

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
FEBRUARY 21, 2023**

Mayor Craig Guyton called the meeting to order. Council Member Greg Free led prayer, followed with the Pledge of Allegiance.

The following were present: Mayor Craig Guyton, Council Members Tim Abbott, Greg Free, David Duncan, and City Manager James Stephens. Council Member Joe Turner was not present.

MADD Presentation – April Martinez

Mothers Against Drunk Driving (MADD), representative April Martinez presented Euharlee Officer Andy Page with the Officer of the month certificate for the month of January 2023 for his leadership in impaired driving enforcement, and education. MADD appreciates his passion to eliminate impaired driving and thanked him for his service and dedication to duty. Officer Page said thank you and he is putting forth the effort to get impaired drivers off the street. Mayor Craig Guyton on behalf of the council said thank you to Ms. Martinez for the recognition, Officer Page, Chief Matthews, and the entire police department.

Arbor Day Proclamation

Mayor Craig Guyton read the proclamation designating February 24, 2023, as Arbor Day in the city of Euharlee. The proclamation was presented to the Hoe'n in Euharlee Garden Club members. In return, the members presented a tree to plant that was donated by master gardener Steve Zuber. The garden club will gather at the Euharlee Museum on Friday, February 24, 2023 at 10:00 am and encouraged them to come by. Council Member David Duncan motioned to accept the proclamation. Council Member Tim Abbott seconded the motion. The motion was carried with all voting in favor.

School Speed Camera Concerns - Tyler Compton

Tyler Compton shared that Euharlee was great and, on the ball, when it comes to taking care of their citizens. He was proud to be from this part of the world where this kind of community is still essential. Mr. Compton explained he was speeding in the school zone, and received a ticket. He paid the ticket but there was a registration hold on his vehicle. Once the ticket was paid the registration hold should have been lifted. He spoke with Blueline and was told it was a computer error. Mr. Compton explained if he had been pulled over, he would have had an unregistered vehicle in the state of Georgia.

Mayor Craig Guyton explained he would not have received a citation nor arrested. It will not allow you to renew. Chief Jody Matthews said it does not show up as a hold. Mr. Compton said that cleared up most of his concern. He shared and asked the city to take into consideration, when a new system is introduced or put something in place, there is an increased risk surface, which is anything that is abuseable outside of your trusted network. There have been a couple incidents in the area with ransomware. Anytime digital systems are put in, it is information that can be stolen in the surrounding area and people driving though. Mayor Guyton apologized to him. It was a human error, and he was sorry he had to clear it up at the courthouse. City Manager James Stephens stated with Mr. Compton's information it assisted Blueline to improve their processes.

Event Dates – Katie Gobbi

Community Development Director Katie Gobbi presented 2023 events to include the Farmers Market, Food Truck Friday and the Fall Festival, with dates and changes for some events due to the progress in projects in the city.

Farmers Market dates are from June through August, and will remain on Tuesday. There will be no market on July 4th. There will be a change in location due to the proposed work at Osborne Park, and will be held outside the Welcome Center and Museum. The staff feels it is a win, and beneficial to bring people to the museum on a Tuesday which is a slower day for that facility. It is also a really great corner for visibility for

the farmer's market. The fees would remain the same except with an option, recommended by the vendors, to participate weekly and pay \$5 a week for produce vendors only. This would cost more than a full season, but an opportunity for those who cannot participate for the full season. It is cheaper to sign up for the full season with a guaranteed spot. Council Member Greg Free asked if there was a limit. Ms. Gobbi said she could not tell him at that time. Of course, depending on the weather there are (43) spots at the welcome center parking lot. If it rains, the vendors will prefer to be in the parking lot. Council Member Duncan asked the full season fee. Ms. Gobbi said \$50.00. She shared with council prior to advertisement.

Food Truck Friday recommended dates are May - October. The month of April is not included due to the possibility of it being cold and possible sleet. Also, this year they would be competing with Spring Break and Easter weekend. It would land on Good Friday. Frankie Harris Park is the ideal location and Osborne Park will be under construction. In May, Frankie Harris Park may not be completed, and May 13th the city will host the Duck Derby. The shift in dates is from April through September to May through October. The recommendation was to have the May event at Joe Cowan Park. Ms. Gobbi said she had a quote for the stage in the amount of \$2500.00. She would seek a sponsor to cover the cost for the stage. She felt comfortable to do so without tapping into sponsorship for other events. The rest of the months the event would be in Frankie Harris Park. They are looking to blackout some of the campsites to accommodate vendors. A heads up would be provided for those who would be booking to camp. Ms. Gobbi those were the plans for this year. The last Food Truck Friday held on October 13th would lead right into the Covered Bridge Fall Festival to be held on October 14th at Frankie Harris Park, and already are working on vendor set-up.

Mayor Craig Guyton asked if she envisioned the option for vendors to come Friday night as well. Ms. Gobbi said it was being discussed. Most vendors on Friday are just setting up their tents and tables, but everything is under discussion.

Council Member David Duncan asked if they would move back to Frankie Harris Park from Osborne Park. Ms. Gobbi recommended to stay in Osborne Park permanently once the redevelopment was completed with the amphitheater and food truck spots.

Council Member Duncan asked if the RV park would be completed by June. City Manager James Stephens said weather permitting, they proposed to be finished by the Memorial Day weekend.

Council Member Tim Abbott said no questions but thank you for the hard work. Thanks for bundling Food Truck Friday and the Fall Festival. People need the outdoor break.

Mayor Guyton said before getting sponsors for the stage, make sure Osborne Park will be moving dirt by May. Mr. Stephens said it would not. Mayor Guyton suggested to keep the event at Osborne for May, and work with the advocates to better both events. He knew the space was needed for the duck storage, but if there was a way to store them on the ball field and leave the pavilion open, it could be a good collaboration. The city could advertise their event, and on the advocate's website, advertise a duck derby concert. It was a possibility before spending \$2500.

Council Member Greg Free said with the number of people on that Saturday do you see in the future half of day on Sunday. Ms. Gobbi said eventually yes. It is something that has happened in the past 10 years. A half day Sunday focused on gospel singers with kind of line up to match the day. However, the vendors love the one-day event. Once they see how it is going to work with the campground, then they can look into expanding. Council Member Duncan said he remembered Saturday and Sunday. Mayor Guyton remembers a Friday, Saturday and Sunday event. Ms. Gobbi said she and Ms. Bailey have been reviewing it, and one concern is enough volunteers and staff to do it well. Mayor Guyton said they will vote on the event dates at the March 7th meeting.

1st Reading - Amendment Land Subdivision Ordinance – Katie Gobbi

Community Development Director, Katie Gobbi stated the council had before them the 1st reading to amend the table in section 1-2-8.5 of the Land Subdivision Regulations Ordinance regarding Minimum Street Right-of-Way and Pavement Width. The current table and the proposed changes are both listed with the changes in red. The original ordinance was written in 2003 and amended in 2006. In the near future there is a need to address other sections in the ordinance to update. This was pertinent for the timeline of developments to review the specific part of the ordinance. During the most recent site plan review, the city's ordinance for the local street pavement width is in excess of Bartow county's requirements. By changing it to 22 feet local street with curb and gutter, and 20 feet local street without curb and gutter, it will make them consistent and less impervious surface causing less run off and less potential for flooding. City Manager James Stephens stated the table is from page 168 of the Zoning Ordinance. This would be considered the 1st reading if the council was comfortable with making the change and to be consistent with Bartow County.

Joe Cowan Park Contract Bids – Becky Pruitt

Parks & Recreation Director, Becky Pruitt stated council had before them a proposal and detailed document for the dugout, and bleacher coverings at Joe Cowan Park. She explained in 2019 three bleachers were recovered by a company that went out of business before completing all the covers. In 2021, the remaining three bleachers were recovered by Complete Concrete, and are still under warranty. The 2022 ice storm in December damaged the three covers and the three dugout roof coverings. The quote she presented included six dugout coverings, and six bleacher coverings using aluminum to match the covered pavilion in the stadium field. The staff recommended the quote from Complete Concrete. The surrounding city and county parks all have the metal awnings, dugouts and bleachers. Ms. Pruitt was concerned about heat, but she was reassured it was good. It will also be less maintenance. The total amount of the quote is \$33,075 which includes \$11,175 taken off of the final bill due to the warranty. Mayor Craig Guyton stated they will take that up at the March 7th meeting.

Land & Water Conservation Grant Resolution – Becky Pruitt

Parks & Recreation Director, Becky Pruitt stated the LWCF grant is specifically for outdoor recreation projects and wanted to apply it towards the Osborne Park project. A 50% match is required, and the request will be for \$500,000. The match will come from the American Rescue Funds for the Osborne Park project. The resolution is just a step in the pre-application and is needed before the next to step to apply. The grant is not awarded until the fall of 2024, and it is a two-year grant cycle.

City Manager James Stephens said the matching monies would be out of the Osborne Park project with the American Rescue funds. It is a large amount of money, but the ARP funds they are using on Osborne would be used in the application as the matching funds. Mayor Craig Guyton asked with the council voting on March 7th would that leave enough time to apply. Ms. Pruitt said yes, it starts in April.

Manager's Report - James Stephens

City Manager James Stephens reminded mayor and council on March 6th there will be a Euharlee Priorities Day to set priorities for the remainder of 2023 going into 2024. It will be facilitated by Tamara Brock of Georgia Power, Economic Development. Georgia Power has a data tool, and, on that day, they will be able to tell the city how many people attended the Fall Festival and the counties they came from. The data will also be available for Food Truck Friday. It is based off of technology through location services on cell phones and it is not 100% accurate. As part of the school camera proposal, the police department received two free tag readers. He will be using that technology to collect data internally related to the traffic flow, and coordinating that information with Tom Sills with Cartersville Metropolitan Planning Organization. Those pieces of information evaluated with Mr. Sills expertise, and possibly James Evans from the Euharlee Planning and Zoning Commission, he looks forward to presenting a request to fund a traffic study sometime in the summer of this year.

Mr. Stephens mentioned the digital sign the council had discussed. There would need to be a requirement change to the ordinance if they decided to do a digital sign. The staff is actually looking for guidance for the next step to take for a potential digital sign.

The PUD development the city council recently approved for rezoning, have submitted plans to the city's third-party engineer, that will use the plans with consistency with the code ordinances, with environmental protection regulations, and land disturbance permit regulations. The developer is in the process of responding to the comments the engineer made. On the March 7th agenda a preliminary plat application will come before the city council. The official name for the project will be called Cherry Glen.

The work at Frankie Harris Park has been slowed a little. There are a couple of trees that are in conflict with the sewer route, and working with Georgia Power. The trees are in the fall line of a transformer and Georgia Power would not let the city engage with a third party to remove them. The trees are scheduled to be down by the following Friday. With good weather, the anticipated date for completion for the project will be around mid-May. So far, \$98,000 of the 1.2-million-dollar project that is on schedule, and currently with no change orders. If Georgia Power were not able to get the trees out of the way, the city was looking at some other alternatives, but it appears to be resolved at this time.

Mr. Stephens stated as they all know, in the past there have been plans for Lowry Mills. Council Member Joe Turner who was not present, wants to phase the project for the mill to have an observation deck with the wheel. Currently, it is not an active project. It is inactive.

Osborne Park- James Stephens

Mr. Stephens shared the updated schematic and the proposed discussed amenities with Osborne Park. The significant change from the first presentation was a second bathroom. He is still unhappy with the location of the second bathroom to the left of the amphitheater, and would like to move it closer to the playground area. If recalled, there was a small number of parking spaces and now you can see the additional 133 parking spaces. There is a walking trail all the way around the existing property. There are spaces for eight food trucks to be accommodated at that facility along with the amphitheater that will hold close to five hundred people. The final location of the amphitheater is still being worked on. It has been moved a little to the northeast because of the way the sewer line runs through the property. He still thinks it could be closer to the corner of the property. The final location is still under discussion. He would look for approval to go ahead and put the bid documents together. The construction would not start before Mother's Day. Osborne Park and the creek have been committed for the fundraiser with the Duck Derby. After that he is hopeful to break ground. Mr. Stephens was not looking for a binding vote but didn't want to put the documents together until they were ready as a council. He was looking for guidance to give Bell and Associates the go ahead.

Council Member Tim Abbott said it was quite an improvement. He agreed they needed to talk about the bathrooms. He asked if there was only one way in and out of the parking lot? Mr. Stephens said the trails are wide enough for a car, but Council Member Abbott was correct. Council Member Abbott asked if there was a plan for mixed use? There are times with high volume walking and would like more than one way to enter and exit. Mr. Stephens said it could be accommodated.

Council Member Greg Free said it definitely took in consideration the information from the shareholders, and the community input. It had been an extensive conversation and that is the best layout of the amenities, the amphitheater back a little bit, and flop the restrooms around. It will be a great use of the park, and it still protects the history. He thinks it is the best version the council has seen. Mayor Guyton reiterated the restroom to be closer to the playground and it leaves a lot of green space for things you would do in a park. Mayor Guyton said to move forward with the bid documents. Council Member Duncan agreed.

Public Comments

Ron Hartman, resident of Euharlee asked if the council had received the copies of the questions he submitted, and Mr. Stephens answered yes sir. Mr. Hartman said the reason he sent it out is because it is important for the citizens to be aware of what is going on, not rumors of what is going on and funds that are pulled out of the city's budget. The items need to be added to every meeting and work session. Mayor Craig Guyton said that one of the reasons Mr. Stephens did the manager's report was to cover Mr. Hartman's questions and plan to do so going forward.

Mr. Hartman asked about the status of the digital signs, when would the council approve the budget, and if they agreed with the cost of \$80,000 for the digital sign. Mayor Guyton shared the council will not approve the budget for the digital sign until the ordinance is changed. You would not approve a budget for a sign that you cannot legally put inside your city. The next step is for the council to discuss a location. It is a big deal if they can't agree on a location. Council Member Tim Abbott said where do you see more information each day on your phone or on signs. He appreciated Mr. Hartman's heart because he wants to be stronger in communicating things to citizens. Council Member Abbott said he doesn't think they know enough at that time to render a decision, and if \$80,000 is the best way to improve communication in the city of Euharlee. Mr. Hartman said the signs would be to bring attention to the city to draw people and let them know what is going on. The events discussed would be perfect information to put on a sign.

Mr. Hartman also asked about the Tilley Farms subdivision. The council responded the official name is Cherry Glen. Mayor Guyton explained it is in the engineering phase.

Mr. Hartman's said he walked Frankie Harris Park and he was concerned about spaces five and six electrical outlets.

Mr. Hartman asked about the beer garden. Mayor Guyton said there was no proposals but would be discussed in a public meeting. Mr. Hartman recommended a poll to go out for public opinions of a much larger number of people. There are good points to made about the beer garden, as well as, the bad points. Council Member Abbott said he wants to change the conversation from a beer garden to the next best business in downtown Euharlee and build off that to serve the citizens. He liked the idea of a survey, but when you look at the number of people that vote in Euharlee, they will not complete the survey. Council Member Abbott said he gets the beer garden, but as a council member he is looking to bring establishments that will attract others and enjoyment.

Council Member Greg Free said he put it on social media and got a great number of responses. He said it goes back to Council Member Abbott's point. The technology of soliciting responses from people is working. It is not full proof, and not everybody has social media accounts, but his point was exactly right. They can all debate the word beer garden a thousand times. They haven't heard or seen anything and should be about what business will be the best for Euharlee; read thee Facebook comments and you will get your answer. There are a gamut of ages and backgrounds that responded. But if everybody had to weigh in on every single thing, nothing would get accomplished which is why you elect people to hear your concerns to get those things accomplished.

Mr. Hartman asked what happened to Jo Jo's market. Mayor Guyton said they are rebuilding.

Marshall Aiken, resident of Euharlee shared some history about the mill when it was rebuilt. It was not an actual water mill, but turbines and two are out back under some tarps. He was curious what it would take to utilize them for a display at the museum.

With no further discussion the meeting was adjourned at 7:58 pm.