

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
SEPTEMBER 1, 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.

UNFINISHED AND NEW BUSINESS

2nd Reading to Amend Minimum Standard Codes for Construction Ordinance 2026-09 – Katie Gobbi

Community and Economic Development Director Katie Gobbi presented the second reading of Ordinance 2026-09 to amend minimum standard codes for construction. Ms. Gobbi explained the only change from the first reading was that it was moved from Appendix A to Chapter 6 of the code, which deals with buildings. This ordinance provides for the automatic adoption of new building construction and fire codes whenever the Department of Community Affairs, the State Fire Marshal's Office, and the State of Georgia update and adopt them.

Streets and Road Paving – James Stephens

City Manager James Stephens reported on street and road paving plans for 2026. The total cost for paving is \$256,335.30, received for Gordian which is within \$6,000 of the budgeted amount in the 5-year plan. The roads included in this estimate are Fawn View, Hunter's View, Misty Hollow Court, Remington Court, and Russell Road, totaling close to one mile. Mr. Stephens explained that road selection was based on condition, proximity, and geographic location for cost efficiency. Covered Bridge Road and Milam Bridge Road, though in worse condition, were not included due to ongoing construction activities that would damage new surfaces. Discussion included concerns about temporary repairs needed on the west end of Milam Bridge Road and Milam Bridge Circle, and questions about a problematic section, which Mr. Stephens confirmed would be addressed in the current year's plan.

Manager's Report – James Stephens

City Manager James Stephens presented the financial results through July 31, 2026. The general fund showed a favorable revenue variance of \$52,686, predominantly from a local grant from the county for dog park reimbursement. Revenues are pretty much online. Expenditures showed an unfavorable variance of \$112,864, primarily due to legal fees related to Etowah Bend, and liability insurance, Public Works supplies and repairs, and Parks and Recreation expenses. Those are the four items for the unfavorable variance in expenditures. The net unfavorable variance through July was \$60,179. Mr. Stephens suggested that over the months it will level out, not to zero, as unfavorable.

Operating cash on hand through August was \$483,872, and the SPLOST balance was \$894,717. The average LOST amount received per month for the first seven months for the first seven months was \$124,125.

Campground operations showed fees of \$109,917 through July with total expenses of \$61,813, adding \$48,104 to the fund balance. Nontax items are healthy, holding their own and in line with the operating budget. The average occupancy for the campground is 67%, compared to the budgeted 65%.

Public Comments

Resident Ricky Johnson inquired about paving plans for Vista Forest and reported a significant road depression on Amberwood Lane near Hardin Bridge Road. City Manager James Stephens confirmed this section would be addressed in the current year's paving plan.

Resident Ron Hartman requested feedback on a sidewalk installation plan he submitted to council and the city manager. Mayor Craig Guyton stated the sidewalk development is on hold until the bridge project is completed, as the bridge will include a walking path. Mr. Hartman would like for the council to come up with a plan for the public to review.

Executive Session – Real Estate

Council Member Jayson Frederick motioned to go into Executive Session for Real Estate at 6:20pm. Council Member Greg Free seconded the motion. Motion passed unanimously.

Mayor and council returned from Executive Session at 7:00pm. There were no votes and no actions taken and there is nothing subsequent to the meeting to vote on.

Adjournment

With no further discussion the meeting was adjourned at approximately 7:00 pm.

**CITY OF EUHARLEE
CITY COUNCIL MEETING MINUTES
SEPTEMBER 01, 2026– 7:00 PM**

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

UNFINISHED AND NEW BUSINESS

Public Comments – Agenda Items Only

There were no public comments.

Approval of Minutes

Council Member Greg Free motioned to approve minutes for the work session and the city council meeting from August 18, 2026, as written. Council Member Jayson Frederick seconded the motion. Motion passed unanimously.

Approve 2nd Reading to Amend Minimum Standard Codes for Construction Ordinance 2026-09 – Katie Gobbi

Community and Economic Development Director Katie Gobbi confirmed this was the same ordinance discussed in the work session with the only change being its location in the code.

Council Member Jayson Frederick motioned to approve the second reading to amend minimal standard codes for construction Ordinance 2026-09. Council Member Greg Free seconded the motion. Motion passed unanimously.

Approval of Streets and Road Paving – James Stephens

City Manager James Stephens recommended that the city council authorize the city to execute the work order from Gordian for the paving of roads slated for 2026 resurfacing for the amount of \$256,335.30.

Council Member Greg Free motioned to approve the work order from Gordian for street and road pavement for 2026 for \$256,335.30. Council Member Tim Abbott seconded the motion. Motion passed unanimously.

Adjournment

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

With no further discussion the meeting adjourned at approximately 7:05 pm.