

**CITY OF EUHARLEE
CITY COUNCIL MEETING MINUTES
MARCH 07, 2023**

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.

Council Member David Duncan motioned to approve the minutes for the City Council Meeting, 02.07.23, and City Council Work Session, 02.21.23. Council Member Greg Free seconded the motion. The motion carried with all voting in favor.

UNFINISHED BUSINESS AND NEW BUSINESS

Land Water Conservation Grant Resolution- Mayor Craig Guyton

Mayor Guyton reminded council the document was reviewed in the work session. The resolution will give the staff approval and authorization to apply for the grant.

Council Member Greg Free motioned to adopt the resolution. Council Member Joe Turner seconded the motion. The motion carried with all voting in favor.

Joe Cowan Park Bids- Mayor Craig Guyton

Mayor Craig Guyton stated, the Parks & Recreation Director Becky Pruitt discussed the bids at the work session. It included six dugout coverings and the six bleacher coverings. Several were under warranty, and with that amount removed the total would be \$33,075, and will include a warranty.

Council Member Joe Turner motioned to replace the coverings. Council Member David Duncan seconded the motion. The motion carried with all voting in favor.

2nd Reading -Amendment Land Subdivision Regulation Ordinance- Katie Gobbi

Katie Gobbi, Community Development Director stated the council had the same chart before them that was reviewed at the previous work session. It is the 2nd reading to amend Section 1-2-8.5 of the land subdivision regulation ordinance, regarding minimum street right-a-way and pavement width. The current table requested two changes. Council Member Greg Free asked if the change would bring the chart in line with most other municipalities. Ms. Gobbi said yes, and stated the city's current ordinance was more than Bartow County. Ms. Gobbi shared the previous information dealing with curb and gutter, and proposed the 26 feet wide minimum width for local street with curb and gutter to 22 feet, and 24 feet without a curb and gutter down to 20 feet which is in line with Bartow County.

Council Member Tim Abbott motioned to approve the 2nd reading of the amendment land subdivision regulation ordinance. Council Member Greg Free seconded the motion. The motion carried with all voting in favor.

Preliminary Plat - Cherry Glen- Katie Gobbi

Katie Gobbi, Community Development Director stated the council had the preliminary plat application before them. The staff recommendation is for approval of the preliminary plat, and is reflective of the PUD approval from city council back in October 2022. The applicants were present if anyone had further questions. Mayor Guyton assured the questions from the engineers going back and forth have been answered. James Stephens, City Manager answered yes. Council Member David Duncan stated he had a question about the driveway but Ms. Gobbi answered prior to the meeting.

Council Member David Duncan motioned to approve the preliminary plat. Council Member Joe Turner seconded the motion. The motion carried with all voting in favor.

Council Member Tim Abbott asked Adam Baker how they came up with the name of the subdivision. Mr. Baker said it was the marketing department that came up with the name and he did not know.

Event Dates - Katie Gobbi

Mayor Guyton stated the Farmer's Market would run June 2 - August 29 except for the week of the 4th of July, and will be held at the Welcome Center & Museum due to the downtown construction that will take place. Food Truck Friday will be held May - October. The first one will be at Joe Cowan Park, and the remaining will be held at Frankie Harris Park this year. The Covered Bridge Fall Festival will be Saturday, October 14th at Frankie Harris Park. Katie Gobbi said per the mayor's request at the work session, she met with the advocates about partnering the Duck Derby and the first Food Truck Friday at Osborne Park, and another meeting will be held on the 16th to confirm the partnership.

Owner Zack Tyree asked if the time could be extended for the Farmer's Market to 7pm to allow those getting off an opportunity to attend. Ms. Gobbi said she spoke with several vendors, and they felt 7pm was too long of a day. Another option discussed was 3pm -7pm, but not sure that would be beneficial, but Ms. Gobbi was open to try it.

Council Member Greg Free motioned to approve the dates presented. Council Member David Duncan seconded the motion. The motion carried with all voting favor.

Change Order Frankie Harris Park- Barry Atkison

Barry Atikson, Program Manager stated the change order they had in front of them showed the details of the proposed totals. He explained how the sewer line crossed the creek and a change was needed. It was a net wash but needed to be reflected because they went with another version other than the bid. Also, the concrete headwalls were necessary, and all installed. It was confirmed that none of the vendors bid the work. He said the grading had to do with tree removal. It was on the initial bid sheet but the city paid for it because there were trees that needed to come down that were not included which came to a \$5000 credit on the bid work. And last, the 800 AMP service installed in the park was not enough, so to break the load from the pumphouse that feeds Joe Cowan Park irrigation system to a separate feed. The total net change order came to \$5984. Council Member David Duncan asked about Georgia Power having to get involved. Mr. Atkison said there were trees that were a conflict with the transformer and a Georgia Power pole. The city's tree cutter could not legally remove them, and Georgia Power did take them down and dropped power for safety underground and overhead. Council Member Joe Turner motioned to accept the change order. Council Member David Duncan seconded the motion. The motion carried with all voting in favor.

PUBLIC COMMENTS

Resident Pete Pilero wanted to know if the campsites, at Frankie Harris Park would have a separate meter to monitor, as a separate entity, to determine a profit and loss statement. He thought the city received one combined bill. He asked the same about Joe Cowan Park, and if it was not turning a profit you may need to close the park. James Stephens, City Manager explained Frankie Harris, and Joe Cowan Park both had separate meters with the exception to the water meter at Joe Cowan Park which is served off the meter at the city hall. He stated he was able to track the cost for each facility individually on a monthly basis. He also shared that Joe Cowan Park was not turning 100% profit, and not operated as an enterprise fund. Mayor Craig Guyton explained the park is designed to be used by citizens of Euharlee as a part of the overall state of living in Euharlee. He said the campsites will be profitable. Mr. Pilero also asked about the city's \$100,000 loss that was mentioned in a previous meeting. Mayor Guyton explained it was LOST, local option sales tax, he was referring to. He explained the LOST calculation was

distributed over Bartow County. The Euharlee percentage was decreased from 3.14 percent to 2.95 percent which was a 100,000 loss over ten years. Mr. Pilero said maybe they should not use the word loss going forward.

Resident David Mendoza shared that he was in favor of the downtown use of the old museum. He read about it on Council Member Greg Free's Facebook page. He thought it would be good for the city, a good investment, and he would spend his tax dollars and paycheck at that location.

Resident Steve Gray stated his concerns and shared his opinion on the diagram for the redesign of Osborne Park. He said at the end of the stands, add a retention wall, go back 30 feet, and sod it so people will still be able to see who is speaking at the amphitheater, and use the additional space for family to lounge with blankets or chairs. Mayor Guyton stated what Mr. Gray was asking for, is the actual design set up. There is stadium seating, and the lawn area. People will be able to put up tents, have chairs, and blankets. The design has gone back to the drawing board again. Mr. Gray also suggested using the top of tennis courts and that would save the oak tree. He suggested a ditch for the water to run off, and not on to the amphitheater. James Stephens, City Manager stated the document was schematic and not the real plan. Council Member Tim Abbott stated, with Mr. Gray being a member of the of the Planning and Zoning Commission, allow him to meet with the contractor and designer. He is trying to protect the integrity and the environment.

Resident Zack Tyree, and owner of Euharlee Outfitters mentioned the construction at Frankie Harris Park and the lot behind his business, if it would be leveled out after the park is completed, and if it was still in the plan to do so. James Stephens, City Manager said yes it was, and the city council will receive a cost figure at the next work session. Mr. Stephens was charged by Mayor Guyton to ask Mr. Tyree on a busy day how many cars are parked in that area. Mayor Craig Guyton asked Mr. Tyree to sketch it out and let Mr. Stephens know how many cars there are on a busy day. Mr. Stephens said the work would increase the parking, but the cost is being prepared for the council to consider, and that will take into consideration the contractors, when they are doing the asphalt road, which should be a very competitive price, and add the additional parking. Mr. Tyree stated even if it is not asphalt, just some type of grading, as well as, between the ditch and the road. People try to drive over it, so maybe some type of guard rail to prevent it. It is something he, and the city can discuss and do together. He also shared any business coming to Euharlee will be great no matter what it is. There are a lot of people walking around during the summer, and even in the winter, and it will bring revenue to the city with the Covered Bridge being the highlight in the downtown area. He thinks the people being considered has a good business, and the location is great.

Council Member Tim Abbott motioned to adjourn. Council Member Greg Free seconded the motion. The motion carried with all voting in favor.

With no further discussion the meeting adjourned at 7:34pm.