

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
November 18, 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 Joe Turner, Greg Free, and Jayson Frederick, City Manager James Stephens, and Community & Economic Development Director Katie Gobbi. Council Member Tim Abbott was not present.

UNFINISHED AND NEW BUSINESS

Museum Rental – James Stephens

City Manager James Stephens presented information on the Euharlee Museum rental possibilities as requested by council from the previous meeting. Mr. Stephens provided a three-page document detailing various locations within the museum, limitations of each area, and security concerns related to artifacts. Staff recommended maintaining current operations rather than opening the facility as a rental venue due to logistical and security issues.

Council Member Jayson Frederick noted that some maintenance items identified in the report, such as kitchen faucet repairs, ADA compliance improvements, changing table installation, and exterior door repairs, should be addressed regardless of rental use. Mr. Stephens confirmed most work could be completed in-house within the maintenance budget.

The council reached consensus that staff should proceed with necessary maintenance items but not pursue the museum rental program at this time.

Smoke Pit at the Pavilion – James Stephens

City Manager James Stephens presented on behalf of Public Works Director, Todd Roberts, who was unavailable due to medical reasons, recommended removing the smoke pit at the pavilion as it was beyond repair and posed safety concerns for potential rentals. The removal could be handled in-house within the maintenance budget. Council Members could not recall recent use of the facility and expressed no objections to its removal.

Towable Boom Lift – James Stephens

City Manager James Stephens presented a recommendation from Public Works Director Todd Roberts to purchase a used towable boom lift for \$19,739. The city has spent \$7,000 over the past three years renting similar equipment. The purchase would be funded through SPLOST funds and include staff training. The unit has 132 hours or less use time. Mr. Stephens noted the typical lifespan is 5,000-10,000 hours with proper maintenance and emphasize the need for safety documentation requiring harness use. The lift would improve the city's ability to maintain roads, change lights, and trim tree limbs.

1st Reading Rezoning Application RZ.2025.1 - Katie Gobbi

Katie Gobbi, Community & Economic Development Director, presented the first reading of rezoning application RZ.2025.1 for Amanda Abbasi of Petopia Animal Kingdom. The request involves rezoning approximately one acre from R1 (residential) to C1 (commercial) on a 7.25-acre property at 775 Euharlee Road to allow for better buffer and stormwater management for a proposed indoor commercial kennel facility. The property is currently zoned both commercial and residential. The comprehensive plan supports both commercial and residential use for this area.

Staff and Planning and Zoning Commission both recommended approvals. Ms. Gobbi explained the required 100-foot buffer from residential properties and other setback requirements.

Public Comments

Ron Hartman, resident, asked about two proposed data centers near Euharlee: Project Bunkhouse in Stilesboro and a 302-acre facility on Euharlee Road. He requested the council gather and share information about potential impacts on the city and asked if the council would oppose these projects or sign petitions against them.

Mayor Craig Guyton and Council Members explained that since these projects are outside city limits, they have no official role in the approval process and no more information than what has been reported publicly. They clarified that while they could express personal opinions as private citizens, they could not speak officially on behalf of all Euharlee residents without knowing how every citizen feels about the projects. The council noted they had successfully made recommendations on developments touching city borders in the past, but these data centers are several miles away.

Executive Session

Council Member Jayson Frederick motioned to go into Executive Session for the purpose of Real Estate and Personnel at 6:27 pm. Council Member Greg Free seconded the motion. Motion passed unanimously. The council returned from Executive Session at 6:56 pm with no votes or actions taken and no further votes or action that need to be discussed.

Adjournment

With no further discussion the meeting adjourned at 6:56 pm.

CITY OF EUHARLEE CITY COUNCIL MEETING MINUTES NOVEMBER 18, 2025 – 7:00 PM

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

UNFINISHED AND NEW BUSINESS

Public Hearing Rezoning Application RZ.2025.1 – 775 Euharlee Road

Mayor Craig Guyton opened the public hearing for rezoning application RZ.2025.1 for 775 Euharlee Road, noting this was the first of two hearings with the second hearing scheduled for December 2nd.

Amanda Abbasi, applicant, explained her plan to open a luxury daycare pet boarding facility operating seven days a week with staff always present for emergencies. The facility would include grooming services, dog training through outsourcing, and retail space for community members to sell homemade pet products. She confirmed most kennels would be indoors with outdoor play areas available in good weather.

Michael Brooks, consulting engineer, explained that the rezoning would allow better utilization of the property by moving the zoning boundary to accommodate required buffers and site planning. He described the project as "the Ritz Carlton of animal kennels" and offered to answer technical questions about site planning and design.

No other speakers signed up for the public hearing. Mayor Guyton closed the public hearing.

Presentation - Police Department Recognition

Chief of Police Jody Matthews introduced Ed Densmore from the Georgia Association of Chiefs of Police, who presented the department with state certification recognition. Mr. Densmore explained that the certification process involves 141 plus standards across nine chapters, takes up to three years to complete, and includes a two-day assessment by peer reviewers.

Only approximately 12% of Georgia's 500+ police agencies achieve this certification.

Mr. Densmore presented a plaque to Chief Matthews, who credited Lieutenant Allen McNelis as the state certification manager for his extensive work achieving this milestone. Chief Matthews noted this was their first recertification, which is considered the most difficult to obtain.

Public Comments

No public comments were made regarding agenda items.

Approval of Minutes

Council Member Greg Free motioned to approve the minutes of the Work Session and City Council Meeting for November 4, 2025. Council Member Joe Turner seconded the motion. The motion passed unanimously.

Towable Boom Lift- James Stephens

City Manager James Stephens recommended council approval of the purchase of a used towable boom lift for \$19,739 to be funded from the SPLOST funds. Council Member Greg Free noted the equipment would help staff perform their duties more effectively. Council Member Greg Free motioned to approve the purchase of the used towable boom lift not to exceed \$19,739. Council Member Jayson Frederick seconded the motion. The motion passed unanimously.

Adjournment

Council Member Jayson Frederick made a motion to adjourn the meeting at 7:15 pm. Council Member Greg Free seconded the motion. The motion passed unanimously.

With no further discussion the meeting adjourned at 7:15 pm.