

**CITY OF EUHARLEE**  
**CITY COUNCIL MEETING MINUTES**  
**MAY 02, 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, Joe Turner, City Manager James Stephens, and City Attorney Boyd Pettit.

Council Member David Duncan motioned to approve the minutes for the Rescheduled City Council Meeting, 04.11.23, and Called City Council Meeting/ City Council Work Session, 04.18.23. Council Member Greg Free seconded the motion. The motion carried with all voting in favor.

**UNFINISHED BUSINESS AND NEW BUSINESS**

**LED Lighting Joe Cowan Park - Becky Pruitt**

Becky Pruitt, Parks & Recreation Director stated she was requesting to change the lights at Joe Cowan Park with LED lights. There have been a lot of outages in the last year at the park. The recommendation was to replace the lighting on the tennis and basketball courts, to the amount of \$7,200. The LED lights have 50,000 hours, and the current labor is as much as transferring to LED. James Stephens, City Manager stated it makes sense to switch over. The lights will stay brighter longer, and the bills will be cheaper. Ms. Pruitt said there was no warranty, but they have a good relationship with the electrician, and he always comes back and makes things right and the pricing is always the lowest.

Council Member Tim Abbott motioned to approve the LED lighting in the amount of \$7,200. Council Member David Duncan seconded the motion. The motion carried with all voting in favor.

**Hydroseeding - Joe Cowan Park - Becky Pruitt**

Mayor Craig Guyton stated a motion would be needed to table the item until the next meeting to see if Ms. Pruitt can get another bid. Council Member Tim Abbott motioned to table item #2, hydro seeding at Joe Cowan Park. Council Member Greg Free seconded the motion. The motion carried with all voting in favor.

**Mass Texting and Communication – Katie Gobbi**

Katie Gobbi, Community Development Director stated as discussed at a previous meeting for mass texting, the recommendation would be Everbridge at \$2,035 per year with a one-time \$162.85 set-up fee. It is the most cost effective, and includes contacts for public safety needs, and from day one, to go ahead and reach all households in the city. Council Member Tim Abbott asked what would be day one. Ms. Gobbi stated if approved the quote will be signed, submitted, and scheduled which could take up to three to four weeks to get everybody trained and ready; therefore, day one is still about six weeks away. Mayor Craig Guyton asked how citizens would opt-in for events. Ms. Gobbi said for anything that is not public safety related, there will be a marketing campaign with assistance from Everbridge and send out on social media with a QR Code and opt-in to the mailings or what they would like to include during sign-up. Council Member David Duncan motioned to accept the mass testing through Everbridge. Council Member Greg seconded the motion. The motion carried with all voting in favor.

**2<sup>nd</sup> Reading Amendments to Zoning Ordinance - Katie Gobbi**

Katie Gobbi, Community Development Director, stated the council had before them the same information from the last meeting. It will bring the ordinance into compliance with HB 1405; Section

1410.1 of the zoning ordinance changing the publication period from 15 days to 30 days; Section 1410.2 from 15 days to 30 days specifically for the hearing examiner; Section 1411.4 will include a sentence, to allow for components to components, shall have equal time for their presentation.

Council Member Joe Turner motioned to accept the zoning changes. Council Member Greg Free seconded the motion. The motion carried with all voting in favor.

**1<sup>st</sup> Reading Section 6.18. 2 Height of Grass Zoning Ordinance - Katie Gobbi**

Katie Gobbi, Community Development Director provided the council with a copy of Section 6.18.2 of the zoning ordinance that would change the height of grass from twelve to eight inches. It was approved by the Planning and Zoning Commission prior to it being submitted to the city council. Ms. Gobbi shared that it does not include agricultural.

Council Member Greg Free motioned to add the 2<sup>nd</sup> Reading for the Flood Plain Ordinance to the agenda. Council Member Tim Abbott seconded the motion. The motion was carried with all voting favor.

**2<sup>nd</sup> Reading Flood Plain Ordinance - Mayor Craig Guyton**

Mayor Craig Guyton stated it was reviewed and found that the Flood Plain had been voted on in 2014 by a previous council. The signed copy was not located. The exact documentation that was presented at the last meeting was the same document approved in 2014. He recommended a motion for approval to sign the resolution. Council Member David Duncan motioned and approved for the mayor to sign the resolution. Council Member Greg Free seconded the motion. The motion carried with all voting in favor.

**Road Striping- Barry Atkison**

Barry Atkison, Program Manager shared the due diligence that was put forth for the road striping bids that were advertised on April 12<sup>th</sup> with no participation, and he was a bit surprised. After discussing it with the City Manager, James Stephens, he was instructed to go ahead and contact some of the local road striping contractors. He got a good list of contractors from other local governments in the area and sent the contractors a scope of work in the form of an RFQ and they all responded.

The recommendation was to move forward with Peek Pavement Marking to coincide with the RFQ in the amount of \$96,000. Mr. Atkison requested a 5% contingency, so he does not have to come back to the council due to paying them based on actual footage. Also, for their information it is a two-crew mobilization because the size of the contract will be thermo and the other ideal paint. He recommended going ahead and doing the thermo while school is out and painting while they are on budget. Peek also has the machine to determine thermo plastic thickness with the GDOT guidelines.

Council Member Tim Abbott asked if there were any risks before they made a motion. Mr. Atkison shared that GDOT puts out a document that gives specifications with striping. When discussing with the Peek representative, it was obvious he knew the book from front to back which was impressive. In reference to risk, he considered Peek, in this part of the country, as a premier striping company, and no doubt with their ability. It is not a huge job but not a tiny job and they have all the equipment and the ability. Council Member Joe Turner asked when Covered Bridge Road would be painted. James Stephens, City Manager said it was included to be painted. Mr. Atkison shared additional information; through GDOT, one can apply for the push bottom solar hand crossing signals.

An application was submitted for four units and hopefully approved. Council Member Joe Turner motioned to accept Peek Pavement quote, not to exceed 5% above the quote. Council Member David Duncan seconded the motion. The motion carried with all voting in favor.

**Overflow Parking and Change Order- Frankie Harris Park – Barry Atkison**

Barry Atkison, Project Manager submitted two change orders, #2 and #3. He reminded the council change order #1 was for concrete walls in the amount of \$5,984 approved in February. Change order #2

was never submitted in the scope of the work at Frankie Harris Park. Mayor Craig Guyton stated it was not actually a change order, but additional work. Mr. Atkison stated it will add additional parking near the Commissary building, paved areas in the park, the pavilion, and the largest area between the Euharlee Outfitters, which will tie into the road Creel is currently paving. The total cost is \$85,412 and broken down by location. Due to a few delays dealing with the sewer, the original number of days to complete was forty-nine, with three additional days due to Georgia Power, and now requesting an additional thirteen days if the change order is approved which comes to sixty-five days. The completion date was estimated to be mid-May, but with the additional work the projected date will be mid-July. Council Member David Duncan motioned to approve change order #2 in the amount of \$85,412. Council Member Greg Free seconded the motion. The motion was carried with all voting in favor.

Mr. Atkison explained change order #3, stating the current outlets are temporary. In December 2022, requested pricing for commercial 50-amp outlets which was some time ago. They are on back order, trying to locate other providers but so far cannot find them, and are expected to be here in December. The good news is they are under warranty until they are installed. The total cost of the outlets is \$9,000. Council Member Greg Free asked about the type of outlets and will it include multiple outlets? Mr. Atkison stated it is the pedestals that are missing, but not what is going to be out there. It will be a pedestal mounted plug. Council Member Free asked if there would be any 120 outlets included. Mr. Atkinson said 120 will be there and are currently on the old ones. This will be for the main power source. Council Member David Duncan asked if it would be 30-amps or 50-amps. Mr. Atkison said there is an adapter that most campers carry that can pump it down to 30-amps. Council Member Free stated the 50-amp is what you are looking for. You can always step down but not up. 50-amps work with no issues. Council Member David Duncan motioned to accept change order #3. Council Member Greg Free seconded the motion. The motion was carried with all voting favor.

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

- \* Bell & Associates continues to make progress on the design work at Osborne Park and expects the documents to be ready to go to bid on May 15<sup>th</sup> which was originally scheduled.
- \* The year-to-date work that has been completed on the Frankie Harris Park is \$333,000 and still over \$800,000 work to be done, not including the change orders approved that evening.
- \* The Community Development Director and the City Manager will meet with a third-party pursuing an interest in setting up a glamping operation on the 17-acres.
- \* Tournament season in Joe Cowan Park has begun and is off to a good start. The drainage work at the park has been successful. It is expected to be a successful Perfect game schedule this year.
- \* The City Clerk is close to completing all the working papers to be submitted to the auditors for the FY22 financial statement and anticipates being presented at the June meeting.

#### **Public Comments**

Fred Werner, resident of Euharlee on behalf of resident Marshall Aiken, asked about the turbines and had a decision been made to clean, preserve, and display that part of history. Council Member Joe Turner stated that he, and Council Member David Duncan felt the same way. He thought when the mill was built, they would keep one in the building, but there had been no other discussion on that topic. Mr. Werner also asked if the city would be spraying mosquitos this year and Mr. Stephens said yes.

Charles Ellis Mendoza, resident of Euharlee asked if the city was still interested in doing the digital sign board. Mayor Guyton said it is still under consideration. The Planning and Zoning Commission is looking at it to make a recommendation to the city council. Mr. Mendoza shared his feedback, and does not look at digital signs. The city of Emerson has one and he goes through Emerson frequently. He is not looking at the sign going down the road, he is watching the road. He does not think that would be a wise investment with citizens tax dollars. He is aware they approved the text messaging and that is huge for him. He will use it extensively.

**Executive Session – Real Estate**

Council Member David Duncan motioned to go into executive session for real estate. Council Member Greg Free seconded the motion. The motion was carried with all voting in favor.

The council returned from executive session at 8:39 pm. Attorney Boyd Pettit stated the mayor and council had been in executive session along with him and the city manager discussing an acquisition of disposition of some property located in the city. During the executive session there were no votes taken, and no actions taken. As a result of the discussion in the executive session, it is his belief the mayor and council do want to consider whether or not to authorize the disposition of a small portion of some city owned property controlled by the URA within the city downtown area for future development and consideration, and that it would be appropriate for a motion to be made authorizing that action be pursued, and would ultimately authorize the city manager, mayor, and city clerk to sign off on documents in connection with any RFP or RFQ that the city manager decides to pursue in connection with such an enterprise and opportunity. Attorney Pettit said he would answer any question but stated what he understood in hearing the members of the council and what they would like to consider. Council Member Tim Abbott motioned to accept the option and recommendation as Attorney Pettit has read it. Council Member Greg Free seconded the motion. The motion was carried with all voting in favor. Attorney Pettit stated with that motion he did not have any other matters with the executive session.

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

With no further discussion the meeting adjourned at 8:41 pm.