

**CITY OF EUHARLEE
CITY COUNCIL WORK SESSION MINUTES
DECEMBER 02, 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, Tim Abbott, Greg Free, and Jayson Frederick, City Manager James Stephens, and Community & Economic Development Director Katie Gobbi.

UNFINISHED AND NEW BUSINESS

Pickleball Court Rental Fees - Becky Rumsey

Becky Rumsey, Leisure Services Director, presented information regarding requests for tournaments on the city's pickleball courts. She reported that she contacted several agencies including Bartow County, Cartersville, Rome, and Acworth. Rome and Acworth do not rent their pickleball courts and only do league play. Cartersville and Bartow both charge \$100 per court. Staff initially recommended charging \$600 for a flat rate for all eight courts for eight hours.

Discussion ensued regarding pricing strategy. Council Members debated whether to match the \$800 rate (\$100 per court for 8 courts) charged by other cities or offer a lower rate to attract tournaments due to Euharlee's location further from the I-75 corridor. Council Member Jayson Frederick suggested considering the \$800 rate to be in line with other cities. There was discussion about offering discounts for nonprofits and residents. Mrs. Rumsey confirmed that most tournament requests have been from nonprofits and that she would accommodate four-hour blocks if requested. The recent tournament held at the facility was successful with almost 40 participants.

Osborne Park Architectural/Engineering Selection - James Stephens

City Manager James Stephens reported that the LWCA grant review committee met and reviewed four proposals for the master contract. Only one of the four proposals was fully responsive to the criteria - CTI Engineers from Cartersville. CTI Engineers also has a location in Chattanooga, Tennessee, and has completed projects in Rome, Georgia, and Rossville, Georgia. The committee recommends engaging CTI Engineers for engineering, design, contract, and construction management of the project. The local manager is Tom Killian, a former Euharlee resident.

Council Compensation – Mayor Craig Guyton

Mayor Craig Guyton presented information comparing council compensation with similar-sized cities in the area, noting that Euharlee's compensation is low compared to others. The current compensation has not been raised since before 2012. There is room in the budget for an increase.

Council Member Tim Abbott and other council members discussed the awkward nature of voting on their own pay raises in borrowed seats. The council agreed it is not due to the pay but wanting Euharlee to be better. Council Member Abbott noted that any increase would not take effect until after the next municipal election in November 2027, with implementation in January 2028 per state statute. Mayor Guyton and City Manager James Stephens agreed. Current compensation is \$1,200 for Council Members and \$1,800 for the Mayor. The council agreed to have the city manager research comparable cities and return with a recommendation.

Public Comments

Zach Tyree from Euharlee Creek Outfitters addressed the council regarding Phase 3 of Osborne Park. He requested to be included in planning discussions as the project could impact on his business operations and access to the river. He expressed concerns about both construction phase impacts and long-term effects on his seasonal business. Council Members assured him that staff would keep him informed throughout the process.

Adjournment – With no further discussion the meeting adjourned at 6:32 pm.

**CITY OF EUHARLEE
CITY COUNCIL MEETING MINUTES
DECEMBER 02, 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 at 775 Euharlee Road

The public hearing was opened for the rezoning application. Amanda Abbasi, property owner and applicant, appeared with consulting engineer Michael Brooks. There were no changes since the last public hearing. Council Member Jayson Frederick asked about soundproofing specifications, which were confirmed to reduce noise to 100 decibels as defined in Section 6.35.1.

Anne Quantrano, an adjacent property holder to the east, spoke regarding concerns about the commercial zoning affecting her organic farming operation. She was informed of the 50-foot buffer requirement between commercial and agricultural properties and expressed satisfaction with maintaining the tree line buffer. The Planning and Zoning Commission had unanimously recommended approval of the rezoning request. With no further discussion the hearing was closed.

Public Hearing - Euharlee FY 2026 Proposed Budget

The public hearing was opened for the proposed FY 2026 budget. No one signed up to speak, and no public comments were made. The hearing was closed. A 2nd public hearing will be held at the December 16th meeting. There will be no Work Session at the December 16th meeting, only a meeting.

Public Comments – Agenda Items Only

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 18, 2025, as written. Council Member Tim Abbott seconded the motion. The motion passed unanimously.

UNFINISHED AND NEW BUSINESS

Pickleball Court Rental Fees - Becky Rumsey

Becky Rumsey presented the staff's final recommendation of \$800 for all eight courts for eight hours, changing from the initial \$600 recommendation discussed in the work session. Council Member Jayson Frederick motioned to approve \$800 for eight courts for 8 hours. Council Member Greg Free seconded the motion. The motion passed unanimously.

Osborne Park Architectural/Engineering Selection – James Stephens

City Manager James Stephens presented a resolution to authorize acceptance of a task order from CTI Engineering for design and construction management services for Osborne Park Phase 3 development for a total of \$191,550. He noted that the grant manager had coordinated the request for qualifications process. Council Member Jayson Frederick motioned to accept the \$191,550 proposal from CTI Engineers. Council Member Greg Free seconded the motion. The vote passed unanimously.

Rezoning Application RZ.2025.1 at 775 Euharlee Road – Katie Gobbi

Katie Gobbi, Community & Economic Development Director presented the 2nd reading for the rezoning application requesting to change one section from R1 to C1 zoning. All requirements had been met. Council Member Greg Free motioned to approve rezoning application RZ.2025.1. Council Member Jayson Frederick seconded the motion. The motion passed unanimously.

1st Reading FY 2026 Proposed Budget Ordinance – James Stephens

City Manager James Stephens presented the 1st reading of the budget ordinance including:

General Fund: \$3,494,634; SPLOST Fund: \$1,250,000; EPD Special Budget: \$38,630 and Info Tech Fund: \$6,823. The general fund budget represents a 13% increase over 2025, though actual operations are closer to the proposed 2026 budget. The budget includes expanded leisure services, a full-time staff addition, 3% cost of living increases for all employees effective January, and increased contract labor for summer camps. Even with the increase, it is still considered a healthy and conservative budget. Discussion included questions about campground budget projections, DDA allocation of \$24,000 (reduced from \$40,000), and the recreation department expenses of \$459,000. The discussion also included priorities between parks and recreation staffing, and DDA support. The 2nd reading will be held at the December 16th meeting at 7:00 pm with no work session.

Adjournment

Council Member Greg Free made a motion to adjourn the meeting at 7:24 pm. Council Member Jayson Frederick seconded the motion. The motion passed unanimously.

With no further discussion the meeting was adjourned at 7:24 pm.