

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
OCTOBER 21, 2025 – 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, Joe Turner, Greg Free, and Jayson Frederick, City Manager James Stephens, and Community & Economic Development Director Katie Gobbi.

UNFINISHED AND NEW BUSINESS

2nd Reading Ordinance 2025-06 Door to Door Peddlers and Solicitations – Katie Gobbi

Katie Gobbi, Community & Economic Development Director presented the 2nd Reading of Ordinance 2025-06, noting one change from the 1st Reading. Section 3, item B was amended to add: the penalty will be a fine in the amount set in the fee schedule. This addition provides enforcement mechanisms for the ordinance. Police Chief Jody Matthews reported recent instances of door-to-door sales, including window sales that resulted in a 911 call. The ordinance will allow police to require solicitors to leave under any circumstances since no permittable process exists.

Discussion points included:

- Officer discretion for warnings versus citations on first offense.
- Recording of violator information and company representation.
- No additional signage planned initially.
- Enforcement will rely on existing “no solicitation” signs on properties.

Euharlee Rentals – Katie Gobbi

Katie Gobbi, Community & Economic Development Director, reported on DDA board feedback regarding renting the covered bridge and pavilion. The DDA recommended renting only the pavilion initially, not the covered bridge, until improvements like lighting and flooring are completed. They desire to rent the covered bridge for private renting, preferably on Saturday and Sunday evenings so that daily tourist visits to the covered bridge are not potentially impacted. It was confirmed by a local business owner of the daily visit to the bridge. The T-Mobile grant status for lighting and benches is still pending. Currently, the Osborne Park pavilion operates as first come first serve basis. Council Member Jayson Frederick suggested to offer private rental options for Osborne Park pavilion and include signage for private events, as well as post private rental schedules on city website, rent the covered bridge area for \$100 per hour with a 4-hour minimum rental, and provide 50% discount for city residents on all rental amenities. The council was in support of making facilities available for private rental while maintaining public access, resident discounts, and a proper notification system.

LWCF Grant Administration – James Stephens

City Manager James Stephens presented two proposals from the same grant specialist, Brielle Shinall. A monthly option: \$2,000 per month and a lump sum option: \$36,000 for the life of the grant. Mr. Stephens recommended the \$36,000 lump sum, representing 3.6% of the project cost, which is below the typical 8% rate for grant administration. The detail of the grant includes a two-year timeline with the grant ending in September 2027, the grant administrator to ensure compliance with all regulatory requirements and will coordinate with engineers and construction managers for Corps of Engineers requirements.

Lighting at Playground Osborne Park – James Stephens

City Manager James Stephens addressed lighting needs identified during the Fall Festival, the upper playground area was very dark. Recommended solar lights for upper playground, hardwire lighting for lower playground (shaded area near pavilion), and to receive quotes from Clowers Electric.

Golf Cart Progression – James Stephens

City Manager James Stephens reported that GDOT requires engineered traffic studies for speed limit changes on all roads, including local off-system roads. Recent quotes for studies ranged from \$10,080 to

\$10,540. Previous Study Results (2023) included Euharlee Road: Recommended to stay at 45 mph or increase to 55 mph and Covered Bridge Road: Recommended to stay at 30 mph. Reducing speed limits by more than 10 mph below county portions would eliminate radar enforcement capability. The council expressed reluctance to spend \$10,000 on a new study with likely similar results. The council agreed to explore requesting GDOT to consider 5 mph reduction on Covered Bridge Road from 30 to 25 mph without a new study, while acknowledging this may not provide comprehensive golf cart access.

Road Paving – James Stephens

City Manager James Stephens presented a five-year road paving schedule addressing all roads with current needs, budgeted at approximately \$250,000 annually. The annual funding is \$70,000 from GDOT plus SPLOST supplementation. He also shared that Covered Bridge Road is scheduled for 2028 to avoid damage from ongoing creek dock construction. The schedule is based on road conditions and proximity for cost efficiency. The council requested for interim maintenance of Covered Bridge Road and Milam Circle, an interest in coordinating pedestrian walkways and bike paths with repaving projects, and for staff to investigate TDAP grant opportunities for pedestrian infrastructure.

Campground – Tiny Home Yurts

Council Member Jayson Frederick presented research on adding glamping options to the campground, including yurts and tiny homes.

Market Data Presented:

- US glamping market: \$737.9 million in 2024, projected \$1.5 billion by 2030.
- 46.9% of private campgrounds added glamping in 2023.
- KOA reported 34% of new customers chose glamping in 2023 (up from 18% in 2021).
- Target demographics: Millennials and Gen Z (43% of glamping customers).

The revenue potential included Yurts at \$100-\$150 per night and Tiny Homes at \$200-300 per night located in areas around pavilion and along creek banks, separate from existing RV sites. The council had positive reception with interest in exploring costs and locations, while allowing current campground operations to build reserves.

Public Comments

Resident Allison Hines shared her thoughts on the following:

- Questioned pedestrian access across the covered bridge during private rentals.
- Inquired about golf cart survey results (198 responses, 45% strongly in favor).
- Supported sidewalk considerations with road paving projects.
- Endorsed yurt/tiny home concept for attracting college-age visitors.

Adjournment - With no further discussion the meeting adjourned at 6:51 pm.

CITY OF EUHARLEE CITY COUNCIL MEETING MINUTES OCTOBER 21, 2025 – 7:00 PM

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

UNFINISHED AND NEW BUSINESS

ROTC Recognition- Dalton Abernathy – Mayor Craig Guyton

Mayor Craig Guyton presented a certificate of recognition for leadership displayed in the face of adversity to Cadet Dalton Abernathy from Cartersville High School JROTC for his heroic actions during the September 20th JROTC event. Cadet Abernathy rescued a struggling cadet from Dalton Academy who was in distress while swimming across the creek during rope bridge installation.

Red Ribbon Week Proclamation – Mayor Craig Guyton

Council Member Greg Free made a motion to accept the Red Ribbon Week Proclamation designating October 23-31, 2025, as Red Ribbon Week in the City of Euharlee. Council Member Joe Turner seconded

the motion. The motion passed unanimously. The proclamation encourages citizens to support health, wellness, and a drug-free lifestyle, commemorating DEA Agent Enrique "Kiki" Camarena who was murdered in the line of duty.

Woodland High School Photography Students- Katie Gobbi

Katie Gobbi, Community and Economic Development Director recognized the Woodland High School photography students and teacher Ms. Abby Hennington for contributing four new photographs to the council chambers. These were "shot of the week" winners from the school's photography program. Students recognized for the photos were: The Cat by Kaden Moore, Football Player by Jet Sinard, Vehicle Roof by Ali Lint, and Ballet/Ballerina by Claire Nix.

Public Comments

No public comments were made on agenda items.

Approval of Minutes

Council Member Jayson Frederick motioned to approve the minutes of the Work Session and City Council Meeting from October 7, 2025. Council Member Greg Free seconded the motion. The motion passed unanimously.

2nd Reading Ordinance 2025-06 Door to Door Peddlers and Solicitations – Katie Gobbi

Council Member Tim Abbott motioned to approve the ordinance to regulate peddlers and door to door solicitations as written. Council Member Greg Free seconded the motion. The motion passed unanimously. The ordinance includes the amendment adding penalty language: the penalty will be a fine in the amount set in the fee schedule.

Euharlee Rentals – Katie Gobbi

No formal action required. Staff received directions to proceed with developing rental options for pavilions and covered bridge area, including resident discounts and proper notification procedures.

LWCF Grant Administration – James Stephens

Council Member Jayson Frederick motioned to accept the LWCF grant from Brielle Shinall at the \$36,000 based off staff recommendation. Council Member Greg Free seconded the motion. The motion passed unanimously. It was noted that the grant administrator has an excellent track record in Bartow County.

Golf Cart Progression – James Stephens

Council had extensive discussion on challenges with speed limit modifications and state law compliance. Council acknowledged the complexity of the issue and the obstacle presented by Euharlee Road. Staff directed to inquire with GDOT about recognizing the 2023 traffic study and potential for speed limit reduction on Covered Bridge Road. Council Member Jayson Frederick made a motion to table the golf cart discussion until information is received from GDOT via city staff and police chief. Council Member Greg Free seconded the motion. The motion passed unanimously.

Executive Session – Real Estate

Council Member Greg Free motioned to enter into Executive Session at 7:26 pm for the purpose of discussing Real Estate. Council Member Jayson Frederick seconded the motion. The motion passed unanimously. Council returned from Executive Session at 8:07pm. No votes or actions were taken during the Executive Session. No votes or actions are needed subsequent to the Executive Session.

Adjournment

Council Member Greg Free made a motion to adjourn the meeting at 8:07 pm. Council Member Jayson Frederick seconded the motion. The motion passed unanimously.

With no further discussion the meeting was adjourned at 8:07pm.