

CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
MAY 16, 2023

Mayor Craig Guyton called the meeting to order, 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 were present.

UNFINISHED BUSINESS AND NEW BUSINESS

Festival of Trees- Loving Arms Organization - Kathy Foulk

Kathy Foulk, member of the Loving Arms Cancer Outreach non-profit organization shared the interest to re-establish the Festival of Trees in Euharlee. Loving Arms has been in operation for 14 years to assist cancer patients with their needs. Ms. Foulk shared that one of the original founders, Shea Travers, attended the Festival of Trees in Euharlee and she fell in love with it. They checked several locations in the surrounding counties for an opportunity to have the same type of event but never found a location. Ms. Foulk stated it would be an opportunity for a fundraiser for the organization, and to partner with the city of Euharlee. Mayor Guyton asked if they had discussed the operation for the Festival of Trees. Ms. Foulk stated they recently visited the facility, and the discussion began. It may take a year or two for them to match the previous Festival of Trees event. As a 501© (3) non-profit organization, it would be an opportunity to raise money with only an eight percent administration budget, which is low compared to other organizations. Mayor Guyton asked if a name change was considered, and the same model as before. Ms. Foulk said yes, keep the name, and stay on the same track. Council Member Joe Turner wanted to know if the name Festival of Trees was registered or copyrighted by the previous owners. He would love to keep the same name. Council Member David Duncan said he would be interested to see it come back. Council Member Tim Abbott stated to Ms. Foulk, with her being the former mayor, and an interest in the city of Euharlee, he was willing to help. Mayor Guyton stated the council would give it some thought and get back in touch with her.

Joe Cowan Park Hydroseeding - Becky Pruitt

Becky Pruitt, Parks & Recreation Director, presented the mayor and council with two quotes for hydroseeding at Joe Cowan Park. Ms. Pruitt received a quote from Mullins Outdoor Service in the amount of \$14,400 which included twelve tanks. The second quote was received from Ladd's Farm Supply with a cost of \$575 per tank and \$8 per bale for mulch. She calculated twelve tanks along with the cost for mulch and estimated total cost to be \$8,500. Both companies will use 1000-gallon tanks. The staff recommendation would be Ladd's for the hydroseeding at Joe Cowan Park. Council Member David Duncan stated Ladd's hydroseed throughout the city and has for a long time to include hydroseeding at Georgia Power. Council Member Joe Turner stated Ladd's have been helping the city for a long time. Ms. Pruitt stated the staff has a great working relationship with Ladd's. Council Member Tim Abbott asked about the commitment to follow through. Ms. Pruitt stated the germination rate would be at 85%, and staff would follow up and water along with Mother Nature. Council Member Greg Free asked about the slopes and a trench of rain not washing all the seeds. Ms. Pruitt stated that was the goal and her major concern; the city staff will prepare the area to better stabilize before the hydroseeding. Mayor Craig Guyton stated the Styles subdivision was red clay, now grass due to hydroseeding. The item will be presented at the next council meeting.

1st Reading Zoning Ordinance - Katie Gobbi

Katie Gobbi, Community Development Director presented Section 7.11.5 of the zoning ordinance to the mayor and council. It covered the C1 commercial district zoning in section 7.11 with the change

(excluding to including, processing, fabrication, and manufacturing). It is also in relation to the Alcohol ordinance changes.

1st Reading Tobacco/CBD Specialty Store Ordinance- Katie Gobbi

Katie Gobbi, Community Development Director stated the ordinance described as a tobacco and/or CBD smoke shop retail business store was reviewed by the Planning and Zoning Commission. The ordinance would insert the article in section three of the zoning ordinance for Tobacco/CBD Specialty Store, primarily looking at retail businesses with electronic cigarettes, metal bowls, vaporizers, and things of that nature. Section 6.34 insert article governs additional regulations for certain uses and sets forth distance requirements from certain institutions to include churches, day cares and schools, and existing stores permitted by the city. Mayor Craig Guyton asked if it was a recommendation from the Planning and Zoning Commission and Ms. Gobbi answered, yes. Council Member Joe Turner asked about the 3,000 feet from stores. Ms. Gobbi stated, so the stores are not right next to each other.

Alcohol Ordinance - Katie Gobbi

Katie Gobbi, Community Development Director stated the alcohol ordinance was up for review and re-adoption with no changes since 2010. The document changes were highlighted in blue ink and presented to the council. It addresses package sales, Sunday sales, and allows for a microbrewery, as well as several administrative changes for compliance with the state and local processes. Ms. Gobbi asked the mayor and council to review and address any questions before the next meeting. Council Member Greg Free asked if it would bring the city in compliance with both state and county changes. Ms. Gobbi said the Assistant City clerk deals with processing, and most of the administrative changes come from her detailed review and from training. Mr. Hartman was allowed to speak and stated he had six pages of recommendations he would like to submit to the city manager and the council to review and take into consideration.

Temporary Parking Boat Ramp - Greg Free

Council Member Greg Free stated he heard from several citizens that over the weekend the boat ramp was very full. He also knows some changes on the bridge will be years from now. In the meantime, citizens have mentioned getting tickets for parking on the grass, in a restricted area, and nowhere to park. To alleviate some headaches for the chief, his staff, and citizens he asked the city manager, if possible, to include more crush and run, until more parking is at Osborne Park, down to the rock or any available property. James Stephens, the city manager stated he would get with the city and county staff and come up with a schematic to send to council to see available options. Mayor Craig Guyton stated when additional parking was added it caused a lot of standing water. When discussing with the school about overflow parking and it being illegal to walk across the bridge, it was suggested for them to walk to the edge of the river, and someone could pick them up and bring the kayak across the bridge. Marshall Akins, resident of Euharlee mentioned the additional launch at Osborne Park and the parking downtown. He suggested some temporary signage would help the overflow prior to any construction that takes place at Osborne Park. Ron Hartman, resident of Euharlee asked if there was any further discussion on the bridge. Mayor Guyton stated there has not been any further discussion. Fred Werner, resident of Euharlee stated those driving with trailers were the problem vehicles and dangerous. Council Member Joe Turner mentioned the discussion of the boat ramp launch at the 17-acres. Mr. Stephens said yes and wanted to make sure no opportunities are lost at the existing boat ramp, but there is still interest for the joint boat ramp at the 17-acres due to all the logistics.

Public Comments

Ron Hartman, resident in Euharlee had a recommendation for the council to provide documentation to the public of the recommended changes being made to ordinances for citizens to voice their opinions prior to council voting.

Mr. Hartman emailed a list of questions to the city manager and forwarded it to the council. Below are the summarized questions presented by Ron Hartman during public comments and addressed by the council.

- Status of Beer Garden Proposal - Still on the table.
- Businesses or small retail establishments preferred to be opened in the city. The city has no preferences.
- Written Economic Development plan to drive revenue and growth – The city has no written plan.

Mr. Hartman provided his list of priorities to drive revenue to include Tourism; Commercial Development; Annexation; Internal Development with Existing Assets; Residential Development; Community Events; Facility Rentals; and Taxes. Mr. Hartman stated he would like to see more priority on tourism, small businesses, annexation, and the 17-acres. He identified over the past eight months residential development as the council's number one priority, which he strongly opposed.

- Chevron on Euharlee Road Annex - The owner does not want to be annexed into the city.
- Storefront property Euharlee Road - The city does not own that property or promote business.
- Marketing Plan - The city does not have a written marketing plan. Recommendation to hire outside the city.
- There was no recommendation from the Planning & Zoning Commission presented to the council with changes to the sign ordinance, in reference to the digital sign. The item is currently tabled.
- There have been no plans submitted by the two owners of the mobile homes on Euharlee Road to sell the property, or to build townhomes or apartments. Due to the change in the zoning, as people move out the mobile homes, they cannot be rented again.
- There is still an interest in the 17-acres for glamping sites. The husband of the glamping business viewed the property, and the city is waiting to hear back from the couple which currently has four other locations. The council would have to receive and review a proposal from the owners to move forward.
- The RFP for the Historical survey will be utilized for updating the inventory of the historic buildings in the community, it is a requirement to continue to have an active status as a qualified local government, and it is an opportunity to have a 3rd-party to conduct the survey at a minimal cost to the city and matching in-kind on the grant. It is funded by a grant not directed to an individual, and the advertisement is in compliance with the state code required with the grant that funded the survey.
- Recommendation for a Saturday night at the movies event - The mayor stated that it was already on the list of events considered by the staff for the new amphitheater at Osborne Park.
- Cherry Glen Subdivision - Approved to begin construction is currently active and moving dirt in the area.
- The Food City grocery store will be in the Stiles area with no known construction date.

With no further discussions the meeting adjourned at 8:00 pm.