

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
JANUARY 20, 2026 – 6:00 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 Tim Abbott, Greg Free, and Jayson Frederick, City Manager James Stephens, and Community & Economic Development Director Katie Gobbi. Council Member Joe Turner was not present.

UNFINISHED AND NEW BUSINESS

Recognition of John Montgomery – Mayor Craig Guyton

Mayor Craig Guyton took a moment of personal privilege to recognize former City Council Member John Montgomery, who passed away several weeks prior. Mayor Guyton noted Montgomery's significant contributions to the city, including his service as a council member and founding the Festival of Trees. The Mayor respected Montgomery's wishes not to be publicly honored during his lifetime but felt it important to acknowledge his 25-30 years of service to the city.

Loving Arms Organization Report - Kathy Foulk

Kathy Foulk, Loving Arms representative presented the profit and loss statement for the Festival of Trees. Total income was \$17,553 with expenses of \$1,831, resulting in a gross profit of \$15,721.27. She noted that while revenue was lower than previous years, expenses were higher. The special funding of \$4,632 came from barbecue and car show events, which they hope to make annual spring or summer events. Ms. Foulk was accompanied by organization members who were recognized for their efforts. The funds will help cancer patients during difficult times.

Council Member Jayson Frederick complimented the addition of the light show that resident Marshall Aiken helped coordinate outside the Festival of Trees, noting it enhanced the overall experience.

1st Reading Zoning Ordinance and Map Re-adoption - Katie Gobbi

Katie Gobbi, Community Economic Development Director presented Ordinance 2026-01 for the purpose of amending and re-adopting the zoning code and map of the City of Euharlee. The last full re-adoption was in 2015. Following the quadrennial review starting in 2024, the Planning and Zoning Commission compiled a list of changes and updates. Public hearings will be held at the 7:00 pm City Council meeting, with the 2nd reading and vote scheduled for February 3, 2026.

A few changes discussed include:

- Enhanced definitions for battery and energy storage system facilities classified as heavy industry.
- Clarified definitions for manufactured, mobile, and modular homes.
- Updated camping standards to align with RV campground operations.
- Changed continuous camping period from 90 days to 14 days for privately owned campgrounds, with city campground limits established by city policy.

Council members questioned the camping standard changes. Ms. Gobbi explained the changes were made for consistency with county standards and to prevent campgrounds from becoming long-term homeless encampments rather than serving their recreational intent. The city policy allows for six-month contracts for contract workers with proper documentation and background checks.

775 Euharlee Road Site Plan - Katie Gobbi

Katie Gobbi, Community & Economic Development Director, presented application SP2026.2 for 775 Euharlee Road site plan for approval. The application is consistent with city ordinances. Ms. Abbasi, owner, and her representative were present. Ms. Abbasi's representative explained the project timeline, hoping for a March permit with an 18-month construction schedule, potentially opening by next year. The site plan

includes ample parking and road stubs for future commercial development, including potential subleasing for businesses like coffee shops. The extra parking space accommodates future use, and the site will be graded and padded for future lessees.

Manager's Report - James Stephens

Financial Summary:

- Non-tax revenues totaled \$559,000, exceeding budget by over \$300,000
- SPLOST collections came in slightly under budget but were offset by building permits and camping revenues.
- The general fund shows approximately \$200,000 deficit before audit entries, which will bring it close to a zero balance.
- Operating cash ended at \$653,853.
- SPLOST balance of \$571,157 dedicated to Osborne Park grant match.
- SPLOST averaged \$121,000 monthly.

Campground Activity:

- Fees collected were just under \$190,000.
- Profit of \$82,000 in second year of operation, exceeding initial expectations.
- Only three midterm spots needed to meet overhead.
- Currently accommodating up to seven six-month contract spaces during slow periods.

2026 Projects:

- Osborne Park project and five road resurfacing projects will utilize 2026 SPLOST allocation
- CTI engineers have started designing and development of Osborne Park.
- Design work projected through end of April, with dirt moving by July and completion hoped by Thanksgiving.
- New SPLOST referendum account being opened as required by law.

Council Member Tim Abbott inquired about the impact of changing camping ordinance from 90 to 14 days. Mr. Stephens clarified that city policy separate from zoning ordinance permits six-month rentals with contracts, so the ordinance change does not affect current operations. Council Members Abbott and Free mentioned and briefly discussed the 17-acres. Mr. Stephens stated he would begin formulating a plan.

Public Comments

There were no public comments.

Adjournment

With no further discussion, the work session was adjourned at 6:35 pm.

CITY OF EUHARLEE CITY COUNCIL MEETING MINUTES JANUARY 20, 2026 – 7:00 PM

Mayor Craig Guyton called the City Council Meeting to order at 7:00 pm.

UNFINISHED AND NEW BUSINESS

(3) Public Hearings – Zoning Ordinance & Map Readoption

(1) Policies & Procedures Governing the Calling and Conducting of Zoning Public Hearings

No one signed up to speak. Changes from previous iteration outlined in summary under Section 15. Public hearing was closed.

(2) Standards Governing the Exercise of Zoning Power

No one signed up to speak. No changes from previous version. Public hearing was closed.

(3) Adoption of the Official Zoning Ordinance and the Zoning Map

No one signed up to speak. No changes from previous version. Public hearing was closed.

Public Comments – Agenda Items Only

No public comments were made regarding agenda items.

Approval of Minutes

Council Member Greg Free motioned to adopt the minutes of the Work Session and City Council Meeting for January 06, 2026. Council Member Jayson Frederick seconded the motion. The motion passed unanimously.

775 Euharlee Road Site Plan - Katie Gobbi

Katie Gobbi, Community & Economic Development Director confirmed the application SP 2026.2 is compliant with city ordinances and recommended for approval. Council Member Jayson Frederick motioned to approve 775 Euharlee Road site plan. Council Member Greg Free seconded the motion. The motion passed unanimously.

2nd Reading Council Compensation Ordinance - James Stephens

City Manager James Stephens presented Ordinance 2026-02 establishing compensation for mayor and city council, effective January 1, 2028. The ordinance is compliant with state code, has been advertised for three weeks, and is based on data from municipalities with populations between 4,000 and 5,000. Per state law, the compensation change cannot take effect immediately and will apply to successful candidates sworn in after the next election. Council Member Jayson Frederick motioned to adopt the ordinance establishing compensation for the mayor and city council effective January 1, 2028. Council Member Tim Abbott seconded the motion. The motion passed unanimously.

Announcements

Council Member Jayson Frederick announced that Loving Arms organization has firewood for sale by the truckload, encouraging residents to contact Kathy Foulk, especially with ice weather expected.

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 was adjourned at 7:06 pm.