

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
AUGUST 18, 2026 – 6:00 PM**

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

Present were Mayor Craig Guyton; Council Members Tim Abbott, Greg Free and Jayson Frederick; City Manager James Stephens, and Community and Economic Development Director Katie Gobbi.

Announcements

Mayor Craig Guyton announced that three individuals qualified to run for Council Member Joe Turner's vacant seat: Ronald Nesbitt, Melody Dareing, and Allyson Hiens. Mayor Guyton encouraged the public to stay after the meeting to meet the candidates, noting all three were present.

UNFINISHED AND NEW BUSINESS

Osborne Park Redevelopment Phase III Improvement Bids – Joe Byrne

Joe Byrne, project engineer from CTI, presented an update on the Phase III improvement bids received on August 6, 2026. Five plan holders were identified, but only three bids were submitted, all exceeding the engineer's estimate of 1.3 million dollars. The bids received were 1.7 million, 2.2 million, and 2.6 million dollars. The price differential over the engineer's estimate was approximately \$365,000, with the majority concentrated on lump sum items, particularly mobilization.

Mr. Byrne reported that Hasbun, the low bidder, initially indicated they would not lower lump sum costs but would discuss scope revisions. A phone call held earlier that day at 2:30 PM resulted in a request for cost breakdowns on all lump sum items. Value engineering alternatives discussed included exterior lighting, boardwalk construction using timber instead of prefabricated wood, foundation alternatives to micro piles due to bedrock conditions, and timber retaining walls. Mr. Byrne noted significant discrepancies in pricing, with Hasbun coming in 5.2 times over the engineer's estimate on some items, Creel at 5.9 times, and JHC at 16 times overestimate and feels competitive bids they did not receive.

Mayor Craig Guyton requested that detailed negotiation discussions cease during the public meeting to preserve the city's negotiating position with the low bidder.

Council expressed concern about the appearance of unreasonably high bids and emphasized the importance of maintaining lighting for safety and aesthetics, inquired about the timeline, with clarification provided that the grant must be completed by September 2027, and requested clarification on essential versus non-essential elements, using the fishing pier and kayak launch as examples.

City Manager James Stephens confirmed that staff was working with Brielle Shinall, grant administrator, to ensure no grant-required items would be eliminated, noting that while the grant narrative required three exercise stations, the plan included four, allowing potential elimination of one without jeopardizing funding.

Mr. Byrne indicated that based on discussions with Hasbun, the contractor appeared interested in continuing negotiations and did not want the city to walk away from the project. Staff indicated a recommendation would be prepared for the September 1, 2026, meeting.

1st Reading to Amend Sign Ordinance 2026-08 – Katie Gobbi

Community and Economic Development Director Katie Gobbi presented the first reading of Ordinance 2026-08 to amend the city sign ordinance. Ms. Gobbi explained that during proactive code enforcement and preparation for reviewing the sign ordinance, staff identified a gap in regulations for temporary signs. The city places banners for events and programs, but the current ordinance did not permit similar signage for other entities.

The proposed amendment, which had been reviewed by the Planning and Zoning Commission, creates a new Class 3 temporary signs category for banners and allows temporary banners for certain commercial, office/institutional, church, school, and governmental properties. The amendment would allow temporary banners on properties zoned C-1, CN, and OI, as well as properties used for churches, schools, and governmental purposes.

The ordinance also proposes amendments to Class 1 weekend signs regulations for yard sales and estate sales. Currently, signs are permitted from Friday evening to Sunday evening. The proposed change would allow yard sale and estate sale signs with dates to be placed one day prior to the start of the sale and removed by 8:00 pm on the day the sale concludes, accommodating sales that begin on days other than Friday.

Council discussed possible language regarding inappropriate content, the timing allowed for yard sale signs, temporary versus permanent banners, and political sign placement in the right-of-way.

The second reading is scheduled for September 1, 2026.

1st Reading to Amend Minimum Standard Codes for Construction Ordinance 2026-09 – Katie Gobbi

Community and Economic Development Director Katie Gobbi presented the first reading of Ordinance 2026-09 to amend minimum standard codes for construction. Ms. Gobbi explained that the Department of Community Affairs and the State Fire Marshal's Office update minimum construction and fire codes periodically. Previously, the city adopted each update individually before City Council. However, these building codes are compulsory, and municipalities are required to follow them.

The proposed ordinance would amend the city code to automatically adopt updated codes as they are revised by the state, rather than requiring individual Council action each time. Georgia recently adopted 2024 codes with Georgia amendments, while some city codes reference 2018 standards.

Council expressed support for the amendment since compliance is mandatory regardless of local adoption. The second reading is scheduled for September 1, 2026.

Planning and Zoning Appointments – Katie Gobbi

Community and Economic Development Director Katie Gobbi presented information regarding Planning and Zoning Commission appointments. The commission has six members serving three-year terms. Two terms expire at the end of August 2026. Four applications were received, and staff recommended appointing Kathy Foulk and Joe Morgan to serve terms ending in August 2029. The item was scheduled for action during the 7:00 pm City Council meeting.

Millage Rate – James Stephens

City Manager James Stephens reported that the city advertised its five-year tax history as required by state law and confirmed that a public hearing and final millage rate decision would occur during the 7:00 PM City Council meeting. Mayor Craig Guyton confirmed that the millage rate would be rolled back, and City Manager Stephens confirmed.

Public Comments

Zach Tyree of Euharlee Creek Outfitters addressed Council regarding Osborne Park Redevelopment Phase III. Mr. Tyree offered to cover the costs for the life jacket stand and water trail sign and stated that he was already working on the water trail sign requirements. City Manager Stephens noted there is a specific sign required by the grant showing the funding source but indicated they might be able to incorporate this requirement into Mr. Tyree's plans. Mr. Tyree was asked for additional thoughts on the project. He emphasized the importance of preserving water-related improvements, improving access points, and maintaining amenities such as the fishing pier and kayak launch to support families and individuals with physical restrictions.

Adjournment

With no further discussion the meeting was adjourned at approximately 6:38 pm.

**CITY OF EUHARLEE
CITY COUNCIL MEETING MINUTES
AUGUST 18, 2026 – 7:00 PM**

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

UNFINISHED AND NEW BUSINESS

Public Hearing – Millage Rate

Mayor Craig Guyton opened the public hearing on the millage rate. The five-year tax history was displayed. No members of the public spoke, and Mayor Guyton closed the public hearing.

Public Comments – Agenda Items Only

Mayor Craig Guyton opened public comments for agenda items only, including the millage rate, Osborne Park Redevelopment, and Planning and Zoning appointments. No members of the public spoke.

Approval of Minutes

Council Member Greg Free motioned to approve minutes for the work session and the city council meeting from August 4, 2026, as written. Council Member Jayson Frederick seconded the motion. Motion passed unanimously.

Approve Millage Rate – James Stephens

City Manager James Stephens presented the resolution for the 2026 millage rate, documenting that the 2025 rate was 1.466 mills and the proposed rollback rate for 2026 is 1.45 mills and recommended adoption.

Council Member Jayson Frederick made a motion to approve and adopt the millage rate of 1.45 mills. Council Member Greg Free seconded the motion. Motion passed unanimously.

Approve Osborne Park Redevelopment Phase III Improvement Bid – James Stephens

Mayor Craig Guyton stated that the item was not ready for approval following the work session discussion. Council Member Greg Free made a motion to table the Osborne Park Redevelopment Phase III Improvement Bid item. Council Member Jayson Frederick seconded the motion. Motion to table passed unanimously.

Approve Planning and Zoning Appointments – Katie Gobbi

Community and Economic Development Director Katie Gobbi presented staff's recommendation to appoint Kathy Foulk and Joe Morgan to the Planning and Zoning Commission for three-year terms beginning September 1, 2026, and ending in August 2029.

Council Member Greg Free made a motion to accept staff's recommendation and appoint Kathy Foulk and Joe Morgan to the Planning and Zoning Commission. Council Member Jayson Frederick seconded the motion. Motion passed unanimously.

Adjournment

Council Member Jayson Frederick made a motion to adjourn the meeting. Council Member Greg Free seconded the motion. Motion passed unanimously.

With no further discussion the meeting adjourned at approximately 7:07 pm.