

**CITY OF EUHARLEE**  
**CITY COUNCIL MEETING MINUTES**  
**JULY 1, 2025 – 7:00 PM**

Mayor Craig Guyton called the meeting to order with the invocation, followed by the Pledge of Allegiance.

The following were present: Mayor Craig Guyton, Council Members Joe Turner, Tim Abbott, Greg Free and Jayson Frederick, City Manager James Stephens, and Community & Economic Development Director Katie Gobbi.

**Recognition Mike Cheeks – Building Inspector - 2025 BOAG Member of the Year**

Mayor Craig Guyton, on behalf of the council and city staff recognized Mike Cheeks, the city's part-time building inspector for over 10 years, was named the 2025 Member of the Year by the Building Officials Association of Georgia. The mayor highlighted Mr. Cheeks' dedication, professionalism, and commitment to excellence in ensuring the safety and quality of buildings in Euharlee.

**Motion to Amend Agenda**

Council Member Greg Free motioned to amend the agenda to include Budget Amendment for FY24. Council Member Joe Turner seconded the motion. The motion passed unanimously.

**Approval of Minutes**

Council Member Greg Free motioned to approve the minutes from the City Council Meeting, June 03, 2025, and City Council Work Session, June 17, 2025. Council Member Joe Turner seconded the motion. The motion passed unanimously.

**Public Comments - Agenda Items Only**

No public comments.

**UNFINISHED BUSINESS AND NEW BUSINESS**

**Budget Amendment FY24 – James Stephens**

City Manager James Stephens presented a budget amendment for fiscal year 2024 related to the police department's capital lease for flock cameras and tasers. The auditor pointed out the GAAP 87 now requires the 5-year capital lease to be reported on the financial statement in the first year executed. It does not impact the fund balance. It is an accounting technological amendment. The amendment is to also record the allocation of ARP funds. This amendment helps the city to comply with the state code 36.81-3. Council Member Tim Abbott motioned to accept the FY24 budget amendment as stated by the City Manager. Council Member Joe Turner seconded the motion. The motion passed unanimously.

**Old Library Rental Rates after Renovation - James Stephens**

City Manager James Stephens presented proposed rental rates for the Old Library after renovation with staff recommendation, \$250 rental fee, second day rental \$200 with a \$100 deposit. The city staff contacted the city of Cartersville about alcohol rentals; to find they have a small number of rentals due to a required licensed bartender and an on-site police officer. Council Member Jayson Frederick motioned to set the rental rate at \$250 with a \$100 refundable deposit and a second day at \$200, with the option to rent the facility including alcohol with a deposit of \$1500 that is refundable. The tenant must include an off-duty police officer, licensed bartender, and insurance certificates in

the name of the city, all paid for by the tenant. Council Member Greg Free seconded the motion. The motion carried unanimously.

**Library Board Appointment - James Stephens**

City Manager James Stephens presented information on applicants for the Library Board position. Ann Walker served her two-year term, and she was thanked for her service. There were nine inquiries about the appointment, four that officially applied, and three for review. After the council discussion, Council Member Tim Abbott motioned to appoint Ms. Sabrina Price as the Euharlee representative on the Bartow County Library Board. Council Member Greg Free seconded the motion. The motion passed unanimously.

**2<sup>nd</sup> Reading Ord. 2025-06-Establish a Regular Schedule for Work Sessions & City Council Meetings – James Stephens**

City Manager James Stephens presented the second reading Ordinance 2025-06 to establish a regular schedule for work sessions and city council meetings. There was one change to the ordinance to include the language from the charter regarding emergency meetings in Section 2. Council Member Tim Abbott motioned to adopt the new ordinance to establish regular schedule meetings for work sessions and city council meetings as written in Ordinance 2025-06. Council Member Greg Free seconded the motion. The motion passed unanimously.

**Project Manager Update- John Winnenberg**

John Winnenberg, Project Manager, just for conversation, shared ideas for a floating dock build secured with peers.

- Osborne Park build is progressing with steel erected and roof system installation.
- Dog park review for the council and hopefully to stake out an idea soon.
- A change order for \$8,793.75 presented from SH Creel to improve the existing stormwater pond. Council Member Joe Turner motioned to approve the change order for \$8,793.75 to improve the existing stormwater pond. Council Member Greg Free seconded the motion. The motion passed unanimously.
- The sewer line installation proposal tabled for further inquiry with Bartow County Water.
- The siding replacement for Nicko's Pizza is complete.

**Public Comments**

- Ron Hartman inquired about the possibility of citizens using idle time during work sessions to present ideas to the council.
- Marshall Aiken requested permission to use the property outside the Granary for the annual July 4<sup>th</sup> light show, which was granted.

**Executive Session – Real Estate**

Council Member Tim Abbott motioned to go into Executive Session for the purpose of Real Estate at 7:58 pm. Council Member Jayson Frederick seconded the motion. The motion passed unanimously. The council returned from the Executive Session at 8:38 pm. There were no votes, no action taken and no further discussion needed for that executive session.

**Adjournment**

Council Member Greg Free motioned to adjourn the meeting. Council Member Jayson Frederick seconded the motion. The motion passed unanimously.

With no further discussion the meeting adjourned at 8:38 pm.