veterans' memorial near the walkway by the creek and allow citizens to contribute. He asked them to review.

Electronic Signs - Mr. Hartman shared to place the signs where you would get the most eyeballs, and not at city hall. He thinks the perfect place will be at one of the schools if the school board will allow it.

Public Confusion with Citations and Cameras - Mr. Hartman said that people are confused about the citations. He asked, when do you get a citation, how much is the fine, and when are you cited when the flashing lights are not operating. He seen a couple of post on social media about citation amounts and the times received. For the record, what are the fine amounts, when cited, and have they ever had a case

when a citizen protested a citation and the record on the camera showed they were properly cited or continue to allow people to complain.

Mayor Guyton asked Chief Matthews about the rates. Chief Matthews said city of Euharlee and city of Emerson use Blue Line Solutions. The first offense is \$75 fine and a \$25 processing fee. Every subsequent event is \$125 and a \$25 processing fee. He shared that people have attested their citation, came to court, found guilty, and the citation was correct. The most they have had to come to court at one time for a citation was three individuals. Chief Matthews shared they have never had someone to come to court and the time on the citation was incorrect. Mr. Hartman asked if the signage for school hours, one hour before and one hour after correct. Chief Matthews said yes. Mayor Guyton shared that the two schools operate at different times, the hour before and after will be different, and the signs cover those times of operation. Mr. Hartman stated he thinks the public misconception is if the lights are not flashing, any speed is acceptable. Chief Matthews said, you can be cited anytime school is in session until those lights stops flashing at 4:30 pm. Mayor Guyton went over the times in the morning; when the lights are flashing, the speed limit is 25 mph. When the lights go off and the kids are in school, it is 45 mph and you will get a ticket if you are driving 56 mph and above. When the lights come back on it drops back down to 25 mph. When they go off after school the cameras go off. He shared two examples of the camera being off on the weekend, and during the week when school is closed. People are posting incorrect information on social media.

Chief Matthews said he posted that same information on the police department social media page and he has not received a comment about a ticket received on a Saturday or after hours. It is always on someone else page. Mr. Hartman asked about times the lights can be flashing and the camera is not on. Mayor Guyton explained it could be a day school is closed, the lights are manually turned off, and a citation is not issued. Chief Matthews explained there is a lock box for the lights. DOT is responsible; however, they are not working those holidays either. The police department is allowed one key. If the supervisor is not working, they cannot turn the lights off. The cameras are set to the Bartow County School Board calendar.

Fred Werner, Euharlee resident had a comment about the digital signs that came up back in 2006. A study was done and some of the council members wanted digital signs, but it was ruled out because it was considered a hazard. A study was done that said most of the traffic was coming from Highway 113. The best location was determined to be the Clock Tower, but it fell through because of the sign ordinance. Mayor Guyton said he was on the council and remembered it.

Butch Emerson, Euharlee resident stated he was representing Georgia Diversified Industries and on behalf of them he said thank you to the city on their support for the 2nd Annual 5k run. He thanked Chief Matthews and his staff, Becky Pruitt and her staff, and Katie Gobbi. It was highly successful. Last year they had 120 and this year they had 239 runners. The goal for next year will be 300 runners.

Mr. Emerson also addressed a rumor going around about a possible beer garden coming into the city of Euharlee at the Old Museum. Mayor Guyton said possibly, there is a company looking at it. Mr. Emerson said if they have considered it, he strongly opposed it. He does not think the city of Euharlee needs a beer garden especially across the street from their church. He posed a question; he loved Council Member Abbott's prayer talking about being bigger than we are, servitude, and humility, and asked would you want a beer garden across from your church. They are trying to go to church and worship on Sunday and you have people across the street drinking beer. For him it would be a perfect opportunity to go across the street to testify, witness and winning some souls being the person that he is. If it was a restaurant, further out, and it was contained that would be a different subject. He asked his mayor and council to pray about it. He said people have shared that the decision had been made. He said, when sitting in that seat, he sometimes has to put his personal thoughts to the side and listen to the people who put him in

that chair. Unless it is immoral or illegal, this is a democratic society but is also a republic. He asked them again to pray about it without a preconceived decision. He said God granted each person a voice and we can speak our hearts and opinions. Sometimes we have to stand up, and he is standing to oppose it. It is not needed downtown Euharlee and not across from the church. He is all for progress, but not like this, and they can do better.

David Thornton, Euharlee resident and co-Pastor of Euharlee Baptist Church stated that he loves Euharlee and it is a great place. He said he appreciated Mr. Emerson's comment and wanted to share his thoughts about the rumor of the beer garden. He said as a Pastor and thinking about Euharlee, he thinks about the good things, the children, and the good people in Euharlee, and it is a great community. He watches TV and sees all types of shooting and crime. He said they could not guarantee him, with something like that in the city that morality and problems will not go down, but he can guarantee you that it will. He has seen the influence in his family. What he does in moderation, his children will do in excess. He has seen the influence of a city government that abandon itself for the cause of money and growth. He is for the growth that is going on in the city. He will stand and shout the victory, but cannot on this and his church cannot. He has been at Euharlee Baptist for a year, and they are on the move to influence for the cause of Christ. They are in the school on every Friday with the association trying to bring the kids to a place that says come with us and do something good. He needs as a Pastor, a city council that will go with him. He said, he needs to go with the city council that will stand for what is right. He stated he wasn't trying to preach just sharing his heart.

Chief Jody Matthews shared the K-9 received his police vest. He wanted to thank Council Member Greg Free as a business owner publicly for donating it to the police department to keep the K-9 safe.

Marshall Aiken, Euharlee resident stated he was okay with the digital sign as long as the Planning and Zoning amended it. He recommended what they have in Cartersville; a day time and night time illumination with their signs. Mr. Aiken also commented on the beer garden in downtown. He didn't know how they would put it down there at the old museum, because of the setback ordinance for churches, schools, and education centers, with the library being considered an education center. He does not think it is possible to go in there. He said, just to add that to the rumor mill if someone is considering it, they might want to double check the ordinance. It might save a little heartache in the long run.

The question was asked about the size of city of Emerson's sign. It was also asked if the signage would open up the door for billboards. Mayor Guyton said he was not sure about Emerson's sign. Council Member Free said it looked to be the size of a window. Mayor Guyton answered; it could possibly open up the door for billboards. There are consequences to everything, and to be very careful about it. Council Member Greg Free asked if they currently had an ordinance for billboards, and would it fall under the sign ordinance. Mr. Stephens said it is currently restricted.

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