

CITY OF EUHARLEE
CITY COUNCIL MEETING MINUTES
JUNE 06, 2023

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

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

Council Member David Duncan motioned to approve the minutes for the City Council Meeting, 05.02.23, and City Council Work Session, 05.16.23. Council Member Tim Abbott seconded the motion. The motion carried with all voting in favor.

RFP Opening – 118 Covered Bridge Road - Old Museum Property

City Manager James Stephens stated that the city received two sealed bids in response to the RFP. The first bid received on 05/31/23 at 5:20 pm was from Drowned Valley Brewery Company. The proposal is to purchase the land at 118 Covered Bridge Road with the intent to open a community friendly craft brewery. The official bid for the land for sale is \$50,000.

The second proposal received on 06/06/23 at 3:32 pm was from Dolly and Victor Najarro. The proposal is to lease the property, included was a business plan and an executive summary.

Mr. Stephens stated that both parties were present and prepared to address the council. The proposals will be evaluated, analyzed, and prepared for a decision to be made at the June 20th called meeting after the work session.

Drew Kimberly, a three-year resident of Euharlee and co-founder of Drowned Valley Brewery, stated he fell in love with the city. There is a ton of potential which is what drew them to look at the property and to bring their vision for the brewery in the space that is available. One of the biggest things for them is community. He invited anyone who had not visited the brewery in Cartersville to do so. It is not just a place to drink beer, but to visit the food trucks and bring the family to enjoy. They want the same thing for Euharlee, and growth, but not mega growth. It is not a massive product but one they can call their own and for people to come and hang out with friends and family. Mr. Kimberly shared a drawing of the potential location for a high-quality outdoor venue for the area. He and his business partners believe they will be great tenants and will be an asset to the city.

Council Member David Duncan asked about the plans for the building that is already at the location. Mr. Kimberly said they were not interested in the facility, and it would be up to the city.

Council Member Joe Turner asked why they chose that location, where did they get information, the city wanted to sell, and will they move the building. Mr. Kimberly stated he mentioned the idea when he saw the land for lease, and to move the brewery to this location. Purchasing the land would eliminate the city from going back and forth, with an option to make something nice in downtown Euharlee. There is so much potential in the downtown area for tourism and to bring people into the city.

John Winnenberg, the designer for the project, stated the current building probably cannot be moved again, they did some very close examination on it. It would probably not be a candidate to be moved because the current condition of the structure is pretty bad. The building would not be of any value, and probably demolished. Mr. Kimberly added they like to reinvest in communities, donate to local charities and to businesses. It is also an opportunity to assist with the vision of Euharlee.

Victor Najarro thanked the city for reviewing their proposal. Their desire is to lease the property and occupy the building with the city making the repairs, and to run a successful business and not to take away from history. The goal is also to have a family friendly establishment and attract local visitors to spend their

time and money in the city as the visitors explore the beauty Euharlee has to offer and stay for food and drinks in the city. Also, to promote and work with local businesses and to experience success in creating the culture, and to promote Euharlee. He stated they have a large fan base. Dolly Najarro stated they have been working on the plan for over a year. The city and the history are dear to their hearts. It is a great space and a dream. Council Member Turner asked if they had experience in running a business. Mr. Najarro stated they have experience of running this type of business, but do not own a business. Council Member Duncan asked if they want to lease the building and upkeep the property. Mr. Najarro said yes and repairs for them to open, and some minor repairs for the outside area. Ms. Najarro said to keep the charm of the building.

Festival of Trees – Kathy Foulk

Kathy Foulk stated she spoke at the last meeting about the Loving Arms Cancer Outreach organization and the desire to rent the Granary. She introduced the Co-founder Shay Traylor to answer any questions the council had. Ms. Traylor stated she is the co-founder and Chairman of the Board of the 501© (3) cancer outreach organization which started back in 2011 assisting cancer patients with financial needs. They provide \$1000 per patient which was an increase from \$600 per patient. The financial assistance is in form of assisting with utilities with payment straight to the vendor and gift cards for gas and food, as well as emotional support. They serve seven counties and wanted to engage more in Bartow County and the Festival of Trees would be an opportunity for them to do so. She visited the Festival of Trees several times and fell in love.

Mayor Guyton thanked Ms. Traylor for sharing the information. Council Member Tim Abbott motioned to table the item until the June 20th work session. Council Member David Duncan seconded the motion. The motion carried with all voting in favor.

Grieving Sarah - Cat Tull

Cat Tull, founder of the non-profit organization Grieving Sarah came before the council to request to use the venue for an annual memorial candlelight with flames and many precautions. Ms. Tull started the organization after losing her daughter to suicide, searching for peace and the desire to help others find peace. She has had the candlelight services for over 9 years, and consistency in the grieving world. It gives comfort and a break from the holiday hustle and bustle; she provides help in her own community to support grieving families with this event and events to come. She shared that she previously worked for Kaiser Permanente, and has worked with many other organizations, to include suicide awareness; she is a homeowner and has a licensed business. Ms. Tull provided pictures for the council to view her ceremony. Mayor Craig Guyton stated it does not require a vote because there is a policy in place for 501© (3) organizations and Mr. Stephens will reach out to her soon.

Hydroseeding Joe Cowan Park – James Stephens

The City Manager stated it was a follow-up to the work session. The professional staff recommended Ladd's Farm Supply for approval for the hydroseeding in common areas for improvement at Joe Cowan Park that has been reviewed over the past several years. The total estimated cost is \$8500, which is \$600 less than the next closest bid. Council Member Tim Abbott made a motion to approve the proposal for Ladd's Farm Supply for hydroseeding at Joe Cowan Park in the amount of \$8500. Council Member David Duncan seconded the motion. The motion carried with all voting in favor.

2nd Reading Grass Ordinance - Katie Gobbi

Katie Gobbi, Community Development Director stated it was the 2nd reading for Zoning Ordinance Section 6.18.2 that lowers the height of grass or vegetation acceptable in residential, commercial, or industrial from twelve inches to eight inches. Council Member Tim Abbott asked if that number could be six inches. City Manager James Stephens stated the Planning & Zoning Commission received the request to review, deliberated for quite awhile, and settled on eight inches. If the city council prefers six inches the ordinance

can be amended. Council Member David Duncan motioned to approve the change as presented. Council Member Tim Abbott seconded the motion. The motion carried with all voting in favor.

2nd Reading - Section 7.11.5- Zoning Ordinance - Katie Gobbi

Katie Gobbi, Community Development Director stated it was the 2nd reading for Section 7.11.5 of the Zoning Ordinance to change the word excluding to including, processing, fabrication, or manufacturing with no changes from the 1st amendment. Council Member Joe Turner motioned to approve the change. Council Member David Duncan seconded the motion. The motion carried with all voting in favor.

2nd Reading Tobacco/CBD Specialty Store Ordinance - Katie Gobbi

Katie Gobbi, Community Development Director stated it was the 2nd reading and would add the definition for tobacco or CBD specialty stores on Section 3.2.94 of the Zoning Ordinance and in Section 6.34 will add restrictions and regulations for such a business to include the distance between the different institutions. No changes from the 1st reading. Mayor Craig Guyton asked if the recommendation came from the Planning and Zoning Commission and Ms. Gobbi said yes. Council Member Tim Abbott stated it puts a safeguard between the stores and institutions, as well as distance for conditional permitting. Council Member David Duncan motioned to accept the ordinance as presented. Council Member Tim Abbott seconded the motion. The motion carried with all in favor.

2nd Reading Alcohol Ordinance - Katie Gobbi

Katie Gobbi, Community Development Director stated there have been changes since the 1st reading specifically adding a definition and type of license for a beer garden in Section 20-3-11. It also constitutes the fee for that type of license in the amount of \$900.00. There is a change in Section 20-68 that allows for food trucks and mobile trailers to count towards the food percentage needed for food sales, along with several typos that were cleaned, and a few conflicting items added. Council Member Tim Abbott asked how the 45 percent of sales is monitored, and Council Member Joe Turner asked how the food trucks are monitored included with the 45 percent. James Stephens, City Manager stated the percentage will be monitored quarterly. Mayor Craig Guyton stated it is reported the same as restaurants. Mayor Guyton suggested changing to read, at least 45 percent of its total annual sales be the sales of prepared meals, food, or merchandise. Ms. Gobbi said non-alcohol items.

Council Member Turner shared when he had his store, he witnessed an event with a family in reference to alcohol which is why he does not like beer products, however, he understands where the city is going. Council Member Joe Turner motioned to approve the alcohol ordinance. Council Member Tim Abbott seconded the motion. The motion carried with all voting in favor.

Council Member David Duncan motioned to add items number 8 and 9, police department vehicle purchase and network server to the revised agenda. Council Member Tim Abbott seconded the motion. The motion carried with all voting in favor.

Police Department Vehicle Purchase – Chief Jody Matthews

Chief Jody Matthews presented the council with a package that included quotes for vehicle purchases. The department recently dealt with a no-fault vehicle accident which totaled the vehicle. The vehicle was an older vehicle and a spare, and the department will need a replacement vehicle. Wade Ford in Smyrna has three of the vehicles that Chief Matthews wants in stock in the amount of \$43,811, which were special ordered by the dealership and includes \$3,428 in upgrades. These vehicles were not in stock at the other dealerships. He shared that one of the vehicles in the departments fleet has high mileage and he would like to go ahead and plan due to the difficulty of finding vehicles in stock. Chief Matthews requested to purchase (2) 2023 Ford Explorers from Wade Ford utilizing SPLOST funds to pay for one vehicle, and the other vehicle purchased from the Blue Line school zone funds. He also shared that the insurance company will also reimburse for the equipment installed in the totaled vehicle. Council Member David Duncan

motioned to approve the purchase of the two vehicles from Wade Ford. Council Member Tim Abbott seconded the motion. The motion carried with all voting in favor.

Network Server Replacement – James Stephens

City Manager James Stephens stated that two times in the last month the eight-year-old server went down. It took four hours of attempts for TDS, Inc. to get it running temporarily. The replacement quote is in the amount of \$6,783.44. He strongly recommended it, and it will be funded out of the general fund. Council Member David Duncan motioned to approve the purchase of the server. Council Member Tim Abbott seconded the motion. The motion carried with all voting in favor.

Manager’s Report – James Stephens

- Frankie Harris Park Project – Project continues to progress. The electrical panels will be in next week not December as stated in a previous meeting. \$355,000 was spent on the work completed, and \$750,000 for the work to be completed. The anticipated date of completion will be in July not before the holiday.
- Osborne Park Project – A non-mandatory pre-bid meeting was held last week, and the bid opening was pushed back for another two weeks for the participants to have more time to get with the engineer. The opening date is June 29th and read at the July meeting. Council Member Joe Turner stated that he would be interested in attending the meetings in the future.
- The financial statement year to date though April 2023 reflects a favorable net variance of \$90,000. There was an unfavorable revenue variance for 4 months in the amount of \$1,600, and a favorable variance on the expense side of \$91,000.
- The city will co-sponsor a July 4th event with the Euharlee Baptist Church held on July 2, 2023, opened to the public. They will have bands, food trucks, activities for kids and a firework show. Council Member David Duncan, a member of the church, stated they were excited and grateful for the partnership.

Public Comments

James Thibault asked the amount of revenue the city expects to raise on the current millage rate. City Manager James Stephens stated 2023 will be the second consecutive year and will generate a tax levy of approximately \$261,000 to the city.

Jon Winnenberg shared his thoughts on the city providing the citizens the opportunity to help develop the downtown area. He looks forward to the downtown development. He also shared he would be in support of a different tax rate to continue to allow the city to grow.

Ron Hartman shared that he submitted to the city manager a list of 18 questions he was going to ask at the meeting, but Mr. Stephens responded to the questions. Mr. Hartman had a concern about a response, not tying up the meetings. He stated that he is entitled as a citizen to ask the questions under public comments and the council is obligated to answer his questions.

He made a recommendation for them to share information they receive for discussion and to make decisions with the public during the meetings for the citizens to view as well. Mayor Guyton stated it was taken into consideration to share more information. He forwarded Mr. Stephens six additional questions.

Council Member Tim Abbott motioned to adjourn the meeting. Council Member Joe Turner seconded the motion. The motion carried with all voting in favor.

With no further discussion the meeting adjourned at 8:10 pm.