

## **Euharlee City Council Meeting Minutes – 2020**

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**CITY OF EUHARLEE  
CITY COUNCIL MEETING MINUTES  
JANUARY 7, 2020**

Mayor Steve Worthington called the meeting to order. A prayer was led by City Manager James Stephens followed by the Pledge of Allegiance.

City Clerk Carolyn Banks called the roll and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, Tracy Queen, David Duncan, Joe Turner and City Manager James Stephens. City Attorney Boyd Pettit was not present.

**Swear in for Elected Officials**

Incumbent Council Member David Duncan and Council Member Elect Tim Abbott were sworn into office by reciting the oath read by Mayor Steve Worthington. Mayor Worthington said congratulations and he looked forward to working with them both.

**Resolution for November 2019 General Election**

Mayor Steve Worthington read the resolution for the city of Euharlee for the general election which was held on November 5, 2019. Whereas, in the general election David Duncan received 128 votes, Tim Abbott received 111 votes and Mike W. Troxell received 60 votes. It is hereby resolved that David Duncan and Tim Abbott are determined to be Council Members with their term of office that began on January 1, 2020. Council Member Joe Turner motioned to accept the resolution. Council Member Tracy Queen seconded the motion. The motion was carried with Council Members Abbott, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

**Approval of Minutes**

Council Member David Duncan motioned to accept the minutes for the city council meeting 12.03.19. Council Member Tracy Queen seconded the motion. The motion was carried with Council Members Abbott, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

**NEW BUSINESS**

**Statewide Mutual Aid & Assistance Agreement**

City Manager James Stephens stated the council had the Mutual Aid Agreement before them and it is renewed every 4 years. He stated it was last approved back during the Mayor Thayer administration. The city would be in position to assist with other jurisdictions that suffer disaster and for the city to receive assistance if they should suffer a major disaster coordinated through the Georgia Emergency Management Agency and Homeland Security. The City Attorney, Boyd Pettit reviewed the document and was comfortable with it. The term is for 4 years if adopted and will carry through March 2024. The agreement would provide as the records needed and required to keep for the government to receive reimbursement from the Emergency Management Agency. Appendix A includes the people authorized to accept assistance on behalf of the city of Euharlee; he recommended Jody Matthews, Police Chief, Steve Worthington, Mayor and James Stephens, City Manager. Appendix B he recommended Carolyn Banks, City Clerk for the Fiscal Officer. He said he would be willing to answer any questions they had. Council Member Joe Turner said, it's the same from 4 years ago and asked if it would need a second reading. Mr. Stephens stated it was not an ordinance and didn't require a second reading. Council Member David Duncan motioned to accept the Statewide Mutual Aid & Assistance Agreement. Council Member Tracy Queen seconded the motion. The motion was carried with Council Members Abbott, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

### **Mayor Pro Tem**

Mayor Steve Worthington said council would need to elect a Mayor Pro Tem in the event of his absence. Council Member Tracy Queen motioned for Joe Turner as Mayor Pro Tem. Council Member David Duncan seconded the motion. The motion was carried with Council Members Abbott, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

There were no public comments.

Mayor Steve Worthington asked Chief Jody Matthews to introduce the officers to the newly elected Council Member Tim Abbott. Chief Matthews said he was going to introduce the 2 new officers to the council. He introduced Officer Cody Wagner which started in December and Officer Blake Byars that would be sworn in the next day. He also introduced Sergeant McNelis, Sergeant Yeager and Deputy Chief Yee. Council Member David Duncan asked if that brought them up to the 8 officers. Chief Matthews answered yes.

Mayor Steve Worthington opened the floor for Council Member Tim Abbott. Council Member Abbott said he had a lot to learn and you can't learn or answer questions unless you show up and get to know people. If they think there is something he needs to learn or to show up in order to meet the people of Euharlee, his lovely wife will tell them, he loves a good party which usually includes meeting new people and learning new things. If they have any ideas around that, he has an email and a phone number and he would be happy to show up to some place, learn something new and learn more about the citizens of Euharlee. Council Member David Duncan invited him to Food Truck Friday events, the POW WOW and any other city events and join other council members. It is the best way to meet a lot of folks.

Mayor Steve Worthington said on January 20, 2020 The Friends of Georgia Power would be back again working in the Black Pioneer cemetery. The last time they were helpful, and the city is very grateful for the job they've done. They like it when a few of the council and staff are amongst them. They meet around 8:00 am and knock off around noon. Come out and thank them for what they do for the city.

Council Member Tracy Queen motioned to adjourn the meeting. Council Member David Duncan seconded the motion. The motion was carried with Council Members Abbott, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

With no further discussion the meeting adjourned at 7:17 pm.

**CITY OF EUHARLEE  
CITY COUNCIL MEETING MINUTES  
FEBRUARY 4, 2020**

Mayor Steve Worthington called the meeting to order. Charles Reese led in prayer, followed by the Pledge of Allegiance.

City Clerk Carolyn Banks called roll and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, Tracy Queen, David Duncan, Joe Turner and City Manager James Stephens. City Attorney Boyd Pettit was not present.

**Arbor Day Proclamation**

Mayor Steve Worthington read the proclamation to recognize and observed Arbor Day in the city of Euharlee on February 24, 2020. The proclamation was presented to the Hoe'n in Euharlee Garden Club. Mayor Worthington asked the ladies of the garden club to come forward for pictures.

**Approval of Minutes**

Council Member David Duncan motioned to approve the minutes from the city council meeting held on 01.07.2020. Council Member Tracy Queen seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan and Turner all voting in favor.

**Resolution – Historic Preservation Fund CLG Survey & Planning Grant Program - Charles Reese**

Charles Reese, Planning and Zoning Director stated the city had a great opportunity to request for an updated survey and report in the form of a grant. The application package is completed. He thanked all members of the Historic Preservation Committee Betty Jane Tilley, Steve Zuber and the late David Ford, for their hard work in keeping the city in compliance with the HPC division. The grant will be for \$8,000 to hire a professional surveyor to update what they are considering Phase I which would be the historic district and the surrounding area. If the city is approved, the next year they would do a Phase II which will include the Milam Bridge area. Basically, it is all properties that were constructed prior to 1976. They must make sure it is all updated. It is no longer just the historic district. The Phase I will be an update for historic resources. The good news is there is a 40% match and it has been calculated as a 100% in-kind; volunteer work which they are already doing at the Presbyterian Cemetery. He was able to include that work with the in-kind match. So, there will be no financial match needed. The resolution is the last thing needed to complete the application process for the grant. Please note the resolution states pending if the grant is approved.

Council Member David Duncan said his question was answered, if any money would be required. He also asked if it would be \$8000 for Phase II. Mr. Reese said it was possible. He said when he is submitting the grant applications, he is not doing it where they have to give a financial match. He said the city has great resources. Betty Jane Tilley and Steve Zuber have already done some leg work and will continue to do so. They have the staff to meet the 40% match.

Newly elected Council Member Tim Abbott asked what the \$8,000 covered; in the historic district what will be replaced or what is getting built. Mr. Reese said nothing is being built it will cover the update for the historic resources. It's for surveying of property and structures. It has been done before but it's due to be updated.

City Manager, James Stephens said the city received a designation about 3 years ago about the time he and Charles were coming on board with the city. Through the work of Mrs. Tilley and the Historic

Preservation Commission the city received a certified local government designation. The process is to keep that in place. It also makes the city eligible for this grant and other grants as a historic district. They have items on the national registry of historic buildings.

Council Member Tracy Queen motioned to adopt resolution. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan and Turner all voting in favor.

## **NEW BUSINESS**

### **Euharlee Police Department Head Count – Chief Jody Matthews**

Chief Jody Matthews said thank you to council from last week when he had to call each one of them. He presented to get approval to add the 9<sup>th</sup> police officer position. As council were aware, they've had an officer out on workers compensation for a while. They have struggled to keep the road coverage. It will assist them to have the appropriate coverage and not go into overtime if they fill the position. They had four certified candidates for the position. They all have been through the process and they chose one.

With the council approval she will be sworn-in after the council meeting when it adjourns on tonight.

City Manager James Stephens said from a budgetary standpoint he can work with Chief to accommodate the addition of the 9<sup>th</sup> fulltime officer. He recommended the council approve it.

Council Member David Duncan motioned to approve the fulltime police officer. Council Member Tracy Queen seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan and Turner all voting in favor.

### **Cemetery Fund – James Stephens**

City Manager James Stephens stated they experienced a loss at the Presbyterian Church property, and they had monuments that were damaged. The main monument into the entrance of the pioneer cemetery was damaged. They have 26 monuments in the cemetery that sustained damage during the storm. The insurance policy provides for \$25,000 for monument repair. With 26 being damaged he is not sure if the \$25,000 will be enough for all the repairs. The insurance adjuster authorized him to work with someone local to get a quote. If the needs go over \$25,000, they will have to take it out of the general fund. They have several members in the community who have been interested in making donations towards the monument repairs and they have already received 2 checks. In light of that he asked the council to approve and authorize the city manager to open a designated bank account for the cemetery fund that will include both the pioneer cemetery and the Presbyterian cemetery to make sure all the monuments are repaired and to maintain upkeep going forward. It's related to the storm damage and they have received and holding 2 checks that he would like to put in a designated fund which people may be apt to donate. Council Member Tracy Queen asked if they would be able to do a go fund me page with Facebook as far as legality. Mr. Stephens said they are not prohibited by any state code. He would encourage the use of a designated account and not encourage taking that account.

Council Member David Duncan asked if it could be a running account and they continue to collect funds. Mr. Stephens said they may not exceed 25,000 and if they don't the donations can still be used as designated for maintenance upkeep for both cemeteries. The vision would be for it to be ongoing. Council Member Duncan asked would they add with the funds they already have for the church. Mr. Stephens said it would be operated like that fund but would be just for the cemetery. It will be reported in the audited financial statements and they would only write checks for the cemetery whereas the other fund handles the building and can be used for the cemetery as well. He also said if they decide later that the Go fund me is the infrastructure, they want to use that method would work with creating this fund. Council Member Joe Turner motioned to open a designated account. Council Member David Duncan

seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan and Turner all voting in favor.

### **Militia Courthouse Historic Signage – Katie Gobbi**

Katie Gobbi, Museum Director stated she was following up with a request from last fall from Council Member Joe Turner who proposed to honor past members in various ways. After he received feedback from Mayor and council, he then talked with Historic Preservation Commission about signage on the first modern council. The council had the names of that council in front of them and Mrs. Gobbi did not call those names so it would be a surprise to those individuals that may still be here and around. She shared that 2020 is a significant year for the city of Euharlee. It is the centennial for modern Euharlee, fifty years ago in 1870 Euharlee was chartered as Euharlee. Forty-five years ago, in 1975 Euharlee was re-organized and re-chartered. Those are 2 landmark years so this may be an appropriate time to honor these individuals. In 1975, the commission was elected because there was not an active government. They were elected and with the help of Governor Joe Frank Harris re-chartered the city of Euharlee. She said Council Member Turner thought since the first commission was sworn-in in front of the militia courthouse it would be an appropriate place for a plaque to honor this occasion. The plaque text would talk about the future and the past. One of the first things this commission did was to bring in consultants to look at the historic resources and to start a preservation plan for them. It is a very important part of what we do today in Euharlee and one of the values is to strive to preserve the past.

Ms. Gobbi stated they have the background and they have the image, the picture in front of them is a copy. The original is at the Bartow Museum archives because they have the Daily Tribune negatives and photographs. The proposal is to have a cast metal plaque, have the picture edged on it along with the text included. She received quotes from two vendors. One is a local vendor which she recommended to use if the council proceeded with this. She highlighted on the councils copy her recommendation.

It would be the 12 x 14 cast aluminum. The pictures are examples of what the bronze and aluminum would look like. The aluminum has a silver color finish. It is a little less expensive. The installation was not highlighted because the city has staff that can install. She asked if they had questions.

Council Member David Duncan asked if the plaques would be the same size as the ones they already have out. Ms. Gobbi said no, and they discussed with the Historic Preservation Commission anything less than 18 inches just to give them an idea of the amount of text, the cost and the material that went into that size. The quotes she specifically got were for 12 x 14 and 10 x12; The signs you see around town are 24 x 36. This will be about half the size of those. It will still be large enough to read the text and there is not a lot of text on there. Council Member Duncan said it will be seen once you approach the militia courthouse and not seen from the road. Ms. Gobbi said yes, similar to the one currently in front of the militia courthouse and the calaboose. They did not discuss the actual location other than in front of it and so she can't say exactly where it would go.

Council Member Joe Turner pointed out in the picture, if you look at the courthouse now there has been quite a bit of upgrades and it made a big difference in that building. The picture was taken in 1975, imagine today what it would look like.

Mayor Steve Worthington said in the picture it had been about 2 months from being under kudzu which completely covered it. Ms. Gobbi said the leadership of the group in the image were the ones that saved it and all the buildings with the community around them.

Council Member Turner said he liked the bigger size so people can see who is on the plaque.

Council Member Tim Abbott asked what the building was used for today. Ms. Gobbi said it was restored with the original bars and the calaboose with the bars. It is primarily used as a historic tour.

Council Member Abbott asked if the plaque would be outside. Ms. Gobbi said yes because the building is not open on a regular basis at this point and that would make it visible for any traffic coming by.

Council Member Abbott asked which gets more visitors the library or the militia building. Ms. Gobbi said she would say the current library.

Council Member Abbott said it seems honorable to give them the best exposure so why would they not use the library perhaps as an alternative. He is not saying that they should but what do you think of the idea. Historic buildings are what historic buildings are, some people care some people don't. The idea is to honor people who served the community well and his thought is to give them more exposure.

City Manager, James Stephens said that was a very noble observation. As indicated, this was follow-up work that Council Member Joe Turner initiated in 2019 prior to you coming on board Council Member Abbott. At that time Council Member Turner communicated he would like to honor these gentlemen and he had thoughts about the possible library as the location. The council asked him to approach the HPC for their recommendation. The proposal is a result of the HPC input along with Council Member Turner and Katie Gobbi.

Council Member Turner said the five people on the picture were the very first elected officials in Euharlee and were standing on the front porch when they were sworn in.

Ms. Gobbi said there is a value of having that place and a sense of understanding looking at the past and the current. She said she mis-stated a little bit when he asked who gets what exposure. Physically more people go into the current library. A good amount of foot traffic at Osborne park; people walk to the covered bridge. They use that corridor. She would not be able to tell who or what gets more exposure, but she was thinking of people actually walking in.

Mayor Worthington said on the weekends he would say the courthouse gets more exposure because the library is closed. On Sunday afternoon people are walking around. Mr. Stephens said the downtown destination plan that they have and then the Christmas parade; there are times they sell or provide hot chocolate out of that facility. It will be viewed at this location.

Council Member David Duncan said during his policing, there were a lot of people that walked up and down through there during the summertime. It will get exposure.

Council Member Tracy Queen motioned and approved the 12 x 14 cast bronze. Council Member David Duncan seconded the motion. Council Member Abbott asked if they were both local vendors. Ms. Gobbi said she got two quotes from the local company. She also got two quotes from a company that was not local and was also more expensive. Council Member Abbott said he supported the motion but wanted to know if they could give money to local businesses. Ms. Gobbi said the one he motioned is a local business. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan and Turner all voting in favor.

#### **City Operated Campgrounds – James Stephens and Don Varvel**

James Stephens, City Manager stated he recently completed his master's degree since being at Euharlee. During the process he developed, which was one of his projects, a strategic plan for the city of Euharlee. In the strategic plan he utilized a management tool called the SWOT analysis which means he evaluated the city's strengths, weaknesses, opportunities and threats. He took that information and proposed a strategy of how the city could continue to strive and succeed more. The strengths in his analysis certainly included the historic buildings, environmental resources, Joe Cowan Park, the river that comes through Euharlee and the creeks, which were all strengths and environmental assets. Some of threats was the cash flow; as tight as it is, it's not a bad thing. This council has been very frugal and very good stewards of the finances of the city but, with limited cash flow. Another threat, state law was recently changed 2 years ago. As you all know the city has an intergovernmental agreement with the county and all the cities in Bartow County where they share the LOST and SPLOST portion based on population and is the only criteria the agreement is based on. They all know the city receives 4% of the total monies collected based on population. The recent law changed and added more than seven criteria that the shared agreements can be based on. The intergovernmental agreement has been extended even though the change happened,

and it continues to be based on population. The reality is one day, the Emerson that has a current development can say we don't have more population than Euharlee but look at all the sales taxes we've collected and deserves more than what Euharlee gets. The state law now could make that legal and cut in.

As they know the LOST portion of the budget is 80% of the general fund revenue. If they got a county commissioner that wanted to change that shared arrangement it can be catastrophic; it's one of the threats. In order to deal with the threats, he looked at other possible revenue streams. If that ever was changed, which the current commissioner has shown no signs of changing it and Emerson didn't push it, but it is a threat that's out there. So, he came up with ways for possible revenue streams.

For one, they all know they have a 17-acre tract of land and possibly could be developed for campground, resort or cabins. Also, already at Frankie Harris Park there are lots of campsites already in place. It could be upgraded but is already in place. We are using it and it works well. As a possible revenue stream, I turned in as a class assignment, I used campground revenue as an alternative. He said not to toot his own horn, but he received an award for the project. The strategic plan was such an award-winning plan.

He said that to say, 2 years ago they were not in a position to pursue this, although they are making their last payment on the debt service of Joe Cowan Park in March. Don Varvel, Parks & Recreation Director is going to present possible cost to upgrade Frankie Harris Park to use as a campground. The amount of money it will take is to have 3 months of SPLOTS collections after the last debt payment is made. They will have the monies to do this project if the council approved to do it. Revenue train will generate more than the current tax levy which is predominantly new; it is the second year of tax levy. The revenue stream will actually exceed that. It could be a great thing, or it could be that you have no interest in it. It's based on strengths, weaknesses, opportunities and threats. It's funded in management practices and goes along with the environmental resources with the river and the creek. The people in Don's presentation he currently envisions using it, are people who are already in town coming to play in tournaments. The business plan didn't increase traffic in Euharlee. These people are already here for games. There are a lot of things to consider. Now that the debt services will be paid off, we will be in a position to strongly consider. He stated Don Varvel prepared a power point presentation and afterwards they would entertain questions.

Don Varvel stated that he had received phone calls over the last 4 years from people looking for places to stay while tournaments are going on. He begins the power point presentation showing the tournament schedule that did not include the fall. The weekend tournaments will be held every day. You have people from Texas, South Carolina and people from all over. They always ask where they can stay without paying an outrageous amount of money. A lot of the people that play PG the families have gone out and purchased campers and RV's because the son may be playing PG for 2 to 3 years trying to get into colleges and recognized by teams. They are there for a week and then move on to Florida or Texas. They may be there for another week; it depends on where the tournament moves on to next. This is why he thinks they can utilize Frankie Harris Park for a campground.

He provided a picture of the layout which were not exact distances but close because they are marked off. They are about 800 feet from the manhole, if they were to put the dump station in for gray waste. Put one station in, and they would be responsible to dump in that one station and not drive the cost up for making a grey station at each individual site. They would also look to include a building to control the traffic and security. If you have a \$300,000 camper in there you don't want anyone just driving in off the street, you want to be able to control it.

They talked about and met with core of engineers and some other campgrounds about hiring a retired person to control the gate that would live on the campground. They would also do small maintenance work and keep areas clean so they would not have to hire an extra person.

The blue area on the layout would be the septic lines. They would need to run from the grey station to the actual manhole. Then they would need to run another line to the bath and shower house.

The red dots on the diagram would be tent sites. Approximately 9 tent sites. Four would have electricity and 5 would be primitive. The water hook ups are already there so if they need water there are 2 stations. Near the pavilion, there are 6 above and 6 below and that would space them out where you can put a pretty good size camper. They would be able to put a car right next to it and not be on top of each other. In the corner would occupy 6 more spots. They would have to put in some roads so there would be areas to turn around and back in the campers.

He discussed the other events going on in 2020 at Frankie Harris Park to include Food Truck Friday, wedding rentals and other scheduled city events. As far as the events are concerned, they can use them as blackout dates. They can blackout for days or even a day and still be able to hold the events in Frankie Harris Park. There are 4 weddings scheduled that would generate \$2,500. The revenue from the park would far exceed that.

The cost to upgrade the park and start up cost is estimated at \$179,000. The electrical and plumbing is estimated at the higher end of the cost. They had to start somewhere to get the cost, so they projected at high end. They are looking to put washer and dryers would go inside the building. If they are going to promo tie for baseball, they have got to give them access to wash and dry uniforms all weekend long. They will be coin operated. They would have to put in showers and had someone to come in to take a look. The showers would be on the outside of the building and would still be heated and cool. You already have handicap bathrooms so there is no need to tear them out and start over.

Picnic tables at every site, roughly 27 sites, fire pits, camper pads; roughly 18 pads for about \$2,000 a pad and miscellaneous roads looping through the park so they can drive through and back into the areas. They have 9 - 30amp sites, 9 - 50amp sites and 9 tents sites. Based on 200 days of the park being used for the campground, you will generate \$216,000 per year. They put the average cost at peak season for hotel cost and it came to \$160 per night. He believes it would be used more than 200 days. With that comes generated taxes between 3% and 6% could also be another 17,000 they could use hotel and motel tax. Local businesses, bakery and restaurants, it's a win for them especially with the kayaking. If they are not playing baseball, they want to do something and there is a river right in their backyard. The nearest place to camp would be 20 miles and if you want to stay at the KOA you are talking about 30 miles.

He opened the floor for questions. Council Member Tim Abbott asked why the cost was calculated by days instead of by site or by usage. Mr. Stephens said the cost you are looking at is \$216,000 in revenue is if it was booked 200 days and you would have a different rate depending on the amps used. Mr. Varvel said the rates are based off KOA and Allatoona landing.

Council Member Tracy Queen asked if they were looking at crush and run. Mr. Varvel said yes.

Council Member Queen asked about policing the area and had they figured in that cost. Mr. Varvel said he had not. Council Member Queen asked about lighting and if they had talked with Plant Bowen. Mr. Varvel said there will be some lighting. He talked with Clowers Electrical and he suggested certain poles in certain areas and at this point he had not talked with Plant Bowen. Council Member Queen asked about vending machines at nighttime. Mr. Varvel said yes inside with the washer and dryers. He said he would like to put a partition wall across the back and add a coke machine and vending machines.

Resident Joe Tilley asked about how long it would take to put this together. Mr. Varvel said 6 months. Mr. Stephens said their hope, if they went ahead and gave them permission, they should be operable by next year. He said he wanted to go ahead and say the cost that was presented. They took measures to make sure \$176,000 and not come in less than that and put council in position with like a couple of projects like the sewer estimated at different costs. The 176,000 is a high number and they estimate it will not exceed that.

Council Member Queen asked if the 18 sites are all they can have. Mr. Stephens said the number they have complied with the city's RV ordinance. They will not need a variance or change to the ordinance. He also added, there are a lot of ball players to rent this, but if they didn't have one ball team with the river

and the kayaking 27 sites would stay full. It is a very realistic proposal and we would have to put in place as early as next year.

Mr. Varvel said the tournament schedule is growing every year. Probably within a year he will book during the fall and start during the spring of the following year. Council Member Joe Turner said if they could book the rain days. Mr. Stephens said the investment that was made on the equipment cut down on the rain. As early in the year before we got the equipment, we had rain cancellations, but we have cut down on them. There are days we played when other fields in Bartow got rained out.

Council Member Queen said your accountability, your gate person will be retired, live there for free and will take care of the place. Mr. Varvel said yes, and the core of engineers had a list of about 25 people waiting.

Council Member Queen said it is a chunk of change. Mr. Stephens said it is more than the tax levy. They are levying at least 2 mills and the project is the equivalent of 4 mills. It could replace the millage rate. That is why we are here, to stay financial liable and take care of the things they were elected to take care of.

Council Member Queen said this would eliminate having to charge people for parking. Mr. Varvel said the one thing that they really looked at and made sure of was the green space for events. They could still use that. Mr. Stephens said Laura Cantrell who is a resident of the city said that prior to Frankie Harris Park the events were held at Osborne Park. The plan would be to continue to use Frankie Harris Park to have the Fall Festival and Food Truck Friday. Mr. Varvel said he does not book tournaments during the Fall Festival because of the volume of people in the city.

Council Member Turner asked about the POW WOW. Mr. Varvel said that is one of the events listed Oct 1<sup>st</sup> – 4<sup>th</sup>. Council Member Queen asked about Osborne Park for camp sites. Mr. Stephens said he didn't think it lends itself for campsites. But if this proceed, and take off the way he thinks it will, the big potential is they may have a nongovernmental entity approach them about purchasing the 17 acres. They may put a type of mixed-use resort and take advantage of the river. He believes it will pay the money back in one year, profitable going forth and get Euharlee on the map. He thinks there would be a private entity interested in pursuing the 17 acres in some fashion with a restaurant on it, cabins and mixed use and still benefit from the environmental aspect that Euharlee has.

Council Member Turner said everyone knows when they purchased the 17 acres years ago, he wanted to put a camp for the boy scouts and girl scouts there. He is trying to figure out a way to put the scouts in this overall plan. Mr. Varvel said there is still a lot of area that goes beyond there. He stopped in that certain area and doesn't see why it would not work. Katie Gobbi said that would be great something like a pavilion or gathering area for a group. Would you find that useful around the tent? Jamie Matthews, scout leader said if they ever got that, it would be great for them. If not, they will sleep in a tent on the ground. Council Member Turner asked Ms. Matthews when they go camping, do they go once or twice a year. If they had an area for the scouts how would we get the scouts to come in this area. He knows of the scout's area in Acworth and they can camp a week at a time. Ms. Matthews said she thinks you would just need to let the council areas know, like the Atlanta council or the Rome council, the area that is available, where the camp is at and who to contact. Ms. Gobbi said, if there were to be a hotel motel tax some of that money would be designated to tourism. Mr. Stephens communicate that to the camp areas. Mr. Varvel said they have a wooded area that could be camp area too. He said when he mapped it out, he was very conservative because he wanted to see if the money would work on a conservative level.

Council Member Queen wanted to know if there is room for expansion. Mr. Varvel said yes.

Mayor Steve Worthington said around from the trail is a lot of wooded area for tents. Mr. Varvel pointed out the creek on the map for Council Member David Duncan. Council Member Joe Turner said has been talking about this for 10 years before any of them got there and he would hate to see them develop something that would shut his idea out.

Council Member David Duncan asked about the red area on the map is that for campers. Mr. Varvel said it was a roadway for campers to drive so they can back into the camping area. Council Member Duncan said the circle for the POW WOW is in that area. He said the POW WOW group has sacred stuff buried in that circle. It is right in the center. If you put campers there, it will not be a place for their circle. He said their circle is 100 ft from the dead center. Mr. Varvel said the campsites are 50 feet long and they can be shifted. Resident Joe Tilley said he is probably the most local person there, born on one side of the platform and raised on the other. He wants to thank them for what they are doing and the city council for taking the initiative. James and the police department he is proud to see them grow. You have the river, Georgia Power on one side, solar panel on the other side, Emerson is already booked up and they have got to go somewhere. Thank you to everyone who put this together. he is overwhelmed. He said they have a river, a creek and now they need a new bridge. He was a child when they built the bridge. Finally, after 50 years Bartow County Water teamed up with the help of Mr. Stephens and the city council, and had a sewer system put in. He said thank you to the elected officials for serving. He said he couldn't do it. Council Member Duncan wanted to know why he couldn't put the campsites down where the current campsites are. Mr. Varvel said it is a rough draft. He was trying to figure out certain areas. He said, they could take the ones on the inside out and you would not have to have the road as wide to back in. There are a lot of different scenarios. Mr. Stephens said the design sort of lends itself to the first year he bought his RV and he was not good at backing up. He said when they did that, they were not aware of the circle and they can certainly work around it. Council Member Duncan said they have problems with vendors getting their stuff in there. Mayor Worthington said it will need to be fine tuned.

Council Member Queen said that is something you should mark off. If that is a sacred spot and they have POW WOW every year they should mark off permanently and at least know where it is. Council Member Duncan said he didn't know the size of it but know it is in the center.

Mr. Stephens said to Mr. Varvel he appreciated the work. Mayor Steve Worthington asked Mr. Stephens if he wanted a vote on that. Mr. Stephens would at least like a consensus and maybe they want to schedule a public hearing. Council Member Tim Abbott said he thinks he has known Mr. Stephens for a month and now likes him even more. He said he would love to see the work he did during his graduate program if he is interested in sharing. He said he had a conversation with him and a couple of the others. The reason he loves the idea is because he would like to see them, if they haven't already, establish what the vision and strategy is to make Euharlee a destination. They should be able to say that quickly to their neighbors and friends; what kind of destination they are going to be. He thinks Mr. Stephens is embarking upon what that might be. It should not be a stand-alone it should help them expand into a deeper infrastructure that respects the land and what the neighbors want. The neighbors will tell him if they have enough room for bike pads and really turn the environmental beauty while respecting the land to a destination where people will come spend the afternoon, the day or the week. So, he really likes what they are doing, but sure he isn't equipped enough to speak exactly to what that vision and strategy is for that destination. He can see it, he can feel it and said thank you for bringing it forward. He wanted to make sure it is not a stand-alone thing and they are looking broader. Just so they don't get side loaded into one thinking. He thinks the community would like to know about this but doesn't know what that communication looks like. He said they should do it with excellence. He knows money gets tight and they get scared when they start spending money. He works in that a lot, but it is better to be slow than fast. He knows Mr. Stephens agreed with this but wanted to make sure it was on the table. He said he was embarking on a great idea and he will have his support. It seems like exciting work to do in 2020. Council Member Tracy Queen motioned to authorize the city manager, James Stephens and the recreation department to proceed with the planning and to schedule a public hearing. Council Member Tim Abbott seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan and Turner all voting in favor.

Council Member Abbott stated so whatever is needed doing this, so that they are not recreating the wheel, there are excellent campgrounds. He has been to KOA campgrounds and he loves them, campgrounds in Kentucky and they have stuff for kids to do. He said don't be shy about asking what you need to help with the vision, where you need to visit or experts. Mr. Stephens said the planning commission has actually been planning a trip for that very purpose. It coincides with this and they have been an instrumental part in the thought process.

Council Member Duncan asked Mr. Varvel was it any way he could get with him one day to show him basically where that is. Mr. Varvel said yes. Just so you know all the campsites they walked around they only seen two trees to be removed.

Mayor Steve Worthington said he didn't have a chance to talk with Mr. Stephens but the fence around the mill needs to go up. Council Member Joe Turner said that he saw a 9 to 10-year-old kid walking around it. Mayor Worthington said some council was in favor of taking the fence down and he was not because he knew it would open up for a playground in the old mill site.

Council Member Tracy Queen said thank you to all the Parks and Recreation guys. He noticed the clean-up and people have come to him and said how much work they have put in at the church and at the cemetery. You guys have cleaned up a ton already and have done a bang-up job.

City Manager, James Stephens said the county has provided a detention crew and the equipment. They have been a tremendous help. Mayor Worthington said they have been awesome. He said if you see the county commissioner tell him thank you. They have bent over backwards to help Euharlee. Thank you for the police department for all they have done. He said thank you to Don and his staff for all they do.

Council Member Tracy Queen motioned to adjourn. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan and Turner all voting in favor.

With no further questions the meeting adjourned at 8:15 pm.

**CITY OF EUHARLEE  
CALLED CITY COUNCIL MEETING MINUTES  
FEBRUARY 12, 2020**

Mayor Steve Worthington called the meeting to order, led in prayer and followed by the Pledge of Allegiance.

City Clerk Carolyn Banks called the roll and the following were present: Mayor Steve Worthington, Council Members Tracy Queen, David Duncan, Joe Turner, City Manager James Stephens and City Attorney Boyd Pettit. Council Member Tim Abbott was not present.

**Executive Session - Litigation**

Council Member David Duncan motioned to go into executive session for litigation attorney-client privilege at 2:02 pm. Council Member Tracy Queen seconded the motion. The motion was carried with Mayor Worthington and Council Members Queen, Duncan and Turner all voting in favor.

Mayor and Council returned from executive session at 2:40 pm. Attorney Boyd Pettit stated the Mayor and Council have been in executive session for litigation attorney-client privileges purposes. There were not votes taken and no actions taken in the executive session and no official actions need to be taken today in connection with any of those matters.

**NEW BUSINESS**

**Euharlee Police Department SOPS - Chief Jody Matthews**

Chief Jody Matthews stated, before his tenure the police department was working on getting the certification and he will continue to work on that. In December the insurance company sent out a risk assessment audit and he provided council with a copy. Overall the audit was good. There were some places they made recommendations and made changes to the policy. With that he began to review the policy. He was aware that Chief New and his staff put a lot of work into the policy. In some of the areas he made some changes where he saw room for a lot of growth in the policy. He made that pretty clear since he has been there. Some things were mirrored to what was already in the policy. He wants to set the department up for growth and get ahead before the city grows and they are prepared for the growth. He discussed the areas where changes were made, and items added. He did make a change to what he had come to council before and that would be the facial hair policy. A goatee will be allowed in the new policy. He did some re-structuring with the department based on his plans for the future. He made 2 different bureaus. One would be a field office bureau which will comprise of a lieutenant and under the lieutenant there will be a sergeant and that will encompass the patrol officers. He will also have a specialized enforcement which will fall under the K9. He put in a policy, one day he hopes of having somebody to attach to the drug task force. He included it in the policy, if they could get that position one day. He also brought up a recommendation made for the future, a part time quality of life and code enforcement officer. He did talk with the city manager about that, later down the road he would like to pursue. He also added in the new policy a bicycle unit. It will include a couple of officers when they have large events, like Food Truck Friday's and the Fall Festival, when it is not easy for police cars to get in and out or to get to scenes that bicycle's can. It is also a great public tool for kids. They enjoy seeing things like that. He said, the only other thing he added, to be transparent once they have everybody back and fully staff, is to have a full-time detective. It will certainly help them in doing some investigations and some of the crimes Sergeant McNelis is working on. This will allow him to focus in on investigations and he can also fill in when needed on the road, special events and things like that. It does not completely take him

away from calls and patrol unit when needed. It will certainly give them somebody who can focus on investigations and thorough investigations. He had the policy manual with him, and it is fairly large. He is available at their request if they would like to look at anything specific. He intends to get it loaded electronically. He purchased a program called Power DMS. It is required as far as the state certification. They view it through the internet-based program. They make recommendations and changes before they actually come out and do a mock. The full program is loaded, and every officer can go on this program, have their own username and password. The policy will be there to view, and they will have to sign off that they viewed it. The big policies, like use of force; they will have a test and answer questions that they understand it. It is also accessible on his apple phone. He can pull up the policy at any time. It's modern technology at its finest. He opened the floor for any questions. Council Member Tracy Queen asked code enforcement being just part time. Chief Matthews said yes. He said he can say this with confidence because he did code enforcement the last year at Powder Springs. He thinks it is an easy 2 to 3 day a week job and that is from a proactive approach. We can easily sit and wait for complaints to come in or be proactive with it. A person goes out looking for violations 2 or 3 days a week being proactive about it. Council Member Tracy Queen said is this somebody we want to hire. Chief Matthews said he thinks it is a needed position; riding around look for violations is a task to keep up with. It is hard for one person that wears multiple hats to try to focus their time on code enforcement. The police department has been helping with code violations and things like that. Someone out looking for violations and being proactive is a benefit to the city overall.

Council Member David Duncan asked if Mr. Reese was the code enforcement. Chief Matthews said yes. Council Member Duncan suggested that he just use one of the officers when he needs them and have them go out with him instead of hiring someone part time. Chief Matthews said that is the case right now and the problem with that is a reactive approach. When he sends them out when he gets a complaint, he has a lot of hats to wear so it is kind of hard for him to go out and be proactive and look for violations. It is something they have been discussing and he has some experience in that realm. To be proactive and keep the city looking prestige somewhere we want people to visit, they definitely need to be proactive. To have somebody focused on doing that on a part time basis, 2 to 3 days a week is fair. Council Member Duncan said he's had a lot of compliments since Mr. Reese had been there. He stated he, himself was the code enforcement officer once before and he hated it.

City Manager James Stephens said he wanted to make sure he understood what Chief Matthews was talking about. You drafted the policy to accommodate it in the future. The current budget does not accommodate it, nor does he have any plans to recommend it during this 2020 period. Just to be clear, the policy will accommodate it. He believed certification and some other matters he had spoken with the chief about is top priority than a code enforcement position, for the official record. Chief Matthews said he drafted it in the policy. If they ever get to the place to move forward with it, there is a policy in place that sets the guidelines. That is not something he asked for in this year's budget, he is trying to plan for the future, plan for growth in the policy.

Council Member Tracy Queen motioned and approved the changes made to the SOP. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members Queen, Duncan and Turner all voting in favor.

#### **Euharlee Police Department 2019 Annual Report - Chief Jody Matthews**

Chief Matthews said he printed out a power point presentation of the year in review, the mission statement and the focus which has not change. He discussed the following items:

- Statistics for 2019 - Total calls for service 2,656; Total case /incident reports 637; Total accident reports 52, Total arrest reports 54, Total traffic stops 1,053; Total Citations/Warnings 480/597 = 1077.

- Department Staffing - 10 FT sworn Police Officers; 4 PT sworn Police Officers and 1 non-sworn Civilian position.
- Promotions - Cliff Yeager to rank of Sergeant.
- New Hires 2019 Chief Matthews; Sgt. Yeager; Officers Zuker, Wagner Byars and Zeus.
- Important Purchases (2) 2020 Ford Explorers, 12 marked patrol cars; 2 unmarked department vehicles; 10 Glock 43X pistols as back up and off duty weapons
- POST Training Officers received 793 hours of training approved by POST council. Currently employ (4) POST certified instructors with a variety of teaching expertise. Their instructors occasionally supplement as adjunct instructors for N. Central GA Law Enforcement Academy. All member of the police department received training in the Narcan and received two vials of Narcan. Sgt. McNelis had already made used his vials. So, they intend to try to keep the training yearly to receive them. Chief Matthews attended the summer training offered by the GACP.
- Community Outreach included the 1st Police Academy. It was for 10 weeks (Aug. - Oct.). They had 11 students to complete the academy. The next one will begin in March 2020. They set a booth during the Food Truck Friday and Fall Festival events and handed out flyers and there to answer questions from the citizens. They had Halloween in the park and pretty successful considering the weather.
- Department Recognition- The police department was presented an American Flag flown over the US Capital in honor of the Euharlee Police Department. The flag was presented by representatives from the office of US Congressman Barry Loudermilk. Officer Tim Merrill and the police department were presented an American Flag flown overseas and in combat zone in honor of Officer Tim Merrell. The flag was presented by SFC David Brockwell for Officer Merrell's outstanding performance on a case he handled for the Brockwell family.
- Explorers Post 2155 traveled locally and to Gatlinburg, TN to enter two competitions in 2019 and placed favorably well. They also participated in local events Halloween festival and Police Academy. The currently have (5) Police Explorers that participate in the post.
- Networking- The Euharlee Police Department participated in the Mountain Area Traffic Enforcement Network (MNTEN) through the Governor's Office of Highway Safety.
- Public Safety Appreciation Week- Thanks to the citizens of Euharlee and the surrounding area for the kind appreciation notes, treats and the card from a 5-year-old girl Layla.
- "An empowered organization is one in which individuals have the knowledge, skill, desire, and opportunity to personally succeed in a way that leads to a collective organizational success." Stephen R. Covey.

### **RV Ordinance - James Stephens**

James Stephens, City Manager said him, Charles Reese and Mayor Worthington all received a complaint from a citizen regarding RV's that violate the HOA in the subdivision where the gentleman lives. Dealing with the complaint and looking at their ordinance and the wording of the recreational vehicle parking ordinance, it leads itself for some opportunity of clarification. He had some pictures for them to view. He said the ordinance reads, none of the vehicles will be parked in the set-back and the buffer areas and for residential it is 10 feet. Although, all the RV's, in which the current gentleman is complaining, are all operable. None of them have a junky appearance. Some of them however are parked within in the setback within their property line, although they are on side yards which comply with the ordinance, but within the 10 feet setback. The reason this is on the agenda, although they are operable and do not appear junky, technically, some do violate the ordinance and there may be as many as 100 in the city of Euharlee as it is currently written. It is on the agenda to get some guidance from the council. He doesn't want Mr. Reese or himself to be in a position based on an interpretation these are okay and they violate the ordinance as

it is written. Mr. Stephens passed a picture down of a family who has taken measures to comply with the ordinance. They have their RV parked on an area that has been graveled. However, it's within 10 feet of their property line. Even with the attempts the family has made, it currently violates the wording of the ordinance. He is looking for guidance. Would the council like for them to work with the Planning and Zoning Commission to change the wording, tell the property owner to move the vehicle to the back yard or stand down which is not an ideal situation.

Council Member David Duncan wanted to know where the property line was located on the picture.

Mr. Stephens said it was about 4 feet from where the RV is located.

Mayor Steve Worthington said he thinks it is something they need to address and have the planning and zoning commission to sit in and narrow it down.

Council Member Tracy Queen said he didn't see anything unreasonable with what is written. There is 10 feet from the property line and that is what you would do if you built a building. So, what's unreasonable about having an RV parked 10 feet off the line if their property is short on the side then they will have to go behind the house. He said the code has been written for how many years. Council Member Duncan said he has it in the back of the house.

Mr. Stephens shared another picture and said there is nothing junky about it. He hears them and that is why he brought it to the council. He does not want to have Mr. Reese in a position. If they go with Council Member Queen, this is their ordinance Mr. Reese is about to send out about 100 letters saying you have got to move your vehicles to the back yard.

Council Member Tracy Queen asked what they would change it to. Do you eliminate the whole thing, or do you change it to 2 feet from the property? Charles Reese, Planning and Zoning Director, said that he and Mr. Stephens have been going back and forth on the issue. In terms of what you are seeing out there and this is just not Euharlee, anywhere you go, you see a trailer on a driveway or pad and parked similar to how you park your car outside the garage. They are trying to find some language to accommodate that. As it is written now it doesn't accommodate what he just described. Most of the pictures they are seeing, in terms of appearance of property it looks aesthetically pleasing than un-pleasing if it is put on the driveway. Another thing the ordinance speaks of is no more than two RV's. If there is a second RV it must be in the rear. You will only have that one RV that is visible for the public. Council Member Queen said although this is aesthetically looking good, what do you do when you get that RV that looks like dog beat. Now you are going to have an RV that has mold, broken out windows in someone's front yard. Mayor Worthington said or a blue tarp across it. Council Member Queen said that is when you run into the problem. Council Member Duncan said can't you just add that in, no tarps. Council Member Queen said if you add that in you will have to state properly maintained vehicle. If you don't have something that states it has to be reasonable, you can't have a piece of junk. He has seen some really bad looking RV's. Mr. Reese said there are properties that have the bad looking trailer, but you have 100 trying to do it the right way. If pursued to fight this ordinance, there is some ambiguity to it. Council Member Tracy Queen said if it states it must be on a pad. Mayor Worthington called Chief Matthews up and asked what they had at Powder Springs concerning RV's. Chief Matthew said, it had to be on a paved or gravel surface 2 inches thick and to be on the side or on the back of the road. Council Member Queen asked if it gave a distance. Chief Matthews said it did not. Council Member Queen said would it be unreasonable to eliminate the distance between the property. Mr. Stephens said if the ordinance was modified to state that, the RV has to be operable and aesthetically presenting and no permanent structure could be constructed within the buffer or setback area, however mobile items that are operable will be acceptable within the setback area, which is one alternative. It may open up a can of worms he is not thinking about. The two pictures to him, if he lived in that subdivision, he would not have a problem because they do not devalue anybody's property in that subdivision, and both are non-compliant to the city ordinance. In Cartersville you can't have them in the front yard at all. But some people do not have back yards that have RV's. I believe the best way to have a good neighbor is to be a good neighbor and sometimes big brother gets involved too

much and they already have an ordinance that have them in the middle of a complaint. Council Member Joe Turner asked Mr. Reese to look at one of the pictures. Mr. Reese said it looks to be an accessory structure, a non-conforming accessory structure. Council Member Turner said if that is the case, there is not 20 feet between the two buildings. How are you going to fuss at him if he is not ten feet from the property line? Mr. Reese said unfortunately you have situations in cities where things have been allowed and should not have been allowed especially when you go back 20 years, it can be one of those situations. Mr. Stephens said they are looking to get guidance; do you want them to amend the ordinance or enforce it as it. They don't want to turn their heads as if it's a variance because variances can be legal but more problematic in fixing your ordinance to be manageable and enforceable. Mr. Reese said it sets a negative precedent. Council Member Duncan said he would take the 10- feet out and it would have to be on a pad. Mr. Reese said, if you include all the other additional information that was mentioned. The planning commission last night in their discussion, they wanted to make the pad definition a little broader thinking of an all weathered surface. You have pads where grass can grow, and it will look like grass after a while. If you have an all weathered surface it will be a pad. Mr. Stephens asked if it would be acceptable for them to serve it to the planning commission and give staff instructions as what to do with the current complaint to say they are working on the ordinance. He is looking for guidance for he and Mr. Reese. He thinks sending it to the planning commission would be appropriate. They would be in a situation where they are not currently enforcing it, or they can send letters.

Mayor Worthington said to let the planning commission have it and bring it back to them the 1<sup>st</sup> Tuesday in March. Council Member Turner said to discuss it at the next scheduled work session. Mr. Reese said the next planning meeting will be the 2nd Tuesday in March. Mr. Stephens and Council Member Duncan said to discuss at the March work session. Council Member Queen said so they are going to delay enforcing this. Mr. Stephens said if something is not a clear nuisance per their nuisance section, they are going to let people currently live their lives if it is not in pain or affecting property values until the hear from the planning commission. Council Member Turner said neither picture to him has a problem when dealing with the ordinance. Mr. Stephens said this young man, Charles Reese deals with this all the time.

#### **Planning and Zoning Commission Applicants - Charles Reese**

Charles Reese, Planning and Zoning Director said he would entertain questions. James Stephens, City Manager said they have 4 applicants. He thinks any 4 of the combination can be effective. Mr. Reese said yes. Mayor Steve Worthington asked if anyone had any questions. Mr. Reese said two positions had to be filled. Council Member Tracy Queen asked if they could eliminate people. He made a motion to eliminate Mike Troxell. Council Member David Duncan's elimination would be Jim Evans; therefore, you would have the 2 he was going to nominate. Mayor Worthington said it would be 2 against 2. Mayor Worthington asked who they wanted on there. He said if he had a preference, they have showed more interest in the city for longer than anyone else, it would be Kathy Foulk and Jim Evans. Jim has a lot of knowledge with this. Council Member Queen said he likes Mike Troxell, he's a good guy, very smart and educated but not sure if he is going to have time to be dedicated. He does not know Mr. Johnson but knows Kathy Foulk and does not know Mr. Evans. Mr. Stephens stated that Mr. Reese has met with all 4 applicants in person. Mr. Reese said he met with Mr. Johnson and his wife is currently on the events committee. Mr. Johnson is very passionate about the community. Council Member Duncan said he is the one that has been coming to the meetings. Mr. Reese said yes, a couple of meetings. He would not be quick to accept anything. If the city is going to grow, he wants it to be done in a smart way that is consistent with the natural resources they have in the community. He was impressed with the interview but does not know him as well as the other (3) applicants. Council Member Duncan said he had Kathy and Jim. He thought more about it and thought they needed a new set of eyes is the reason he was going with Mr. Johnson. Council Member Duncan he would like to make the recommendation and nominate Kathy Foulk and Mr. Johnson. Council Member Joe Turner said this is one of those situations that he knows Kathy and Jim Evans and he has been

here to long in that position. He said he can accept Council Member Duncan's motion. Mayor Worthington said if that is what the council wants, but that's not who he would pick. Council Member Queen said he doesn't have a dog in the fight. He doesn't know Kathy or Mr. Johnson so he can go with those two. Mr. Stephens said Mr. Evans is a tremendous resource. He thinks he has been very helpful to him and Charles both without having any capacity. He knows Charles has a good relationship with Mr. Evans.

Council Member Tracy Queen motioned and approved Kathy Foulk for planning and zoning commission. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members Queen, Duncan and Turner all in favor. Council Member Queen said they are down to Evans and Johnson. He motioned for Jim Evans. Mayor Worthington seconded the motion. Mayor Worthington and Council Member Queen were in favor. Council Member Duncan and Turner opposed. Mayor Steve Worthington said the item would be table until the next meeting.

### **POW WOW - Rene Duncan**

Rene Duncan, representative for the POW WOW event stated the event will be on October 3<sup>rd</sup> – 4<sup>th</sup>. On October 1<sup>st</sup> the Thursday before, they will need the park to put the dumpster out, mark for the booth spaces, early arrivals and for the security of the park. October 2<sup>nd</sup>, which is Friday, they do all the vendor arrivals, setting up and marking off from the main circle. October 5<sup>th</sup> the Monday after the POW WOW is over, they usually clean the park. She was there to ask the council to have the Frankie Harris park from October 1<sup>st</sup> through October 5<sup>th</sup> for the POW WOW. Council Member David Duncan said he is on the POW WOW community and would abstain from the vote. Council Member Tracy Queen asked if there was an entrance fee for the POW WOW. Ms. Duncan said yes. Council Member Queen asked if they pay for the park. Ms. Duncan said they are a 501© (3). Mayor Steve Worthington said he is going to have an issue with that. They did not charge them because they didn't charge the citizens. If they are going to charge the citizens, they may need to collect a little bit of a fee. They are using it to make money. When it was first set up at Osborne his understand was, they were doing it for the citizens of Euharlee and for the community. Now they have started charging money. Maybe not this year but from now on the city needs to take a hard look at this. Council Member Queen said you can't have it both ways. He said so leave it alone this year. Mayor Worthington said he didn't have a problem leaving it alone this year, but it is something the city needs to take a hard look at. James Stephens city manager stated the 501© (3) in general or any entity that would come and apply as a 501© (3), we would treat all the 501© (3) entity's similar. If they are charging an entrance fee there would be consideration. Council Member Queen said when they mark off the circle this year can they mark and keep it marked with a plate on 4 corners so for future reference. Council Member Duncan said they do a circle not a square. There is a center point. Council Member Queen said at least have a center point so they will know where it is all the time. Council Member Duncan said he and Don went over and marked it. They put a white marker and told Don he was not sure if that was the center. He said John Montgomery and Joey would be the only ones that know. Council Member Queen said to mark it permanently to accommodate the park.

Council Member Joe Turner motioned to allow the POW WOW this year at the dates requested and discuss the fee at a work session sometime during the year. Council Member Tracy Queen seconded the motion. The motion was carried with Mayor Worthington and Council Members Turner and Queen all voting in favor. Council Member Duncan abstained from voting due to his participation as a committee member.

### **Public Comments**

James Stephens said they are planning to schedule (2) public hearings in pursuit of the campground presentation the council received at the previous meeting. In addition to that they are going to put out a survey online for the residents to give feedback, thoughts and a survey online acquiring if they would be interested or opposed in favor of a campground at Frankie Harris Park. Additionally, they will make the power point presentation available to the public. There were some confusion and statements made that the revenue source was no way correct. He wanted to make that available so people can see the numbers. They certainly transparently show the numbers and not trying to sell snake oil in any kind of form or fashion. They will gather as much information as possible for the council going forward. He rest assured there may be some campgrounds that have 90 sites that are not making \$200,000 a year, but they don't have a park that is bringing 2,000 people from all over the country for as many days of the year that Joe Cowan Park does. They will honor and respect the council's ultimate decision.

Marshall Aiken, resident of Euharlee said his question was in reference to the RV ordinance. He was asked by a co-worker that lives in the city, he had not had a chance to read it, if there was anything in the ordinance, there is someone renting their RV out of their backyard for people to live. James Stephens, city manager and Charles Reese, planning and zoning director both said no you can't do that. Mr. Stephens said that the gentleman that has been reaching out to them had not made that statement. If you have an address to share later. Mr. Aiken said he told the co-worker to contact Mr. Reese or Mr. Stephens. He said they may want to include that in the ordinance, that you can't hook your RV up to the sewer system so they will not do that, whether it is septic or sewer.

Council Member Tracy Queen motioned to adjourn. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Queen, Duncan and Turner all voting in favor.

With no further discussion the meeting was adjourned at 3:33 pm.

**CITY OF EUHARLEE**  
**PUBLIC HEARING MINUTES**  
**MARCH 3, 2020**

Mr. Pete Piliero a resident on Euharlee Five Forks Road and his neighbor from Euharlee Five Forks Road was here to express the concern over a camp ground in Frankie Harris Park. They both conveyed that they own RVs themselves. They are concerned that the park will not be managed in a way to keep extended stay campers out of Euharlee. Mr. Piliero also expressed that he does not believe there is anything to draw campers to Euharlee.

Mr. Piliero stated he wanted to voice his opinion. He lives in the community and wanted to take part in what goes on and it is done right.

City Manager, James Stephens stated he was not there when the ball fields were designed, built and purchased the 17 acres and does not know the thoughts and the plans they hoped would be accomplished. He does know they recently made the last payment on the ball fields. The last 7 years the SPLOST monies, which will be used for the upgrade, had been designated to debt service. They had no SPLOST monies available for capital projects or to go towards the mill project which Mr. Pete referenced. The ballpark is bringing in 2,000 or more people a week and the river is also bringing in people. In addition to Frankie Harris Park, they have the 17-acre tract on the river that could be developed for a campground. It is almost like it was a great plan. Let us build this ball field to bring people into the town and when we get that debt service paid, they could construct for people to have a place to stay and spend money in Euharlee. The dots actually connect together pretty effectively.

Mr. Piliero said if you take into consideration the styles development and the houses they are going to put in there, you are going to have a lot more people to enjoy what Euharlee has to offer and the ball fields. He just wanted to make sure they are doing the right things and not dig themselves into another hole and increase people's taxes.

Mr. Stephens said one of his goals as city manager was to develop a revenue stream that would accommodate the potential roll back of those taxes. One thing after another occurs and that is a lofty goal, but he is striving to put the city and council in position to do that. He said, he also works for them and the citizens and if the citizens say they do not want it, they work for them. It is a good opportunity to take better advantage of an investment that has already been made, regardless to what the plan was. The investment has been made; they have it and it benefit the citizens. It is not to hinder your lifestyle or quality of life, but to protect it. The business plan really would not increase traffic substantially because the people are already coming to the ballpark games. The traffic is there. People that are coming to the river, there is traffic there. They hope to get some of their money.

Mr. Piliero said when Ron Thomas opened the business and started renting kayaks, it was a big business and brought in a lot of people. He does think the restaurant is going to be good. If the people come there, they will have a place to eat. They can go somewhere and have lunch while they are there. The restaurant will do well. He said, that was all he had to say, appreciated the time and all they are doing.

Council Member David Duncan stated the foundation at Lowry Mill was not a dead project. They are still working on it, especially Council Member Joe Turner. They have a lot of good ideas. They had it on hold due to funding. They do have plans to build on top of the foundation.

Mr. Stephens said now that the debt service is paid off, the money will accumulate to go back to the project. Mr. Pete said so it is not dead in the water. Council Member Duncan it is not dead in the water and they are still working on it.

Mayor Steve Worthington said there was nobody else signed up and he opened the floor for anybody that wanted to speak for or against it. He said thank you to everyone that came out and he appreciated the input and they will take into advisement. He stated, there was another public hearing, during the meeting held that evening at 7:00 pm.

With no further discussion the meeting was adjourned.

**CITY OF EUHARLEE  
CITY COUNCIL MEETING MINUTES  
MARCH 3, 2020**

Mayor Steve Worthington called the meeting to order. A prayer was led by Planning and Zoning Director, Charles Reese followed by the Pledge of Allegiance.

City Clerk Carolyn Banks called the roll and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, Tracy Queen, David Duncan, Joe Turner and City Manager James Stephens. City Attorney Boyd Pettit was not present.

**Public Hearing - City Operated Campground Discussion**

Don Varvel, Parks and Recreation Director gave an overview of the plans for the campground in Euharlee. He stated they are holding the baseball tournaments about every weekend and throughout the summer and everyday during the summertime. This will give people the opportunity to camp-out in Euharlee instead of paying \$120 to \$130 per night for hotels. This will give them an option to pay \$40 to \$50 for campsites and keep them here in the city. It will roughly cost about \$174,000 to upgrade Frankie Harris Park for campsites. The electrical will include 30 and 50-amp outlets, pads, sewer hookup and refurbishing the shower house to put showers in. It is based on 200 days to rent at roughly 28 sites and can fit 30. This will generate over \$200,000 a year. He had an electrician and plumber to review the park, even if they do not do the campground, they are looking at \$50,000 plus for electrical and for sewer hookup. We know the bathrooms overflow a lot and need to be hooked to sewer. Right now, with the baseball tournament for the weekend they will have about 1500 people in town. They will cover 3 baseball fields for ages 12, 13 and 14. They arrived Saturday morning at 7:00 a.m. and most of the teams from Macon stayed in Cartersville hotels. He was unsure if they have campers and have not asked him, but if they had the opportunity, he thinks it will be used greatly with baseball. With the other resources available they will be able to canoe and kayak on the river throughout the summer on the weekends or during the week. That is a basic rundown.

Council Member Joe Turner asked if Mr. Varvel had put down on a plat where the campsites would be. Mr. Varvel said he roughly put something together. It was included on his presentation slide sheet. He has measured them out, located where they have the POW WOW and where the road will go and there is plenty of room and it will not interfere with the POW WOW.

Council Member David Duncan stated, after he and Mr. Varvel met, he spoke with Joey, representative with the POW WOW; he was out in Texas at the time but the first part or middle of March he would try to get in touch with Mr. Varvel and show him exactly where the center of the sacred circle is located. Mr. Varvel said okay.

**Doug Gardner** - Mr. Gardner stated he lived right down the street on Five Forks Road in Euharlee and lived there a long time. He stated, being an elected official, he should not have to say this, elected officials are getting paid and the number one priority should be to do things for the community and the people of the community. The campground is nothing for the community or the people. He has spent a lot of time camping year-round and there is nothing there to go camping for in his opinion. It is a beautiful town with the Covered Bridge, which is scenic, but not quite the tourist attraction there.

He would like to see some money, SPLOST and so forth, or go to the county, he has always been told they were responsible for the roads and drainage and it is bad. The roads will get worse with all the rain. The city should work with the county, the city has some money and roads need some attention. Do something for the community, betterment of the roads; with traffic research you may be able to do something right at the intersection at Covered Bridge and get some surveys. He said, it is getting bad on the road he lives on, Five Forks Road, you are about to drive off in a ditch.

He said they drive down it and it is the same thing on the main road. These things need attention for the community. He does not see the campground to benefit anybody.

He wanted to know if they get inspections on the Covered Bridge. There are 112 left in Georgia. Do they do repair or maintenance? Put some money on that on a regular basis.

He would like to see festivals over in Frankie Harris Park, it is the perfect size; advertise and people will come. Jazz festival on Saturday from noon until 8:00; blues festival, bluegrass, or country. The Food Truck Friday has gotten where it draws a good crowd. The community enjoys it and they come out. That is what Frankie Harris Park is for. He was saddened to see the sports park built there. They said it was a park for the people and ended up being a sports complex. He has not gotten over that. He wants to see something for the people.

### **Mrs. Sykes**

As a resident of Euharlee, Mrs. Sykes said she was glad to be there but wished it were under better circumstances. She had someone tell her, she had no idea this was going on and in the works. She wanted an overview of the park, what they are proposing, where are sites going to be and will there be water, sewer and electrical. She would like that information to get a general idea of what will go on there. Also, what individual approached with the subject or idea.

Mayor Steve Worthington stated it was Don Varvel, Parks and Recreation Director. Many parents that come to the ball games have asked about a place to put a camper.

She asked again for an overview of where the sites will go. She looked on the computer and it really did not show it. Mr. Varvel said it was a general overview. If they go further with this, they will layout the site locations.

Mrs. Sykes asked if they are considered to put the sites way up on Five Forks or where the barn is located. Mr. Varvel said towards the barn area between the restrooms and the pavilion area with 12 sites there. There will be 6 in the back corner and 10 sites on the other side of the restrooms. She asked if they would have sewer, water and electrical. He said there will be one grey station, water, and electricity. Ms. Sykes said she has not had a 5th wheel since 1978. She had been to quite a few campgrounds and still has one in Euharlee. Mr. Gardner corrected her and said Waleska. Anybody that has been around knows it used to be parked at her house on Five Forks. After the death of her husband, she got it out of there and it has been gone for 10 years. It is an eye sore for anybody that have them sitting out in their front yard and she was sorry to say that. They are nice, they pay a lot of money for them, but to have them out in yards is not the thing they want to have in Euharlee. She said Euharlee was a bedroom city not a service city like Cartersville. She came from Morgan Beach and was the city clerk there for 30 years. They were a full-service city. She recognized Euharlee as a small community and that is what she likes, it is nothing but just down-home people.

Mrs. Sykes said she would rather not see an RV park go in there. You will not know the type of people you will get. She had not been in many campgrounds in 40 year. They run from top notch down to trashy people. She asked who would be enforcing all the people that go in and see that the campsites are clean and kept up; kid toys and stuff like that. If someone is not onboard there 24 hours a day they can get out of hand and she had seen that. They would need to have someone there constantly and vigilant about what goes in there. Here again, she said she is against a campground in the area because of what this place is. It is a community it is not for the traveling people to come through. It is their home and where they live, and they like it out there.

She was sorry there were no notification sent to any of them around to know what was coming up. She thinks many more people would have shown up. She just wanted to go on the record that this is pie in the sky with all this money they think they are going to be getting out of this. They are in for a very rude awakening if it does go in.

City Manager James Stephens pointed out; they did advertise the public hearings. They certainly went overboard and made opportunities for people who work at night to be there at 1:00 pm and

the 7:00 pm evening meeting. He said, he certainly appreciated her comments, observations and he agreed, but it was advertised and everything they have done had been done in public.

Mrs. Sykes asked when it was advertised. Mr. Stephens said in the newspaper, website, and face book; there is a survey that went out with almost 100 responses and post. It had been advertised and made in a public fashion.

Mrs. Sykes said they had not received any kind of notice. Mr. Stephens stated he did not say he mailed something to their house but advertised in a legal organ.

Mrs. Sykes asked if the notice was in a small notice or a big advertisement. Mr. Stephens said, it was a meeting notice sent to the paper and he could not tell her how they published it, but it was sent to the legal organ, posted on city website and out front.

Mrs. Sykes asked if the property had been posted of the public hearing and when it was going to be held. Just like when the ballpark went in there it was is not posted or anything.

Mr. Stephens said they are not changing the land use, so they certainly did not put a sign at the park. Mrs. Sykes said for the courtesy of the people that live around there, something is going on that they have not even known about. Mr. Stephens said they certainly took measures above what is required by governmental code.

Mr. Gardner wanted to know how a person can make a motion that all notifications are sent out by mail and addresses. He reads the paper every week. The ballpark that is in his back yard and he gets to hear all the noise, he did not know was going up until he heard all the chain saws. None of them had an idea. He would like to make a motion for everybody in the community, when something like this comes up, a notice is mailed out.

Katie Gobbi, Museum Director asked if he meant the weekly paper. He said no. The paper that comes in his mailbox. Mrs. Gobbi said she thinks the Bartow Neighbor paper is what he is referring to. Ms Sikes said there is not a weekly notice that comes through the mailbox.

Mrs. Gobbi was referring to the newspaper that is placed in the mailbox.

Mr. Gardner asked how he could motion to have notifications mailed.

Mayor Worthington said they can put the item on the next work session, and he can show up and talk about it. This is not the place or the time to talk about it. It is a public hearing. Mayor Worthington told him to call to be put on the agenda concerning this and it will be added at that time.

Council Member Tracy Queen said to answer the question about the attendant. The recommendation earlier was to approach the park just as the core of engineers. They have a 24-hour person at the gate to monitor people going in and out, as well as, monitor the whole park. It is under the same concept as the core of engineers.

Ms. Sykes asked if they would be just for overnight, for 2-3 days or long term. Mayor and council responded no. Mr. Varvel said they recommended it will be 14 days maximum.

Council Member Queen said most tournaments at the park last 2 to 3 days. For the 3-day tournament you are probably looking at a 5-day max.

### **Alana Morrison**

Ms. Morrison, resident in Euharlee, said she kind of feels like a fish out of water because everybody seems to be against it. As a young mother to the girl scouts said she thinks it will be a great idea. She had some concerns she did not see covered in the plan that was on facebook. A gentleman that was at the hearing early that day named Pete, said there was a plan for something a few years ago where they gave a lot of money and it ended up taking a lot more to do it. They worked on it and it did not get finished.

Ms. Morrison said she was new to the area. Her question was if they are estimating \$174,000 is needed for the project, what is going to ensure it does not turn into extra zeros added in the future and if it starts to happen will it be stopped. Even though most of it is coming from SPLOST, if it goes too far will it fall back on someone else.

The other thing she was concerned with was public safety. They kind of went over it when they discussed the time limit for people. She would be concerned that homeless or people who are less fortunate may look at it as just another place for them to go.

She and her daughter live right across the street from Joe Cowan Park and they walk to the park at least twice a week in the summer. You see a lot of garbage and most of it is alcohol and needles. How will they ensure that does not get worse? Also, all the garbage gets run off into the river, how will that protect the water and all the historical sites they visit. They walk by the river and they see photographers and teenagers that are climbing on top of the concrete walls that are supposed to be gated off. Who will stop that?

Also, if people do go to the RV Park, they can see the playground that is by the river. It has a broken slide and that is a liability cost if someone visits the town gets hurt.

The intersection between Covered Bridge and Euharlee Five Forks is such a small intersection. If somebody has the large tour bus RV, because they are a team, will it make it through there? When she moved there, she had a 25 ft. u-haul truck and it was pretty tight and kind of scary. She said she cannot imagine coming from Covered Bridge Road on to Euharlee Five Forks, turning to Joe Cowan across that little bridge to Frankie Harris Park. What can they do to make sure it is safe for the large RV's to come through?

Ms. Morrison said, as the guy mentioned earlier on Euharlee Five Forks Road there are plenty of places the road needs some work. One place, halfway from Joe Cowan and Five Forks, they repaired the pothole last year and it already needs repaired, especially from the last rain. It is like a toilet bowl when it rains and to add the campground will only make it worse. Will they be able to fix it? She asked if there was a plan to add infrastructure to repair the roads.

Ms. Morrison stated, she does see the benefits because several times she went to Food Truck Friday. It would be a good place for the Girl Scout troop to camp. It is safe and the police department is there if something does happen. Those were her concerns but could see the benefits as well.

Mr. Stephens said in regards to the quotes they have for \$174, 000, you have been to the park and probably already seen it; there are some electrical systems available in the park already that have been used during the POW WOW. There is camping that occurs during that event.

When Mr. Varvel approached him about working on it, they certainly did not put a big package together because it is a big project and did not know if the council would have any interest to move any further.

Mr. Varvel was careful to have professionals to come out and look at it. Because there are some sites within in Frankie Harris Park, they were able to get good and accurate measurements based on his plan to put 27 sites throughout. If they were to pursue in Frankie Harris Park, they are comfortable that the \$174,000 figure will come in less than that if they stay with 27 sites. They took measures to do that because of projects that happened in the past where certain engineering was involved and estimates and quotes may not have been as accurate for elected officials to make decisions.

In regards to her point about the intersection at Covered Bridge Road and Five Forks Road, Mr. Stephens stated the information is not included in the \$174,000, but the entrance way into the Granary which is also the parking area when they have festivals, it would be extremely easy with some added cost to get an entrance access through that area with a small amount which would alleviate making that turn at that intersection.

He said, the cost estimate they believe is high not low. Another reason they put the proposal together at Frankie Harris Park, rather than some other properties they might have available, it would take a much larger investment to do this type of endeavor there. They do propose the \$174,000 high. The pie in the sky that somebody mentioned, the 200 is subjective. They cannot

tell you it will absolutely be booked 200 nights, but they can tell you they have tournaments booked and have for the last year for over 200 nights. They are there to serve.

Mr. Stephens believed with the river resources and the fact that they already have the park that may be used more by out of town people, this was a project to take advantage of from an investment the city already had.

He also heard Mr. Gardner's point about looking for things for the community to benefit from; it does not fall on death ears as a city manager. They look for alternatives to take the financial burden off the citizens and taxpayers. There is reason to ask questions and have concerns. The objective is to preserve the history and to protect and promote a high quality of life.

As staff, their job is much harder than elected officials and his job; they would only pursue something that would make quality of life better in Euharlee. They feel like the people would stay in the park; the traffic is already in town. They are coming to town for the ball games and the river and not staying there. They would strive not to increase traffic as a result of the project.

Mr. Stephens said, as for public input, they did take measures they thought would communicate with the community because they want the input. They are there to serve and he believed it is something to consider that would be a great benefit to the city without taking away from the quality of life for long term residents, but he is not always right.

Council Member Tracy Queen said the concern about policing was one of his big concerns. If there was enough police force to go around and make sure this was done. His opinion would be to hire another officer and make the force a little stronger and have the extra protection.

He spoke with Chief Matthews about his concerns and make sure for our citizens, this is something they do. Council Member Queen said he was surprised to hear needles were being found. He heard about the trash but not about the needles.

Mr. Gardner said he would like to re-iterate when he stated, it was for the city and not for the city hall. They have two little parks left for the community. He would hate to see them do this and have no return on wishful thinking. It is his opinion. He wants to see some notices in the mail, and he will be there in 2 weeks.

Council Member Queen said in the other public hearing it was stated they would not interrupt Food Truck Friday or the POW WOW. They would block off days for those events and no camping.

Mr. Gardner stated, have a jazz festival and hire a director of events to have things for the citizens. He said he knew the area in the park and there is no room for 30 camping spots. He would hate to see them take away from the people as elected officials.

Mrs. Lovinggood, resident of Euharlee asked if the camping spaces would be far back off the street so you cannot see them. She did not want to ruin that part of Euharlee having campers sitting out. Council Member David Duncan asked if she attends the POW WOW and knew where the vendors set up; the camping spots are there and back towards the hill at the drop off at the creek. She also asked about noise cut off and alcohol because she can hear the POW WOW from her house. Council Member David Duncan said that is something else they would work on.

Mayor Worthington said to Mr. Gardner that he had spoken 3 times, but he gave him another opportunity. Mr. Gardner asked if there would be another hearing. Mayor Worthington said no and added the project is not written in concrete. They have not made plans nor looked at financing. This was an idea, concept presented to council to look at. They care enough for the people to put it out there because they wanted their opinions. Would it even work if they did decide to do it? There are not checks written, no plans made, they would need engineer drawings if they were going to do it which would takes months. There would be a ton of work. He is not sure the city of Euharlee is ready for this. It was a concept put out to the city of Euharlee and nothing written in concrete.

**Ellen Archer, Bartow County Economic Development Director**

Ms. Archer stated she is all about promoting tourism throughout Bartow County. She has worked a lot with Euharlee with the paving and everything they can. She disagreed that Euharlee was a place nobody would come to. People do come to Euharlee and spend the night. She asked if they knew they had 5 in the area B & B's within the city limits. The baseball demand is clean, good, and not going to go away. Even if the teams are not staying, it opens an opportunity for the grandparents that have the campers to come in. It builds to open restaurants and things that you would like to be done for the citizens. She has been doing this for 30 years throughout Bartow County, the explosion and the good things tourism has caused because people do come and stay in the hotels and make hotels to be built; and the camping was crazy everywhere.

The other thing she had not heard, she is all about money and it is a revenue generator for your city, the issue of the hotel motel tax. You have \$200,000 you can very easily, without additional, get at least \$6,000 of the 3% hotel motel tax. From the pricing she is thinking of and compared to campgrounds at Red Top, she thinks the numbers are very conservative. She said if they do decide to do it, go ahead, and post the hotel motel tax, they do not need it. It would have to go up to 5% for the convention of visiting bureau or you could do your own CVB and take the 3%. Bartow County is in the camping business and her salary is paid from all the cities from hotel and motel tax. She does not understand why Bartow County does not impose taxes on their own camp sites and throw that money right back into the maintenance and improvement. The convention bureau started running a campground down on Lake Allatoona this year. They collect the hotel motel tax and remit it to Bartow County. It adds up a lot quicker than you think. She wanted to throw those things out.

She thinks Euharlee is special; she does not know where you would find a community that is living history like Euharlee. Other towns build structures to look like the commissary and the one in your town was built in 1850. It was not prettied up and brought in from somewhere like the calaboose. The people do come through, but they are not staying, they are not spending the money with you if they were staying. She loved the opportunity to be there. If she can help in anyway and she certainly understands what everybody is saying. She thinks most of their concerns can be controlled, limiting the consecutive nights and have a camper stay there to keep an eye on things. She thinks government does a better job with campgrounds.

### **Approval of Minutes**

Council Member Tracy Queen motioned to accept the minutes for the City Council meeting 02.04.20 and Called City Council meeting 02.12.20. Council Member David Duncan seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voting in favor.

## **UNFINISHED BUSINESS**

### **Planning and Zoning - James Stephens**

James Stephens, City Manager stated they have one open slot for the (5) member Planning and Zoning Commission. You have (3) applications in your package tonight. Along with filling the position he asked for a motion to be made that would officially include the terms they also had in a work session where they nailed down the terms and expiration dates.

He stated, they have one opening and (3) applicants they are somewhat familiar with. Mr. Reese feels like he can work with any of the applicants. They have a gentleman that is completely qualified and other applicants that care and love Euharlee that are willing to serve.

Council Member Tracy Queen motioned to accept James Evans. Mayor Worthington seconded the motion. Council Member Tim Abbott said, he did find it hard to decide. He trusts Council Member Queen for James Evans but would like to hear from the other council members. He said he is new there and have trouble selecting people he does not know or have not worked with. Mayor Worthington said James Evans is the motion on the floor and up for discussion. Council Member Tracy Queen said you can see by his application that he's got 45 years of experience He does talk with Mr. Reese quite a bit and helps him quite a bit and that is the extent he knows about him. The motion was carried with Council Members Abbott, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

Council Member Joe Turner motioned to accept the term limits presented. Council Member David Duncan seconded the motion. The motion was carried with Council Members Abbott, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

## **NEW BUSINESS**

### **Request for Equipment Purchase- SPLOST - Seth Gobbi**

Seth Gobbi, Public Works Director stated he was there to talk about the skid steer backhoe attachment they would like to purchase for their C190 compact tracking skid steer. He highly recommended quote #1 that was included in the council's package and he was there to explain why. He stated tonight people had mentioned Five Forks Road and purchasing that piece of equipment they would be able to dig out the storm drain ditches and really keep up the maintenance that really needs to be done on the storm drains beside the road.

Council Member Joe Turner asked if the skid steer they have, were they comfortable with the condition it is in and not have to replace it in 4 or 5 years. He asked if he was comfortable and not need a package deal. Mr. Gobbi stated they have done a lot of maintenance on the skid steer this year. It probably will need new tracks in 4 to 5 years. But as far as replacing the skid steer itself, he thinks it is a very valuable piece of equipment they have. They have done some really good maintenance on it this year and that should last, and they are very comfortable with it. The number one quote is a bundle package and comes with the backhoe attachment with a 6 ft arm with a bucket and attaches to the mounting plate skid steer. It comes with a 6 ft digging and removal thumb for free use to pick up logs that are on creek beds or on side of the road. Like at the Pioneer Cemetery, they are not allowed to get heavy equipment in there. If they had that mini lifting boom along with the boom arm, they could reach over without damaging anything at the cemetery. It comes with so many different buckets if there were ever a job to come up in the future they would be able to take care of that in-house and would not have to call the road department or an outside contractor to come take care of it.

Council Member Tim Abbott asked if he liked it. Mr. Gobbi said he really likes it. It is the best thing for their buck, and it is very important. It is the best thing for the stuff they could knock around there. Council Member Abbott asked if he felt like he was settling or is there something else he would want. Mr. Gobbi said he would love a mini excavator, but that piece of equipment was good. Council Member Abbott said, he asked that because like in our own personal lives we settle for what we can afford and find out that shoe didn't last very long and if we would have spent a few dollars we may have gotten more mileage out of it. He does not have any expertise in that area, but Mr. Gobbi does and wanted to make sure he was comfortable. Mr. Gobbi said he was comfortable with it and thinks the equipment will do a lot of jobs they have scoped out and would love to do with that piece of equipment. The variety of jobs they could do with the accessories that come with it.

Mayor Worthington said you want me to tell you something that will make you sick, one came with that skid steer brand new and the city sold it.

City Manager James Stephens said as he pointed out last month, they made the final debt payment and mailed it. Prior to that, the last 7 years all the SPLOST was allotted to debt service. This has been a long time coming. He also said even if they wanted to hold off, the current staff has used the skid steer with the great volunteer Marshall Aiken; they have had staff within the last 4 years that did not take on bigger projects they simply cut grass and occasionally pulled it out. The current staff has used the skid steer with limited attachments. The city looks better than it has in years, he knows they need to pick up some trash, but it is because this team has used the skid steer and got out and done so much with so little for so long they can almost do anything with nothing. He is proud of them and commend them publically.

Mayor Worthington said the city looks a whole lot better and they have done a great job.

Marshall Aiken, resident and volunteer said the answer to Council Member Turner's question about the skid steer; if this one tears up tomorrow it would attach straight to another one.

Council Member David Duncan motioned to accept Quote #1. Council Member Joe Turner seconded the motion. The motion was carried with Council Members Abbott, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

Council Member Tracy Queen motioned to adjourn the meeting. Council Member Tim Abbott seconded the motion. The motion was carried with Council Members Abbott, Queen, Duncan, Turner and Mayor Worthington all voting in favor.

With no further discussion the meeting adjourned at 7:57 pm.

**CITY OF EUHARLEE  
CITY COUNCIL MEETING MINUTES  
MAY 5, 2020**

Mayor Steve Worthington called the meeting to order. A prayer was led by Council Member David Duncan followed by the Pledge of Allegiance.

City Manager James Stephens called the roll and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, Tracy Queen, David Duncan, and Joe Turner. City Attorney Boyd Pettit was not present.

Mayor Steve Worthington opened the meeting and welcomed everyone to the May council meeting. It has been a while since they met because of the situation surrounding them. He said thank you to the employees they have done an awesome job and the city of Euharlee is still running; and to the staff on how they handled themselves during the trials. They city is up and running and thanks everyone for all they have done. He said, welcome and everybody is always welcome. You just do as the Lord leads. He said, to be honest, he saw him a lot during this time and trying to run the city, his own life and everything else that's going on, it get's trying and sometimes you just want to walk away from it. He said by the grace of God they are here and thank you.

**Honorable State Representative - Trey Kelley**

The honorable Trey Kelley, state representative was present at the council meeting. Mr. Kelley said thank you to the Mayor and it is great to be there with him and the council. He remembered being at one of the meetings when he was on the campaign trail back in 2012 and the meeting lasted about 2 1/2 hours. The Mayor and Council Member Turner were on the council then. He thought they are getting the work done here. Some of the council has changed and some new faces and he enjoyed having the opportunity to meet them. The city has changed, and they have made a lot of progress together over the last 8 years. The ball fields, some of the trails have been put in and it is great to continue to see the relationship grow and thrive. Mr. Kelley said out of everybody in the room he's known the city manager the longest. He was proud to say he grew up in the church with James and twelve years ago this Sunday his daughter played the violin as he and his wife walked down the aisle and got married. Their families go a long way back together.

He stated he came tonight to say thank you for their measure of response to help implement at the state level. Like the precautions you all are put in tonight trying to protect the public health of everyone there, the general public and understand business also has to get done just like they are doing at the state level. He stated Bartow County was one of the hardest counties impacted by the COVID-19 virus. He lost friends in Bartow County because of the horrible virus. They will make it through together. He said he loved the shirt Councilman Abbott had on; it speaks a lot for the community coming together and that is what it's going to take; with the communities, the city, the county and the state working with the general public exercising common sense and with a stronger light on God. As they know, Governor Kemp has a shelter in place until May 13th and it is important for them to see other businesses open. He told other people, he said it once tonight and will continue to say it, just because you can do something does not mean you should do something. Continue to exercise common sense, good judgment, and practice social distancing as they move forward.

Honorable Kelley said from the state perspective they plan to go back into legislative session on June 11th and not before then. They still have to pass the upcoming fiscal year budget which has changed a lot in perspective when they went into session in January. He said the numbers they are seeing now took a 14 percent revenue hit; a 4-billion-dollar shortfall they can attribute to

COVID-19. Another story, he thinks it was 5 weeks ago when things started ramping up or right before that, there were 6,000 unemployment claims filed in the state of Georgia. Two weeks later there were 131,000 unemployment claims filed in that one week alone. Within those 2 weeks they saw 20 times for people file for unemployment claims as a result of COVID-19 crisis. He said they were in a good economy with only 6,000 claims filed. The 131,000 also represents three times more than any unemployment claims ever filed in a week. The previous record they ever tracked was only 41,000 and they received one week of 131,000. He said that speaks to the challenges they are facing; businesses and the cities are going to face. He knows their revenue will be down; sales tax revenue will be down and will require some very tough decisions. Mr. Kelley said just wanted to come tonight to say thank you and to let them know if he can be of any help to them or have any questions, he would be glad to try and answer them tonight for them.

City Manager James Stephens asked if he knew how much of the 14/15 percent was income tax verses sales tax. He may not have that number but if he did it would help him with his future responsibilities. He said he hope more was income tax than sales tax, but they are certain and anxiously waiting to see how it flows down. Honorable Kelley said, as they have delayed revenue collections consistent with the federal income tax delays moving to July from April is a two and one half billion-dollar float for the state. They are having to shift and balance because they anticipate the revenues to come in kind of steadily, and having a 3-month delay and 2 and one half million dollar float they are trying to handle. He does not have those numbers yet. It is one reason why it is so important for them when they go back in session in June, because it will allow them to a full month of revenue numbers then, and they anticipate and build off that. Mr. Stephens stated representative Kelley also helped them with the situation when the church was damaged by the storm and gave them some good contacts for the cemetery and the church, and he is very grateful. Honorable Kelley was appreciative and said obviously the city has a very historic heritage and they are all proud to have the oldest covered bridge in the state and other story past in Euahlee and they want to do everything to protect and preserve it and he wants to be a partner in doing that in the future.

Council Member Tim Abbott said thank you to Honorable Kelley for being there. He asked, in his circle of legislative minds, what is the one thing that is the catalyst to put people back to work and feeling safe about it. He said he knows they have got to be thinking about the future. He is not trying to be tough on him but one or two things that will drive this from your peers and colleagues.

Representative Kelley said first, the recognition that our world has changed. This is something that has entered the society and they are going to be dealing with it seasonally. Based on what the experts have told them, once they enter flu season in the fall and winter this is something they will be deal with then. They know the president is trying to fast track a vaccine to help on that side of things. But what he thinks is the most important thing they can do right now, is continue to increase and approve testing. Being able to recognize who has the virus and a quick turnaround, that allows that person to go back to work, it allows the right person to be tracked and it allows them to implement more extreme social distancing that is going to take place. They are seeing increased testing now. It is a blessing and a curse because they have also seen the numbers go up and that is because they are testing more people than they ever have. The testing is even better for the turnaround; individuals who have tested positive and begin healing, have them participate in the antibody program to help others who are suffering from the disease. Senator Bruce Thompson, who was part of the Bartow delegation, was one of the individuals impacted with the virus. He spoke with him last Monday and he had given plasma twice and hoped to have people step up and do that. He thinks the testing aspect is the most important thing they can focus on right now. From a perspective of opening things back up, they are going to see numbers rise largely because of the testing, but they will be measuring the successes based on the capacity in the hospitals. The quickest vaccine that was ever developed in the country up to date was for the mumps and it took four years. He has confidence in the president

to work with the FDA to fast track that and they are shooting for a first quarter 2021. Right now testing and common sense are the two things they implemented in the state and to get them back to work.

Council Member Joe Turner asked from a personal point of view for himself. The doctors that are praising the two medicines everybody is talking about they have tried, and the patients are getting better and some are condemning it. The right to try law; does he know how that is affecting people in Georgia. He and Council Member Duncan are the oldest two, if they wanted to take the medicine's, do they have the right to do that or does Governor Kemp or the CDC; how are they judging that in the state of Georgia. Honorable Kelley said Georgia does have a right to try legislation passed four or five years ago. He remembered they voted on it and implemented in Georgia. The first thing, anytime you are going to take any medicine or treat any virus including this one, he thinks you should seek the advice of your medical doctor that knows your medical history. If they work along with you and know what's the right step, there is nothing Georgia has implemented to stand in your way. Council Member Turner said supposed a particular doctor, if he did not want to use it, can he get it. Representative Kelley said it would still have to be prescribed by your doctor or just find you another doctor. Emory is doing some amazing things with the antibodies. He heard from Senator Thompson one person's plasma with high antibodies rating can be used to help cure four other people. Representative Kelley said he had someone close to his family who has been tested for it and planning to participate when the test results comes back. He has not been around them in five weeks if that makes them feel better.

Honorable Trey Kelley said thank you to Mayor and Council for allowing him to be there and he thanked each one of them for what they do for Euharlee, for the county of Bartow and for the state. He always considers it an honor to be with them and continue to work with them. He did not hand out any cards, but said James has all his personal contact information and do not hesitate to call if he can be of any assistance.

Mayor Steve Worthington said that Trey has always been an asset. A lot of people not involved does not know how much he has helped them out, his accessibility, and he thanked him for that. Mr. Stephens said as the state legislative continues to deal with their everyday business and deal with this challenge, if there is any type of information from local communities that could be beneficial, the Mayor, himself and Euharlee is there to help the state, as well as, take care their city and will provide anything that will be helpful.

### **Approval of Minutes**

Council Member David Duncan motioned to accept the minutes from the City Council Meeting and Public Hearings held on 03.03.20. Council Member Tracy Queen seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan, and Turner all voting in favor.

## **NEW BUSINESS**

### **Liability Insurance Renewal - James Stephens**

James Stephens, City Manager stated included in the council package are two documents, one represented the liability insurance by category for 2019 which totaled \$83, 487 and the 2020 premium, which he asked for approval, totaling \$96,432 which is also broken out by the same categories. He anticipated an increase related to the experience with some police department accidents and the storm damage that impacted the renewal. He had \$95,000 in the 2020 budget and missed it by \$1,432. Based on the history and they all know the storm damage claim exceeded a 1/4 of one million dollars, Starr Matthews worked diligently to keep the renewal competitive. He recommended the council approve the total of \$96,432 for liability coverage broken down on the premium summary.

Council Member Tracy Queen motioned to accept the proposal. Council Member Joe Turner seconded the motion. Council Member Tim Abbott said because he is new and when he looked

at those things, he gets curious. He asked what is inland marine. Mr. Stephens said with the city having the wonderful environment of an asset the Euharlee creek and river, they have a boat available for the search and rescue from the river and that portion is related to that asset and that activity partake, when they are called to assist on the Etowah River. He pointed out them adding a policy for potential ransomware and that policy is separate from this and due in August. This total does not include the \$1500 policy as a point of information, and he will recommend it in August when they renew.

Council Member David Duncan mentioned his figures did not come out and that might be the difference. The reason he is asked is because it is showing \$96,432 and he came up an increase of \$12,735. Mr. Stephens said he did not have a calculator with him, but the total premium is indeed \$96,432.

Council Member Abbott said the spike is in property. Mr. Stephens stated it is driven by the storm damage on the church and the auto was driven by the history of a couple of accidents by the police department and he himself was involved in an accident last year that impacted equipment with no medical outlay. The \$13,000 increase is comprised in auto and property. Council Member Abbott said he trust him, but it gives him an opportunity to understand why he is saying yes. He asked about education liability and if they are not talking about teachers. Mr. Stephens said if the city of Euharlee had a city school system, they would take that but is not requested. It is for governments that run a school system for governmental services.

Council Member Queen said he did do the figures and asked Council Member Duncan was he talking about the new or old and he said new. Council Member Queen said he came up with \$96,432.

Council Member Abbott asked if they bid on insurance. Mr. Stephens said every three years, and this was not a year to bid. The agent Starr Matthews sends to us information from other agencies and shop amongst entities that deal with government entities. There are limited companies that deal with government entities.

Council Member Duncan said he re-added the premium. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan, and Turner all voting in favor.

### **Old Store Lease - James Stephens**

James Stephens, City Manager stated they have a lease with the lady that has a bakery out of the old store. He certainly made no guarantees to her, but as the government for cautious reason to protect lives, the shelter in place and the shutdown of certain businesses, it did impact the bakery. He is asking the council to consider adding two months to the end of her lease and foregoing March and April payment as a result of the shelter in place. They would not lose money it would just delay it and extend her lease for two more months and she would certainly be grateful for the extension.

Council Member Tracy Queen said they should include May also because she will be shut down. Council Member Tim Abbott asked if they know what her intentions are to re-open. Mr. Stephens said she will re-open, but maybe not prior to the June shelter in place expiring. She had an automatic renewal; she had just finished one year and was doing very well and took the automatic 12-month renewal. He assumes she will open in June if the circumstance we find ourselves in permits it. Council Member Abbott said if they say yes to her are there other businesses. Mr. Stephens said they have one other lease and they were already in the process not to renew. There is one payment he has a check from them and has not deposited because he feels it would be in order to treat them the same. If the council approves, he would like to include one-month payment from the old museum. Council Member Tim Abbott said he was thinking about the kayak business. Mr. Stephens said that is not a city building they operate out of. As you know the gentleman passed away and the city would have an interest in acquiring that facility. Council Member Abbott said let him know how he can help he loves to show up.

Council Member Queen said for the city to buy it. He thinks they should. Mr. Stephens said they had some meetings with him about it.

Council Member Abbott said they need to be respectful but also do not need to miss an opportunity.

Council Member Queen said March, April, and May for the bakery and one month for the museum. Mr. Stephens said it will be a deferment and they will have a lease available going forward.

Council Member Tracy Queen made a motion to defer March, April, and May payments for the bakery and one month for the museum. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan, and Turner all voting in favor.

Council Member Joe Turner said it is not in the motion but if the economy does not open back up extend it to June.

### ***Public Comments***

James Stephens, City Manager stated he is grateful for the council, they have worked with them during this unique time. The police department have been on the job and he is grateful for them and hope they will continue to operate safely. He also wanted to point out there are many heroes living in Euharlee. He will not disclose the names, but they have made contributions, and purchased (3) \$50 gift cards from Ingles, to the police department to distribute to people that were struggling, and the person did not want to be named. He said there are heroes inside of Euharlee and he is proud to work there.

Mayor said thank you to Chief Matthews for a job well done.

Chief Matthews said thank you for the community support. They received a lot of donations of mask, gloves, and snacks. They have been very appreciative and for the police officers to know they have the support from the City Council, Mayor, and the citizens support.

Mayor Worthington said it is tough and when you are in public service people do not realize. He spent his time with the fire department and never experienced anything like this, but they had their own trials and moments. He said thank you, it takes a special person to do what they do.

Council Member David Duncan motioned to adjourn the meeting. Council Member Tracy Queen seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Queen, Duncan, and Turner all voting in favor.

With no further discussion the meeting was adjourned at 7:30 pm.

**CITY OF EUHARLEE**  
**CITY COUNCIL WORK SESSION MINUTES**  
**JUNE 2, 2020**

Mayor Steve Worthington called the meeting to order and thanked everyone for watching them on Facebook and to those that were there with them. He said they would do things a little different tonight and include everything in the regular council meeting. He led prayer and followed with the Pledge of Allegiance.

City Manager James Stephens called the roll and the following were present: Mayor Steve Worthington, Council Members Tracy Queen, David Duncan and Joe Turner. City Council Member Tim Abbott and City Attorney Boyd Pettit were not present.

**Approval of Minutes**

Council Member David Duncan motioned to accept the minutes for the City Council meeting 05.05.20. Council Member Tracy Queen seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voting in favor.

**UNFINISHED BUSINESS**

**Parks and Recreation Truck - James Stephens**

James Stephens, City Manager stated the main truck the recreation department is driving is very old and with many miles. They have slated to go on the auction list on the next session with approval. They received a quote early summer and the year has changed over, when they reached back to get a printed quote they were told due to COVID-19 and Ford transitioning in making ventilators they could not give them a quote on a new vehicle. He would like the approval to seek pricing for a vehicle for the recreation department. They will go back and see what is on the lot because it may be October before the new trucks are off the assembly line and at the DOAS Surplus.

Council Member Turner asked if they had considered a used vehicle. He found his truck with 24000 miles on it. Mr. Stephens said they had not, but was pursuing that avenue under the circumstances.

Mayor Steve Worthington asked if it was a local dealership. Mr. Stephens said it was Brannen, the one that works with the police department. They have a specialty with government bids. Mayor Worthington said some specialize in government deals or rates. They used to work with Southerland Ford because they had a government contract. Chief Jody Matthews said Brannen holds a state contract. Council Member Turner asked about financing. Mr. Stephens said it will be funded through 2020 SPLOST which is now current. 2014 has closed out. He will recommend paying cash and not financing.

Council Member David Duncan motioned and approved to seek pricing on the lot of the dealership and through DOAS surplus Council Member Joe Turner seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voting in favor.

**Millage Rate - James Stephens**

James Stephens, City Manager said there are two documents like this one under the work session. One is the preliminary digest he received from the tax accessory office last week. The Georgia Bill Of Rights requires that local government calculated the equivalent of the prior year tax levy; which means when the tax accessory office increase values of property, they have to calculate the equivalent of the prior year's digest to determine if it is an increase in tax. Therefore, a council cannot increase tax levy increasing a millage without advertising as a tax increase. It has been in place much longer that Euharlee implemented an ad valorem tax.

He said the form is the actual calculation of the rollback rate for 2020. There was as 10% increase in the digest based on re-assessments in Bartow County this year, especially for Euharlee jurisdiction. The roll

back rate calculates to 1.65 a mill. If they levy the tax based on the rollback rate, the levy will be \$162,905. As they recall, they established a 2 mill and last year they did roll back to a 1.189. The documentation shows a comparison and the roll back would produce \$162,000. If they went with last year's rate and didn't rollback it would generate a total levy of \$179,590 which is \$16,685 more than the rollback rate would generate. If they looked at going all the way back to 2 mills, which taxpayers have paid there, it would generate a total levy of \$197,480 and would be a \$34,000 increase over the roll back rate. He is looking for instruction on what to advertise. If they do the rollback rate it does not have to be advertised as a tax increase. If they don't do the roll back rate and rather they go with 1.189 or 2 mills, it has to be advertised as a tax increase. Whatever they opt to advertise is the limit they can set as the millage rate. He said, as they recalled if they advertise an increase they will have (3) public hearings, they will have feedback and they may end up setting a lesser rate than what they advertise. But what they do choose to advertise is the cap of their options. In absence of COVID-19 he would recommend a rollback. Because of COVID 19 he could ask them to consider all (3) options.

Council Member Tracy Queen asked what the financial deficit is. Mr. Stephens said the May sales tax collections were only down 7%. He does anticipate June to be down 15%. But based on the fact the economy is back together, he sent to council he anticipated a 15% decrease in total revenue, it doesn't look like it's going to be quite that impactful. As you can see, the difference between 2 mills and the rollback is an annual salary of \$35,000. He would recommend either the roll back rate or go to 2 mills, at least advertise for 2 mills. They have tournaments started up and they are wide open at Joe Cowan Park. It is really too early to know how badly the financial impact is going to be, but it does appear it will not be as high as the 15% that he is preparing for.

Council Member Tracy Queen asked if the reserve would be able to substantiate them for the rest of the year or should they tap that.

Mr. Stephens stated he would anticipate they would have to utilize some fund balance. He said when the 2019 amendments were completed the fund balance was increased by \$30,000 from 2019 which is favorable with a zero budget. Rather they do the 2 mills or the 1.65; they may be looking at utilizing some of the reserved fund balance. Council Member Queen stated they were currently at the 1.189 mills.

Council Member David Duncan said they were currently at the 1.189, if they leave it at that why do they have to advertise. Mr. Stephens said because of the Georgia taxpayer's bill of rights. For example, if the tax accessory said in 2018 the value of your home was \$100,000 and you got your tax bill at 1.189 and it comes out to a certain dollar amount. Because the tax accessory basically raises the rate approximately 10% city wide in Euahlee, at that same rate they will generate \$16,000. The state legislative, when they passed the Georgia bill of rights want property owners and citizens to at least have a notice that the city is getting more taxes than they did last year and power to the bill of rights, there was no notice to present in that fashion. So basically, the principal of transparency and full disclosure to taxpayers and it is a result of the bill passed in 1999. Council Member Duncan said he would think if you raised it you would have to advertise it. If you left it like it is you would not have to do anything. Mr. Stephens said the form is calculating the equivalent of the 2019 tax levy which is the total levy. If they keep the millage rate the same, the digest grew from 87 million to 98 million, they will collect more in taxes. The individual tax payer will not pay a higher price but they will collect more money and the Georgia tax payer bill of rights wants the taxpayers to know that; basically that is the rollback.

Council Member Tracy Queen said so the best thing to advertise is the 2 mill so they can make a decision from there. Mr. Stephens said if you advertise the 2 mill you can still do the roll back. Of course you are going to take some political heat because of the advertisement. Just because you advertise an increase doesn't mean you ultimately access the rollback rate. If you don't go with the rollback, the law does require it to be advertised as an increase and long before Euahlee implemented an ad valorem tax.

Mayor Steve Worthington stated he wanted it to stay the same. He said two years ago when they accessed the tax because of the shape the city was in, they would do it for only two years. He said they didn't know COVID-19 was going to come.

Council Member Tracy Queen stated if they do not advertise at 2 mills and something happens between now and when they go to vote on this, COVID-19 kicks back in and start losing more money they have no option but to be stuck what they advertised.

Mr. Stephens said that is an accurate statement.

Mayor Worthington said 2 mills are what they started with and because of this he is hoping most people will understand. Mr. Stephens said he is still committed to everything in his power to allow this council to be in a position to roll back as much as possible by next year. Again, they didn't see the pandemic coming and he is not a fortune teller. He respects his commitment and as manager he is still trying to accomplish what he told him he would do.

Mayor Worthington said Mr. Stephens is the one that handles the money, knows the books, and is doing a good job at it.

Mr. Stephens said as they know through communication, he is cutting every possible dollar and would recommend advertising 2 mills.

Council Member Queen said he is with him, stay the same but advertise 2 mills just in case something else happens.

Mr. Stephens said he is sorry the timing is like it is, with the law he has to run the ad so many days before the meeting to be binding and legal. He said he would have another LOST amount and a more vivid picture of what the impact is going to be.

Council Member Queen asked if they could table it and hold it for another session.

Mr. Stephens said no because the Bartow County Tax Commissioner has to have the advertisement information. He wished it was possible unless the legislation would pass a temporary measure because of COVID-19, they do not have the luxury.

Council Member Queen said he is with the Mayor. He does not like raising taxes and this is the year they were supposed to go down and it is disappointing at best.

Council Member Tracy Queen motioned to advertise 2 mills. Council Member David Duncan seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voted in favor.

#### **Resolution IMLS Grant- Katie Gobbi**

Katie Gobbi, Euharlee Museum Director shared some information with council to think about. They were approached by Kennesaw State University Museum of History and Holocaust Education to partner with them and a few other entities to seek funding through the Institute of Museums and Library Services grant through the CARES Act for COVID relief. They were given an ex number of dollars to help keep museums and libraries afloat and continue their services through the next 2 years. The grant applications are going to be compiled and administered by Kennesaw State University. They asked Euharlee, Bartow History Museum, the Chieftains Museum in Rome and Cobb Landmarks and Historical Society in Marietta to come together to make these requests. She provided them with a copy of what she requested for the museum. It is a federal grant that is very extensive. They do not have the draft yet. She has another meeting with them. The deadline is June 12th which is why they had to do it before they completed their draft.

Some of the things they talked about covering were some current staff cost if possible, software and technology to continue to reach their community and visitors through virtual means or through social distancing means. Some of the talk is about creating and enhance walking tour downtown; securing the militia courthouse with security cameras, supplies and equipment to secure objects inside making those available on a daily basis rather than just special events the way they have now. Also, figure out a way to conduct the veteran's event in November in a virtual manner in case those vulnerable populations can still be served and she is talking about the veterans who participate. A lot of them are elderly and may not be able to personally and physically attend. Also, looking to get technological equipment to create virtual programs, do live tours of the downtown area, share and connect with the younger population and more vulnerable population. It is not a financial commitment for the city. Everything on there they are asking for funding or a matching component outside of staff time. They also are committed to having KSU interns from their public history program. She is an alumnus of that program and they have hosted KSU interns before in the past at the museum. They have always been of high caliber and very productive. She is asking for council to authorize the city manager to sign a letter of support before the deadline pending the outcome of the actual draft.

James Stephens city manager said the program is a part of the federal funded related to COVID-19. They know he is anticipating receiving \$420 for the state portion but this is another area that is part of the large federal stimulus we all had the opportunity to benefit from and it requires no match. It is a win win for the city of Euharlee.

Council Member David Duncan said security cameras and monitors for all the buildings will be covered in the grant. Mrs. Gobbi said yes. They are still discussing what is going to be in the grant application, but if it is included it will be entirely funded and the hope is to completely elevate the city's financial burden and they will still be able to do what they need to do.

Mr. Stephens said it is a tremendous opportunity and says a lot about the reputation of museum and welcome center, Bartow County and certainly the relationship Mrs. Gobbi has with Kennesaw State and thinks it's a factor in them being able to make our wish list quite as beneficial as it is.

Council Member Tracy Queen said getting the security cameras free is a big bonus.

Mrs. Gobbi said the hope is even after this, taking some of the programs going forward.

Council Member David Duncan motioned and approved for Mr. Stephens to move forward with the application. Council Member Tracy Queen seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voting in favor.

### **1st Reading Animal Control Ordinance - James Stephens**

James Stephens, city manager stated the city has historically adopted the equivalent Bartow County's animal control ordinance especially when Euharlee signs an intergovernmental agreement to fund it, but they provide the service. Bartow County has recently amended their ordinance that's related to putting a fee in place to help control the population of cats in the county. The purpose of the amendment is for them to legally be able to generate a fee specific to having cats spade or nurtured. This is the 1st reading that would put the city in line with Bartow County. They have already adopted this and he saved the 2nd reading for Mr. Reese to look at more thoroughly. Until it is adopted they can't initiate the fee. If we called them about an issue with the cats they would come out, but they wouldn't be able to access the fee. Mayor Steve Worthington stated for the minutes to reflect this is the 1st reading for the animal control ordinance.

### **Police Department Hazard Pay - David Duncan**

Council Member David Duncan stated he had lengthy discussions with Chief Matthews and Mr. Stephens and they have been back and forth about the police department hazard pay. He wants to give them 84 vacation hours which is 2 weeks instead of the 80 hours they discussed. The work they did during COVID-19 he thinks they deserve the extra 4 hours. The police department works 42 hours a week, 36 hours one week and 48 hours one week. If they take seven days off they have to use 72 hours vacation and 8 hours comp time. When he was an officer, he wanted them to understand they did not get 7 full days of vacation. They only get six days and 8 hours comp time or whatever they have. He would like to request 84 hours instead of 80 hours. The cost for 80 hours for 8 police officers and 2 salaried employees would be \$17,224.84 and for 84 hours the cost would be \$17,820.60. The difference is only about \$600 more. It's not used for one week span; it will be spread out until December of next year. It will not end this year. They will give them until the end of next year to use this time. He said, Chief Matthews would like to have it were he would personally have to approve an officer taking these hours off. They would have to sign an agreement if they leave before January 1, 2021 they would forfeit the 84 hours. He said, Mr. Stephens said he believed them stretching it out and the economy picks back up, the \$800 difference would not be that big of a burden for the city.

James Stephens, city manager said the way Chief Matthews recommended it's not immediate cash out. It doesn't hit our working capital operation cash. The motion needs to include the stipulation that the officers will not be compensated upon separation of employment if they separate prior to January 1, 2021. Council Member Tracy Queen said it basically comes down to \$11.44 a week. Mr. Stephens said he is not at all uncomfortable with it. Council Member Duncan and the Chief has worked well to get something that is equitable that should help moral and compensate them for the dedication during COVID-19.

Council Member Tracy Queen asked if maximum was 2 weeks for an officer. Mr. Stephens answered no. Mayor Steve Worthington stated, it was said that the Chief had to approve it; he thought the Chief approved anybody taking off. Council Member Duncan said the Assistant Chief at the current time can approve it. Mayor Worthington said that is his administration policy. Mr. Stephens said the reason he wants this stipulation in, he doesn't want this benefit to hamstring him and he wants to be able to control it so we do not end up paying overtime over it. Mayor Worthington said he had no problem with the stipulation on it, taking only with the approval of the police chief.

Mr. Stephens said the motion should be to approve 84 vacation hours for the police officers and 80 hours for the salaried employees to be approved by the discretion of the chief and eligible to be carried over through 2021. If an officer were to terminate prior to January 1, 2021 they would forfeit the unused balance of this specific category.

Chief Jody Matthews said he appreciate them even looking at this and the police department appreciates it. They appreciate council and the community support. They've had a lot of community support throughout this time. With the things going on in the world they really appreciate the support they get from the citizens, council and Mayor.

Council Member Joe Turner asked if the officers work 12 hour shifts and they are calculating this on a week or two weeks' worth of pay. If you have the (8) officers taking 12 hours at a time, there is a time period where they are off 2 days and 3 days. You go on a 3 day period and take one before and one after. The point is if you do not calculate on the 80 hours over all, did you think about the practical when they use this, are you going to be able to maintain the man power. Mr. Stephens said he is not going to approve after a 3 or 4 day session which is why the stipulation is included. Chief Matthews said normally they can't carry that many hours over in a year. This is why he is asking to carry it over, keep it separate and it can be spread out over time and he doesn't have a whole bunch of officers trying to take (2) weeks off.

Council Member Turner said when he worked at the fire department that is the way he took his vacation. He didn't take a week off. He knows that Chief Matthews and Council Member Duncan talked about this, but he just questions the possibility of the problem with 12 hours at a time instead of a week at a time. Chief Matthews said he did. When they take 12 hours they have part time officers to try to fill the schedule. He looks at every week to make sure they accommodate the schedule so they do not have to use the overtime budget, use other officers to come in and cover the schedule and he approves the vacation time to be used. He said that is another reason he is asking for the additional year to allow the spread of time to be used. At the end of the day it is still a monetary value to the officer. Council Member Turner said especially the new officers. He asked how many hours they accrue a month. Chief Matthews said officers accumulate different because it depends on their time of service and he is not sure of the exact number. Council Member Turner said he didn't want them to be so nice that they got themselves in trouble. Chief Matthews said he understood and appreciated it.

Council Member David Duncan motioned to approve the vacation leave for the specific category. Council Member Tracey Queen seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voting in favor.

### **2019 Budget Amendment- James Stephens**

James Stephens, City Manager stated this is the 2019 budget and pursuant to Georgia Annotated Code, Section 36.81.3 governments are required to amend their budgets so they will not have any line items over the original appropriation. Section d.1. of that code section reads, an increase of appropriation at the legal level of control, which for the city's budget ordinance is the department level, rather accomplished through a change or anticipated revenues any fund through a transfer appropriations among the departments; which means if one department is over and the other is under it has to come before council. Ms. Banks has all of the year-end adjustments in and based on those, they are able to present this. He said the original 2019 general fund was a total of \$1,977,900 and budgeted to have no increase in fund balance or utilization of fund balance. The amended budget increases the expenditures to 2,047,365 and it complies with official code of Georgia section 36.81.3 section d.1. The 2019 unaudited operating results reflect a favorable variance overall. With the budget amendment he

presented, they increased the fund balance by \$35,017 which is good. They have the narrative, the actual form of the amendment and the summary of the unaudited year end results that show they had \$35,017 more in revenue than in total expenditures. They need to pass it to comply with the section of the Georgia code for the upcoming financial audit.

Council Member Tracy Queen motioned and approved the amended budget. Council Member Joe Turner seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voting in favor.

Council Member Joe Turner motioned to add per Council Member Tracy Queen Westminster Annexation to the agenda. Council Member David Duncan seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voting in favor.

#### **Westminster Annexation - Tracy Queen**

Council Member Tracy Queen said he wanted to discuss the annexation of Westminster into the city of Euharlee. They provide some service to that community. They use all the city's stores and lights. He said if he is correct, it is about 300 homes in that subdivision. It would be smart to add them into the city. There is one or two ways he remembers right; go through the state senate and congress and have them annex it or through a vote from the citizens. James Stephens, city manager said that was 2 of the 3 options with the 3rd one being they ask them to take it. Council Member Queen said he spoke with Senator Chuck Hufstetler and he is in favor in assisting the city with this. He did not get a chance to speak with State Representative Trey Kelley. He thinks they need to talk with him to see if he will assist them as well. It would be easier to go through the state. It would take longer to get to every citizen. He can't imagine them not wanting to come aboard since we provide everything to them. He suggests they go through the state, senator and congressman.

Council Member David Duncan said he knows Mayor Worthington and Council Member Joe Turner remember this. He said back when he was on the police department and Steve's bother Billy was the chief. They sent out letters to all the people and they got very little response. The problem with the letter is 40% of the houses are rentals. The rental people get the letter and throw it away, but the owner has to approve. The renter can't vote.

Council Member Queen said that is why he wants to go through the state government. If you do it with the citizens it will never get accomplished. They will always be supported a community that is not providing taxes to the city and they are not providing anything else to the city. The city is providing protection, street lights, food service, ball fields and anything else the city has. They are located in the center of the city of Euharlee and they need to be part of the community.

Mayor Steve Worthington said it's going to be a problem all the way around. He doesn't know if they are aware of this; the city of Euharlee has a building ordinance that require nothing less than 1200 square feet and houses in there are less than 1200 square feet. When Temples built it that is one reason he didn't want to come into the city because he could undercut that in places.

Council Member Queen asked what they do about that. Mr. Stephens said you would have to amend your city ordinance to allow future developments to comply. Mayor Worthington said then someone could go up in Shaw Woods and build 1000 square foot house right next to Council Member Queen. Council Member Turner said can you use a grandfather clause. Mr. Stephens said he had a call into Atty. Boyd Pettit. He does not know the answer. Council Member Turner said that you would annex as it is when you grandfather the houses. It is a question for Atty. Pettit. Mr. Stephens said the black and white of the local legislator option does not require all of the property owners to say annex them. He said he knows Council Member Queen had the conversation with Senator Hufstetler, but if there was pushback from many of those residence it makes the reality of getting that local act passed more challenging than just drafting up a resolution and sending it to them. Certainly, they have enough months and asked them what they would need for a level of confidence they can strive to do that and research the issue. He knows it been pursued in the past but they have a full-time planning and zoning director on board and he's got time to work on it. He doesn't think it requires a motion unless they want to make a motion

or just give them direction to pursue it for the 2021 state legislation. Council Member Queen said they have to find out the legality since there is a house restriction.

Council Member Joe Turner motioned to amend the agenda to include Executive Session for personnel. Council Member David Duncan seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voting in favor. Mayor and council went into executive session at 7:51 pm.

**Public Comments**

No public comments.

Mayor and council returned from executive session at 8:14pm. There were no actions, no votes taken and nothing else that needed to be addressed at that time.

Council Member Joe Turner motioned to adjourn. Council Member David Duncan seconded the motion. The motion was carried with Council Members Queen, Duncan, Turner and Mayor Worthington all voting in favor.

With no further discussion the meeting was adjourned.

**CITY OF EUHARLEE**  
**CITY COUNCIL WORK SESSION MINUTES**  
**JUNE 16, 2020**

Mayor Steve Worthington called the meeting to order. A prayer was led by Council Member David Duncan followed by the Pledge of Allegiance.

Mayor Worthington shared his thoughts on wearing mask. They are leaders and if they expect the constituents to act accordingly, they need to show leadership. He is not going to ask everybody there to wear a mask if he is not going to wear a mask himself. Some say, I am not going to wear a mask because the Lord is going to take care of me. Nobody in there believes more as the scripture states, I am persuaded that he is able to keep me against everything that is coming. He said, he also spent 30 years in the fire service and the Lord never told him to run into a burning building without his gear on. The Lord is not going to tell us to run in a situation that we are going to put ourselves in jeopardy. He expects us to take care of ourselves. The Mayor appreciated the efforts everybody is putting forth trying to be cautious. He knows it is in the hands of the Lord. People look at them as leaders and they need to lead when it comes to being cautious.

City Manager James Stephens called the roll and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, David Duncan, Joe Turner and City Manager James Stephens. City Attorney Boyd Pettit was not present. He stated the seat for Council Member Tracy Queen was vacant.

**Financial Update - James Stephens**

James Stephens, City Manager said he just completed the financial statements reconciled through May. The ink is still wet on his copy and apologized they did not have one in front of them. He will email council a PDF of those numbers and to the media in the morning if that is acceptable.

All administrators have been concerned about the impact of the COVID-19 virus in the economy and specifically on the budget of Euharlee. Consequently, he has cut certain operations and kept them informed to save \$4000 here, \$9000 there and transferred personnel to save \$25,000 of contract labor. He thinks they know he had been taking it very seriously.

He stated he had better news to present to them than he thought. Through May the original budgeted revenue for the (5) months is \$553,066. The actual revenue is \$447,160 which is an unfavorable variance of \$106,000 for five months. That is comprised of \$26,000 unfavorable variance in fines and forfeitures and that is impacted from the policing in a social distancing manner and was required and necessary. Local option sales tax through May is only down \$29,623. As they know April was down 7% and when he received May's numbers it was a lot better than he anticipated. He said to Council Member Turner, people bought a lot of toilet paper and other home projects took place. He expected it to be more than that. The bad news is they are down \$100,000 in revenue and the good news is the budgeted expenditures through May 31<sup>st</sup>. As they know, 20% of the budget comes in October. The \$553,066 does not equate to 5/12 of the budget. When he prepared the budget for analysis purposes, he put \$320,000 anticipated to come in October from insurance premium tax. It should not be impacted by COVID-19. It should come in at what is budgeted. The budget is not 5/12th, it is based on annualized items to occur. The budgeted expenses through May are \$851,277 which would be a deficit of \$298,000 through May which is why they build up cash flow and why they approved to have a tax anticipation if it is necessary to get them through October. The expenses year to date are \$775,000 which is \$76,000 less budgeted. He has an unfavorable revenue variance of \$106,000 and the expenses are favorable, less than budgeted and they did everything they could to cut down the expenses by \$76,000. If this held through the end of the year, they would be looking at a \$20,000 deficit and they budgeted a zero balance. They would be looking at \$20,000 deficit if they chose to go with the roll back rate rather than the advertised rate they previously discussed. \$20,000 out of accumulated fund balance under this circumstance would be a tremendous result. The deficit is not as large as it could be. They have tightened the belt substantially and will continue to tighten the belt. There was not fat in the budget but anything he can cut he will cut. He had already prepared the advertisement

for the tax increase, but if they choose to do the roll back rate it is their call. If they did the roll back rate where they are right now, it would make sense to him. He did not think, considering the impact, just as the city is suffering their residents are also suffering. He thinks \$20,000 use of the accumulated fund balance would be a wise and good governance. Going forward if they end up ultimately implementing the roll back rate it would be good for the citizens and it would not break the city of Euharlee based on indicators through May 31<sup>st</sup>. He also pointed out they have had 2 weeks and 2 weekends of wide-open tournaments. They also had to use Osborne Park. Just those 2 weekends alone the revenue from the field rentals and concession have generated \$14,000 over the incremental expenses to include paying the youngsters to work in the concession stand, the food and overtime for 40 hour a week permanent staff through May 31<sup>st</sup>. It is going to make the \$20,000 even less. It will not maintain at that profit margin throughout the summer because they will not have tournaments this weekend and at Osborne park. It will not be that rosy for the entire tournament season, but they are off to a great start. Joe Cowan is booked. In the absence of a pandemic going crazy again they are back in business. They are monitoring it every week to make sure if the volume is such the workers can be taken off the clock. He is watching them, and they are watching the p's and q's. They will get every dollar of profit as possible.

Council Member Joe Turner said that is good news and it could be worse. He does expect the virus to make another come back because of everybody getting out and going. Maybe it will not be as bad next time. Council Member David Duncan says it sounds good. Mr. Stephens said there are still uncertainties that are beyond our control, but they will do what they can to do their jobs. Council Member Duncan said they are getting new cases. Mr. Stephens said they are getting new cases and hospital numbers are up. Mayor Steve Worthington said the numbers are supposed to be up because they are testing more people. Mr. Stephens said to Mayor Worthington he appreciated his comment about the leadership and social distancing and being seen in a mask. He thinks the staff know he wants them protected but he has assured them he can not guarantee their safety but follow the guidelines. He thanked Carolyn Banks and Katie Gobbi for their work. They helped monitor the existing guidelines, changes made with the governor's executive order, helping to try to get municipal court up and running and make sure we operate as safely as possible. They have a great team. They have great citizens and great employees and he is humble to be part of it. He is very surprised over the financial results as of May 31<sup>st</sup>.

Mayor Worthington said based on what Mr. Stephens said, he is in favor of using the roll back on the tax levy and asked if anybody had any objections. Mr. Stephens said he prepared the advertising on the motion but if that is the consensus, he can actually do the five-year plan with the rollback and not advertise a tax increase. If you do not mind using \$20,000 of fund balance, he thinks how rough things have also been on the citizen, that is reasonable. He thinks he can avoid the advertisement published as it was approved.

Council Member Turner asked if he remembered the rollback number. Mr. Stephens said the rollback number is 1.6 something which is about a 10% cut for taxpayers. The city would receive the same amount of money as last year, but individual taxpayers would pay 10% less.

Mayor Worthington said that is something to think about with LOST and SPLOST. Plant Bowen have been running the last 30 days one unit at half throttle. They are talking shutting it down completely; that will be a hit on Bartow County and sales tax. It is disbursed through the commissioners' office and we get a part of it. That is going to hurt. Mr. Stephens said with that information, it was not factored in this. Council Member Turner asked if it was the whole plant. Mayor Worthington said yes. He spoke with someone retired from there. Mayor Worthington did some work nearby and did not see any smoke or steam coming from there. It scared him. He had a chance to speak with the gentleman and he stated they have one unit running half throttle.

Council Member Turner said he thought he heard years ago that most of the power out of that plant went to the military base in Alabama. Mayor Worthington said a part went to east Cleveland, Tennessee, and a

little bit around here. The power here at one time came from Hammond power plant out of Rome. They shut the plant down last year. It is something to think about. He would still like to pursue if they can and he appreciates the job Mr. Stephens has done.

Council Member Tim Abbott said you were preparing an ad about a tax increase; he was catching up. Mr. Stephens said to him it was the meeting when you were out of town. Council Member Abbott said that would be a hard message to put out. But we are taking that off the table and not doing an increase. Council Member Duncan said they will vote on its next meeting. Mr. Stephens said to Council Member Abbott to fill you in; about four days before the last meeting he received the updated digest and there was a 10% growth. The fair taxpayers act requires them to be transparent. If property assessments are increased, they have to calculate the equivalent of the same total tax levy from the prior year and that is where a roll back calculation comes from. The total tax levy amount would remain the same, but the taxpayers will pay 10% less. The law is written where if you are not going to implement the roll back rate even if you are using the same rate you used the prior year, you have to advertise as a tax increase. Based on concerns about where they were going to be, he recommended if they were going to advertise a tax increase they may as well consider advertising back to 2 mills which is the millage rate, they utilized the first year they had a valorem tax. You advertise a tax increase you are going to take hits politically. The maximum amount included in the advertisement is the absolute cap. If you advertise the roll back, if the May numbers were in the opposite and it was worse, that is the maximum they could bill for. They kept their options open by approving to advertise the higher millage rate. They kept the options open until they got that information. By the next meeting they will have one more month of the LOST collections to make sure the trend continues as it is. They authorized two mills; it has been communicated but the ad has not run yet. If there is a dollar, they can save a citizen they will, and he is not pro tax by any standpoint. But he also knows they have obligations that need to be provided for. He would not be pointing out the rollback rate is doable if he did not professionally believe it, in spite of the political fallout. Mayor Worthington said Mr. Stephens will email the information to them.

#### **Economic Development 17 acres - Tim Abbott**

Council Member Tim Abbott said he is so new at this and enthusiastic thoughts about what citizens like. Those of you before me that approved that ballpark got it up and running and then got it paid off, bravo. And tonight, you are reporting it is returning profit for the city; it is generating revenue. It is a win- win. Their citizens got good facilities, outdoor recreation in their backyard, utilized and then you guys have done so well, they are generating revenue from it and he thinks they have an obligation to continue to build on that win. He is not a know it all, so he might not know exactly what that next win is, but he put the umbrella over it. How do they continue economic development for the city of Euharlee, for the citizens, that creates revenue, so when tough times come, they are maybe not as rough as they need to be and they can also advance the community feelings. The pizza truck that was out there; he texted Nick, a friend of his and asked how it went. Nick has been at Drown Valley Brewery several times, he has a spot across from the high school at Pal's Car Wash where he set up several days a week, and his text was, it's the single best day I had this year in selling pizza. He said, he thinks they have an opportunity to do more. Mr. Stephens has a plan and they all have talked about it. How do they create some kind of outdoor camping recreation RV so people that come to the park, people that live in the city, people that are coming to kayak have a night or two that they can utilize what they have. Where does that happen, they talked about its Frankie Harris Park and then there is 17 acres the city owns. He imagined they all have been there, and it is beautiful. It is sitting right on the river. There is enough space to get away from the homes there. It inspired him to go stay at Gatewood. It is a county run campground. He, his son, and some of his son's friends went, spent three nights and it was great. People were fishing, families had campfires and kids were on bicycles.

He knows they are in a planning stage and they do not have money, but if they do not start somewhere, set milestones, and say what is next. If it is a RV campground they start at Frankie Harris and just use the camp sites they have there and test the waters. Everything is controlled and respectful, but honestly Gateway was packed. He stated he has been going on their reservation site to see what is available during

this time of year and they are like 80% full. He asked the guard how many last minutes they get. He has people pulling up and ask if they have open spots. He said the demand is there.

He said to Mr. Stephens, the staff did a great job presenting on what the demand is on surveying the people that come from the ball fields. He feels they have an opportunity and that the citizens will like it. He is on the river and loving it. Anna is getting some business out of it which is what they want. So, he thinks they have an opportunity but does not know how everybody feels. How they start, where they start, how they grow, and they need to have it on the map.

He said thank you to Mayor Steve Worthington, he shared there is some renderings of what more might look like. He would like to ask them to get serious about this year into the planning stage, hitting certain milestones so they can move forward when times are better.

James Stephens, City Manager apologized to Council Member Abbott for not having time to get him the documents of the sketches of the downtown development for the sewer. Mr. Stephens said to Council Member David Duncan, he may have been a police officer when those renderings were put together, but Council Member Joe Turner would remember. He said the sewer is in place and the debt is paid off. It is a crawl before you walk and walk before you run but they are in a position in place to start looking at what they want to do next.

Council Member Abbott said he takes his dog to walk down by the library. They would label him as an enthusiastic visionary. He sees a big sign that say Euharlee Shops and Markets. He said that is not seven days a week. They do not have that kind of economy, but it is about three or four. It is some of the farmers who are not going into Cartersville on Saturday or Sundays, but they are stopping into their market for fresh produce and Aunt Sue's honey, fresh peach tea whatever it is. People love the feel here. He is a talker and he ask people what they like; sandwich shops and the ability to buy some lunches or something. He thinks they have opportunity. He is asking not just to be ranting. A new city government, how do they plan and hold themselves accountable for the milestones that hit and really understand what that is like.

Mr. Stephens said the presentation that was put together earlier in the year for Frankie Harris Park rather than the 17 acres; one reason they fell back to Frankie Harris was the 17 acres would be the most ideal place for the development but just like the numbers they presented that night, felt like they were pretty rosy and snake oil salesman typed numbers. The numbers were conservative. If they did not have one camper from the park, they could fill it up because of the river. The numbers were not overstated. If he is right, one reason they fell back to Frankie Harris because the cost of getting into the operation would be so much less than getting in to the 17 acres. On the off chance he was wrong, they had the number they presented in it instead of a half million dollars. He does not believe he is wrong and believes the numbers were very conservative. If they did use the 17 acres, they could have many more spots than they would at Frankie Harris Park. He said they work for the citizens; they did get some feedback and there were a couple of people who were not as enthusiastic about the concept. He needs guidance and direction. He said for the 17 acres they would need to get an architect and engineer involved to cost numbers on that. He is pretty comfortable with what they did, who they called in and what they based their numbers on at Frankie Harris Park. He hates to disrupt Frankie Harris if they are going to end up at the 17 acres anyway. He needed guidance if they want him to spend a little design money at the 17 acres and come up with numbers or do, they want him just to stand down right now. He believes people will camp in Euharlee based on the river. If they went and plowed Joe Cowan Park down and turned it into a hay field he believes because of the river, you could still fill a campground. Unlike Gatewood they do have people they are bringing because of the park. In fact, they had RV people who asked and had one parked in the parking lot the weekend. That is certainly not 35 campers. With or without the tournaments a campground would book full. He said he really was not sure what the plan was when they bought the 17 acres as a campground or sell it to a private vendor.

Mayor Steve Worthington said originally when it was bought, they were talking about a walking trail, they were going to put a pedestrian bridge over the old Milam structure and connect the east side of Euharlee

to the west side. They are separated by the river. That would give them access to get people from Milam Bridge and Milam Road and give them access to downtown Euharlee. There were some ideas about some primitive camping conversation right before Mr. Stephens came and Mr. Goss was still employed by the city. They were talk about going down the ballpark and crossing the creek which would have been a petty long bridge because to go straight across you would have to get on Council Member Joe Turner's property. He owns land right across from the creek. But to go from the school property, which the school gave them permission for the walking trail. It would have been a 60 feet long walking bridge because they had a house that burned that joins that property to get passed his property line, the bridge from the school property which would've had to go at an angle across the creek.

Mr. Stephens said the situation with the bridge was cost prohibited. Mayor Worthington complied absolutely. He said with the Milam Bridge, you have this big metal structure old bridge. When they did the cost study, they were told they would have to spend 1 million dollars on the bridge to get it short enough and parts replaced to make a pedestrian bridge out of it. They did not have the million dollars at that time just to shorten the bridge, so the city sold the bridge and no longer responsible for it. If someone got hurt, it does not belong to the city. Mr. Stephens said it was a good sell.

Mr. Stephens said they have the 17 acres and it continues to be an asset. Council Member Abbott said with the kind of the choices you are throwing out right now, how much money would they need to spend to use the current campground to make it utilized if they wanted to do that. Do they need to test the waters or do it now to create a little revenue while they are planning the other or forget about that? Mr. Stephens said the original numbers that were presented included adding 9 additional spots that are not currently there, upgrading the electricity which would still need to be done to the existing spots, putting some showers in, add on to the existing bathroom and add some shower components on and tie into the sewer about 200 feet to the manhole. It was under \$100,000. They got those numbers from a certified electrician and certified plumber. The electrical part was about \$25,000 and the bathrooms would be another \$25,000 but they would certainly be looking at less than \$100,000 especially if they only operate 27 sites rather than 36 sites. The main thing would be constructing the bathrooms and the electricity needs to be upgrade rather we use it for camping or what we are using it for now.

Council Member David Duncan said like for Food Truck Friday for them to have posts to hook up to. The electrical needs to be upgraded either way. They conducted public hearings even though they were not required to. He wanted to go on record, one or two members of the planning commission felt like it should have come through them before it was submitted through the city council. There are two reasons why that did not happen. The number one reason, it is not a change of land use. The park is already used for camping. Council Member Duncan stated it is used for camping during the POW WOW. Camping is not a change of land use. Council Member Abbott asked if it was residents or visitors. Mr. Stephens said visitors. Council Member Duncan said they have about 4 or 5 campers that come in and stay. Mrs. Gobbi said the Covered Bridge Que also used to use it. Mr. Stephens said it is not a change in land use. It would be similar to like Dollar General who already has certificate of occupancy and a business license and they say they are going to open 5 days a week instead of 7 days a week. The city council nor the planning commission has no jurisdiction over it. They were trying to get guidance from council to put any resources in it at all. That is where they started. He said he would be glad to step back and work with the planning commission if that is what the council would like. He does think it is a potential revenue stream and ultimately the 17 acres.

Council Member Duncan asked how much he thought it would cost to get survey on the 17 acres. He would much rather see it go in there. Mr. Stephens said they could phase it and actually open it up one season with some primitive sites and staff it and monitor it differently. He does not know the answer of how much it would cost to survey it. He knows architect firms who work with state parks and boy scout campgrounds that has expertise in that area he could reach out to if he was authorized and instructed to pursue those numbers. I would not use anybody local for project control or project engineer standpoint.

Council Member Abbott said can they build on what is working if people are staying that one time a year. I would not recommend at this time using finances to upgrade Frankie Harris or build new sites, but it seems like if they own it, they owe the maintenance part just due diligence to do something with the electricity and if putting in restrooms seems reasonable. Can they build on that one time per year while they are working on the other? He did not recommend new construction at Frankie Harris Park. He agreed the long play is the 17 acres. He did recommend to upgrade what needs to be upgraded, put in restroom facilities and then ask the questions to his colleagues can they expand on what is already happening once a year and have it happened other times. Is there a permit you can only do it that one time a year or allow campers other times?

Mr. Stephens said they could allow other times of the year but at this time they do not have the infrastructure in place for reservations or buildings to do it, but the land use includes campers. They worked with certified electricians and plumbers, but really the step to pursue what is being talked about would be to obtain sealed bids for the shower and electrical upgrades so they would know the firm number for the cost to do the electrical upgrade and the shower upgrade. They really need to do electrical upgrade anyway.

Mayor Steve Worthington stated, before they start on showers, they know they have to do the electrical and that is a given. They should go ahead and pursue that. He had never been the one that would build new stuff when he got stuff falling down. Take care of what I already got; why would I go and start building new stuff. They really need to address the issue they have. It would be a lot cheaper if they go ahead do the electrical and planning if you want to do additional spots later on if it comes to that. It can be done cheaper now than going back and have to do it.

Council Member David Duncan asked if the electrical upgrades include all the 30 and 50 spots they got. Mr. Stephens answered yes. Council Member Duncan said he would prefer to go ahead and do it at one time.

Mayor Worthington three of them had the conversation this morning. Mr. Stephens said two council members and one staff. Mayor Worthington continued, money is tight, and they cannot go out and spend a half million dollars and not know. He thinks they need to get the electrical issues out of the way.

Mr. Stephens said he will prepare specifications and do it in the form of sealed bids so when the numbers come in, they are ready to go rather than getting a price and it is over the required bid amount. He asked if it was okay for him to go ahead and do it in a sealed bid.

Mayor Worthington said and try to keep harmony within the city. He said to Council Member Abbott, I know this is your thing but schedule for you and the city manager to sit in with the planning committee and tell them what you are thinking, what the council is thinking and let them hash it out and see what they can come up with. Mr. Stephens said he thought that was a great idea.

Council Member Abbott said he does not want to skip any steps. He doesn't have any illusions that you turn this around in a year; back to his opening comments, he would like for them to get to an agreement and get some milestones that they actually feel; this is just how he is built, if he is talking to a citizen about them approving things that need to be done, he would like to say here are some things they are thinking about doing to allow the citizens to have use in and generate revenue. If this is not it, he is open to ideas, but it seems like the runway is set for planning. They may not put a shovel in the ground for two years to be honest, but they have to start somewhere.

Mr. Stephens said there are a lot of dots in Euharlee that are assets, Joe Cowan Park, 17 acres, Frankie Harris, the river, and it look like they are geniuses.

Council Member Abbott said he is inspired by the market in Cartersville. It is really small but the people that are there Saturday morning they keep coming back because they sell. He is not trying to compete but can see where Euharlee can do something in a more structured and permanent basis. He thinks Euharlee

is cute. It looks good and feel good when you walk, the trees, the green and the creek. He thinks they can keep feet right there in Euharlee and it would be great. He told that to Matt Santini, Mayor of Cartersville, on yesterday that he planned to keep feet in Euharlee. He thinks they have a great city and maybe a slow comer to realizing it, but now that he realizes it, he is excited.

Council Member Joe Turner said, they talked about Frankie Harris in the back on the right-hand side the big green open space with electricity. He went that evening and there are 11 or 12 camping spots right now with poles but need electricity. You could allow 10 to 12 campers camp there with minimum expense and see how that would work. If they cannot rent those 10 spots it would impractical to build 20 or 30 spots. If those spots stay occupied a great deal of the time, he could see going forward with the bigger projects. The electrical upgrade is the biggest expense you would have to do to have 10 to 12 people camp. Council Member Duncan said if they do the 10 or 12 at that spot, they will have to put one or two more water hook ups.

Mayor Worthington said you may want to brace yourself if you do that. They will have a kick back on that. The hearing they had some people were pretty irate that did not want camping there. He was hearing them say, they are not putting a RV camp in Frankie Harris Park and that is what Council Member Turner is talking about doing. He will have to face those people if you do that. They need to fix them for what they do use them for the barbeque and the festival. Council Member Duncan said he had a lot of people give him negative. Mr. Stephens said he recalls the public hearing and the man that was most vocal said he would not think people would come and camp which is inaccurate.

Council Member Turner said that is why he said try it out. Council Member Duncan said over by the river they will come. Council Member Abbott said he will agree with him if that is an indicator if they filled those spots if that is what would happen on the 17 acres. The 17 acres gives a dynamic of the river and the river access that you cannot do at Frankie Harris Park. How many people are camping there and why is the POW WOW acceptable. Is it because it is only once a year and people who may oppose can tolerate it for 2 or 3 days?

Council Member Duncan said they want to have two a year, early summer, and early fall, but he loses money. The POW WOW goes from Saturday to Sunday from 10 am to 6 pm with the set-up Thursday and Friday. Council Member Abbott asked if it was well attended.

Mr. Stephens said Council Member Abbott's question is why the Mayor's negative feedback in the camping activity from that event is not. Council Member Abbott asked what is unique about it that the citizens would not care about that. Council Member Duncan said it is an event that is going on. It is only about 4 or 5 campers and lots of teepees, but you are talking about setting up a RV park for every weekend.

Council Member Turner said they have to remember when he came up with that it was presented by Don Varvel in doing something in Frankie Harris Park for people coming to the ball tournaments to camp for the weekend when their kids are playing ball and see if the people from the ball park would actually bring campers and stay for the weekend. Council Member Duncan asked if he had been asking people if they would bring campers. Mr. Stephens said they had one camper parked on city pavement last Thursday night. He has not been talking about it because after the initial positive feedback, they had citizens that spoke against it and it has sort of been off the table, so he did not continue to survey it.

Council Member Turner said they should have someone to come in and look at it. They should be familiar with something called the river safety. You will have to do a lot of work along that riverbank if you want it to be a fishing tier for kids and there will be some liability come with that.

Mr. Stephens said he thinks Council Member Abbott has a vision of what is next for them to plan. For certain they did get negative feedback. It may be citizens prefer to pay 2 mills of tax or more tax than have another revenue generator on the books. To ultimately do away with the millage rate he is looking for a possible revenue stream. If the local citizens prefer to pay the tax it would be up to them and council.

Council Member Abbott said it is a part of the bigger plan not just a campground; a part of the plan to generate revenue he is open to and what he is not open to is no plan; meaning, it would not feel good to have no plan to execute on. He thinks they have a small start with the electricity. Let us do that and talk about, with no advertising, Don, Katie and who all is involved have some camping talk and see if they would allow that once the electricity is done. Let's start with something.

Council Member Turner said he is not trying to talk against it. He said for 4 or 5 years he has been talking about having boy scouts and girl scouts over there. It has not become financially available.

Council Member Abbott said the two things he has taken away is they have to get the electricity fixed first and the other thing is the cost to begin to get assessment of the 17 acres.

Mayor Worthington said that is what they are talking about. He asked Mr. Stephens if he could get some prices. Mr. Stephens said yes. Mayor Worthington said if they need to retro for the next meeting, they can do that and asked everybody if they were okay to go ahead and get started. They agreed and he said they will retro vote if they have to. Council Member Duncan said they keep putting things off and they need to get it done. Mr. Stephens said he will get with Council Member Abbott about the planning and zoning meeting which will be 3 weeks from that night, get on their agenda and bring them into the fold and get their guidance and input. Council Member Abbott said if they believe in the creative renderings that were done, they should resurrect and revive those, and pictures would help of what might be possible. He does not know if they believe in it because they have never talked about it.

Mayor Worthington said there is a long-range conceptual drawing they have somewhere. Mr. Stephens said the drawing was there. He knows it pre-dated Council Member Duncan's tenor and does not think Council Member Turner was convinced. Council Member Abbott said they have more citizens than Adairsville and they have more businesses and they should flip that. He has nothing against Adairsville, but he lives in Euharlee. He said he has a heartfelt appreciation for letting him have the discussion on the agenda and looking at what their next steps are.

#### **Public Comments**

No public comments.

With no further discussion the meeting was adjourned at 8:00 pm.

**CITY OF EUHARLEE  
CALLED CITY COUNCIL MEETING MINUTES  
VIRTUAL ZOOM MEETING  
JULY 21, 2020**

Mayor Steve Worthington called the meeting to order and thanked everyone for being with them. He stated it was the first zoom for a couple of the council. They would do a short form to the meeting started. on Facebook and to those that were there with them.

City Manager James Stephens called the roll and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, David Duncan and Joe Turner. City Attorney Boyd Pettit was not present.

Mayor Steve Worthington stated they would forego approval of the minutes at the next meeting. There were no objections. He stated the item on the agenda was to approve the resolution to have an election to fill the vacant seat on the city council.

James Stephens, City Manager said the resolution called for a special election to be conducted on November 3, 2020. It is to fill the unexpired term for former Council Member Tracy Queen. Mr. Stephens thanked Mr. Queen for his service to the city of Euharlee. If the resolution is passed, the advertisement will be in the legal organ on Thursday, July 23, 2020. Qualifying for the seat will begin Monday, July 27, 2020 at 9:00 am and will conclude on Wednesday, July 29, 2020 at 12:00 pm. The resolution will be to conduct a special election to fill the vacant seat of Council Member Tracy Queen and will be held in conjunction with the November 3<sup>rd</sup> presidential election and will be at no incremental cost for the city for an election cost standpoint.

Mayor Worthington asked if there were any questions and they WANTED Mr. Stephens to read the resolution. They all had read the resolution.

Council Member David Duncan motioned and approved the resolution for the special election. Council Member Joe Turner seconded the motion. The motioned was carried with Mayor Worthington, Council Members Abbott, Duncan and Turner all voting in favor.

Council Member Tim Abbott being new, wanted to know the normal channels to notify the election to the citizens of Euharlee. He would guess the newspaper or Facebook and was curious of the normal channels to notify the citizens.

Mr. Stephens stated the law requires it to be posted in the legal section in the county newspaper which is The Daily Tribune. It will be in Thursday's paper in the legal section. They will also post on the city's website, Facebook page and post on the bulletin board at the city hall. He said, by all means for them to encourage participation.

Mayor Worthington stated the Thursday newspaper has been the legal organ for Bartow County as long as he can remember for some 60 years or better.

Council Member Tim Abbott stated, since Chief Matthews was on the zoom meeting; the Bartow Chamber Adult Leadership Class, which he and Katie Gobbi are both alumni, there are two people from the Euharlee staff, Chief Jody Matthews and Charles Reece that are participants of the 2021 class. He stated it is really exciting to get people from Euharlee in those classes with 30 other people. He wanted to bring it to the attention of the council and was really excited for Jody and Charles.

Council Member David Duncan said congratulations to Chief Matthews. Mayor Worthington said thank you for having an interest in their community.

Council Member David Duncan motioned to adjourn. Council Member Tim Abbott seconded the motion. The motioned was carried with Mayor Worthington, Council Members Abbott, Duncan and Turner all voting in favor.

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

***CITY OF EUHARLEE  
CITY COUNCIL MEETING MINUTES  
AUGUST 4, 2020***

Mayor Steve Worthington called the meeting to order. The prayer was led by Charles Reese followed by the Pledge of Allegiance.

City Manager James Stephens called the roll and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, David Duncan and Joe Turner. City Attorney Boyd Pettit was not present.

**Approval of Minutes**

Council Member David Duncan motioned to accept the minutes for the City Council meeting 06.02.20, City Council work session 06.16.20 and Called City Council meeting 07.21.20. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, Turner and all voting in favor.

***UNFINISHED BUSINESS***

**Lease Agreement Old Museum - James Stephens**

James Stephens, City Manager said the former lessee Tea Cups & Tattletales have vacated the facility. They have been approached by a local business lady who lives in Euharlee and her name is Heather Shadder. She operates a photography business and interested to lease the facility for 12 months. The standard lease has one modification to it. The water line that serves that building also feeds Frankie Harris Park. The last lessee had the water in her name. They modified the agreement for the water to stay in the city's name and charge an additional \$25.00 monthly fee. The photography business will not use much water. It is the same monthly rental of \$450.00. Mr. Stephens recommended council approval for a 12-month period.

Council Member Joe Turner asked if she was aware of the water expenses added on and Mr. Stephens said yes. Council Member David Duncan asked if the city was going to charge her the \$25.00. Mr. Stephens said yes, she will pay that on top of the \$450.00 monthly payment. Council Member Joe Turner stated he thinks it's good to keep somebody in the building.

Council Member Joe Turner motioned and accepted the lease. Council Member David Duncan seconded the motion. The motioned carried with Mayor Worthington, Council Members, Turner, Duncan and Abbott all voting in favor.

Council Member Tim Abbott asked about the photography business. Heather Shadder was present. Mr. Stephens stated for full disclosure she is the wife of John Shadder who works in Public Works. It is a standard agreement and they have treated her as any potential tenant. Mr. Stephens expressed they are certainly glad to have John on staff. Responding to Council Member Abbotts question, Heather stated it will be a portrait studio. Council Member Abbott said the city entrust that she will be successful. The city is not the market department and she probably does not want them to be. If there are things the city can do that seem reasonable, the least she can do is ask. It is the goal of the city to see you successful and happy and evidence of your success is a good thing. He congratulated her and looked forward to a visit to learn more about what she does.

Council Member David Duncan asked if she had been in business from her home. Mrs. Shadder stated she has been in business for 5 years. Council Member Duncan said he had seen some of her work.

Mr. Stephens said he thinks the building will be good for her. The location right at the bridge is so picturesque and thinks it will be a good situation for her business, for Euharlee, teenagers and people that come to the city. It lends itself to success. Mrs. Shadder said she really appreciated it and the opportunity to be there.

Council Member Joe Turner asked if she would be able to develop her own pictures. Mrs. Shadder said a lot of things people do now are digital. You take the picture and send them to clients. She does offer developing upon request. A lot of things are digital these days instead of actual prints.

### **2nd Reading Leash Law Ordinance - Charles Reese**

Charles Reese, Planning and Zoning Director stated the 1st reading was presented by James Stephens City Manager. The ordinance is for Bartow County Animal Control. The city has an intergovernmental agreement with them. The city has adopted their full animal control ordinance. The amended ordinance adopted by the county deals with cats. James Stephens, City Manager said his understanding of the main modification is established to have the cats spayed and neutered and enables the county to charge and collect fees. Mr. Reese said the city has a great relationship with the county. Whenever he gets a call, he works very close with them. He asked if there were any questions.

Council Member David Duncan said his pet peeve is cats running around the neighborhood. Why don't the owners have to keep them leashed and kept in their yards? Mr. Reese said that would be a question for animal control. The cats you are referring to is pretty much what the ordinance is talking about community cats, where the whole neighborhood is feeding the cats and giving them what they need. If it becomes a nuisance the ordinance allows the animal control department to humanely neuter, destroy or take ownership of the animal.

Council Member Tim Abbott asked what was the request and if they have an agreement with the county. Mr. Stephens explained the city has an intergovernmental agreement with Bartow animal control, animal shelter and are billed quarterly for the service. As part of the agreement the city has adopted a mirror image of their animal control ordinance. It is the county's ordinance and the city adopted the modification to the ordinance as the Euclaw animal control ordinance in conjunction with the agreement.

Council Member David Duncan motioned to accept the ordinance. Council Member Tim Abbott seconded the motion. The motion carried with Mayor Worthington, Council Members, Abbott, Duncan and Turner all voting in favor.

### **1st Reading RV Ordinance - Charles Reese**

Charles Reese, Planning and Zoning Director said the council being aware they have gone back and forth to see if there should be any changes to the current RV ordinance. They wanted to make sure the language in section 6.16 gave some clarity in terms of where the RV's should be parked. After several work sessions between the City Council and the Planning and Zoning commission, the commission made a recommendation for the resolution of the ordinance. The ordinance states recreational vehicles parked in a residential zone or any residential used area shall not be permitted to park in any required setback or buffer area, nor in any front yard area. Recreational vehicles on residential property shall only be parked on the side or rear yards against the set back. He read the added part to include, and they wanted to make sure they clarified it; no more than two recreational vehicles shall be parked on any single residential lot. Just to add to that, he and the city manager were driving around and noticed in the community, pretty much, you have people who park their RV's in a similar fashion so this really wouldn't affect the overall community, but in that same fashion they wanted to make it a little more clarified in terms of where the RV's should be parked. It will make the community look a lot cleaner.

James Stephens, City Manager stated the way it is presented tonight the last clause and in the first sentence, nor in any front yard area period, he didn't recall that being the way the planning and zoning commission approved it at the meeting he attended. He said the last clause needs to come off the first sentence. Your sentence that is bolded does clarify they can be parked in the front on the driveway and he thought the last clause and the first sentence contradict. He doesn't recall that being in there the night he was present. Mr. Reese stated he left it there on purpose so what was amended gives clarification of what it means by front yard area. Mr. Stephens read the clause; it stated it would not be permitted to park in any front yard area. He thinks it contradicts and is not trying to be difficult or problematic; that section was not there the last meeting he attended.

Council Member Tim Abbott said he wasn't at the meeting, corrected and said, he was but wasn't paying attention to that part but believed it is a contradiction. He said he will not call it a contradiction but he did not understand how to say, nor in any front yard and then in bold recreational vehicles are permitted in the front yard area if parked in the driveway. Mr. Reese said they can change it. The intent was, no they don't want them in the front yard area, but if they are going to be in the front yard area they must be parked in the driveway. That was the intent of the language.

Council Member Abbott asked if they approved that, how many residents would be in violation to get to the scale of the problem. Mr. Stephens said to give you background to where this started. They received complaints from a resident in a subdivision, not on the side of the road where his subdivision is in, but a complaint regarding several RV's. As the complaint went to them and the way the current ordinance is written, there are possibly 8 RV's in the subdivision that are in violation of the ordinance prior to the amendment. The clarification would rectify all those non-compliant issues. As staff, they asked the council to give them guidance if they want them to go out and make 8 people move their RV's that had them parked in the same place for years or amend the ordinance. He preferred an amendment rather than administrative variances. If they could get clarification of what the first sentence means and the bold sentence. As the bold sentence reads it would rectify many non-compliant RV's in the community. Mr. Reese said, where it says, any front yard area and the bold states only recreational vehicles permit in the front yard area only if it is parked in the driveway. The commission added it because you can't have it in the front yard area, but it's only going to be permitted if it's the driveway.

Eric Smithey, Planning and Zoning Commission Chairman was present and was asked his thoughts. He didn't remember the correct verbiage. He said, some are not parked just in the front yard. The main thing was to keep them in the driveway and out of the grass in their front yard. Mr. Reese said in the meeting they didn't change the ordinance they just added to it. If it is going to be in the front yard area it has to be in the driveway. Mr. Smithey said it probably still needs a little work. Mr. Stephens said, if they deleted that last clause, he offered his copy to Mr. Smithey, he thinks it would be clear. Mr. Stephens said they are saying if it's in the front yard it can only be in the driveway. They say it can't be there and then they say it can; that night he did not believe the first sentence was there. If it was, he missed it. He would have asked the question that night when he was there as an observer. Mr. Stephens asked Mr. Smithey if he wanted council to bounce it back to amend it and take the clause out. Mr. Smithey said it's at the discretion of the council. He said the only clarification really is for it to say stay in the driveway. Mr. Stephens said the intent is to only have it in the driveway if it is in the front yard. They all agree on what the intent is. He thought the last clause confuses that. Mr. Smithey said they can take it back if he wanted them to. He didn't care whatever makes sense.

Council Member Joe Turner stated, as Mr. Reese said they probably saw him riding around that day. Mr. Reese clarified he was talking about a past time. Council Member Turner said the subdivision with the most RV's is Covered Bridge Springs, Amberwood and a very few in Shaw Woods. Covered Bridge Springs and Amberwood are some of the oldest subdivisions the city has other than Hunters Landing and Milam Circle. The RV's he saw in the front yard would be almost impossible to get in the back yard because of the trees. You would be talking about multiple amounts of money to take down the trees or grade a driveway. What bothered him was the buffer between the two houses. Mr. Smithey said the buffer at the road as well. If they are pulling out, they have a blind spot and can't see which was another thing they discussed.

Council Member Turner said in his opinion if you prevent people from parking beside the house and in front of the house in the driveway, a lot of the people will not be able to afford to keep their campers because they can't put them in the back yard. Mr. Smithey said beside the house is okay. Council Member Turner said he thought they meant the buffer between the two houses which is 15 to 20 feet between. Mr. Reese said the amendment does not affect what they see overall in the community. It's pretty much just for clarification.

Mr. Stephens said many of the RV's Council Member Turner is referring to he had seen them also. They were the RV's he was concerned about. There are 8 to 10 of those. Technically, they are in violation and have been for years. They received a complaint from a citizen and didn't enforce it but brought it to the council. The current ordinance they are not enforcing, do they want them to enforce it as it is or to change it which is why they are looking at a modification.

Mayor Steve Worthington said it was changed it to put them in compliance. Mr. Stephens said if they are in the front yard on the driveway it complies, if it is on the side yard and not protruding into the front yard it's compliant. But some of those the way it is worded are in violation. This is why he brought it to the council because he didn't want to tell a citizen he didn't have a valid complaint because of the way the ordinance was written. Also, the intent is to have them only in the front yard in the driveway. The first clause still creates confusion and he would love to have it knocked out. He doesn't know if they had an excerpt, they looked at that night. He may be wrong, but he is pretty sure that last clause and that first sentence wasn't present at the last meeting.

Council Member Abbott said they may have to table this. The aesthetics of the neighborhoods matter, how it looks and takes care of it. To him it may be more than just RV's, rather it's cars that don't run or properties not kept up to code. He doesn't have the knowledge of the ordinance, the codes or what they have enforced. The government can get themselves in trouble enforcing one thing and ignoring another thing. He is hesitant to made a decision because he don't know, but looking to those who have been there longer than him. He agreed with the ord. But he also doesn't want to be so nearsighted that he doesn't have enough knowledge about other things that could be going on that they are not enforcing and find themselves cherry picking. He wants to do it right if they are going to do it.

Council Member Turner said riding around he found more work trailers in front yards than RV's. He is concerned about people who would have to modify their side yards and back yard to come into compliance because it will be expensive. Mr. Reese said the purpose to re-visit was to protect those very people. Mayor Worthington said to keep people from having to spend money. Mr. Stephens said, or give the staff permission to go ahead and write them up and not change the ordinance so they are enforcing the ordinance the council body has passed. The work from Planning and Zoning protects the aesthetics and it also takes in consideration what's reasonable for families that have investments in RV's. He thinks it is great work. By him asking the question about the bold sentence they could definitely enforce that and he may have made a mistake by raising the question. Mr. Reese said they do have ordinances for vehicles but that is strictly for RV's. Council Member Abbott asked if they enforce them and Mr. Reese said yes, they have a code enforcement department for junk vehicles and inoperable vehicles but what they are discussing is strictly for RV's.

Mr. Stephens said the same resident that brought the concern about the RV's, it was not the only thing on his list. As it was, the code enforcement officer already had letters out for the other issues. He heard his point, it's valid and for the most part things are extremely functional. Mr. Reese said Planning and Zoning will be looking to improve the overall street parking for vehicles. They are noticing a trend of many cars and are working on it in their work sessions.

Council Member Abbott asked if people get an opportunity before they fine them and Mr. Stephens said yes. They receive communication asking for a response. Council Member Abbott apologized and said it's hard making a decision when you don't understand. Mr. Stephens said if Chairman Smithey doesn't disagree, to make sure they all understand what the last clause and the first sentence mean, he recommended they do not take a vote and table until August 18th. It will be advertised as a meeting because he anticipated they will pass the final millage rate. Mayor Worthington said he thinks they should have a joint meeting with Planning and Zoning on August 18, 2020.

#### **Parks & Recreation Vehicles Quotes - James Stephens**

James Stephens, City Manager said the council had before them a handwritten quote from Prater Ford to sell them a work vehicle for Parks & Recreation. If they recall, earlier in the year they had numbers but when they went back to the dealer, because of Ford transitioning into producing ventilators, they would not have any V8 trucks until October. Prater Ford had a vehicle. They could get by with a 6 cylinder, but the bid they have is an 8 cylinder with a 4 x 4. They need the 4 x 4 capabilities during inclement weather. The drive out price with SPLOST funds in the amount of \$27,998.92. They did contact all local dealers in a three-county radius and none have any available that will come anywhere near the quoted price from Prater available to deliver tomorrow. They could have used it earlier in the year, but as things have developed in 2020, they made do without it.

Council Member Joe Turner said he likes V8 because a V6 does not last too long with the durability and the horsepower. Council Member Tim Abbott asked if it was a brand-new vehicle and being past due does the department have one. Mr. Stephens said they have one operating and will keep it in the fleet but it is time for one. Council Member Tim Abbott asked the location of the dealership and they responded Calhoun. He said, no local dealerships could match the price you showed them. Mr. Stephens said they did not show it to them but approached them.

Mayor Steve Worthington said Prater Ford is authorized to do government bids and not everyone is; that is one reason Prater can do it at that price. Council Member David Duncan said they used to purchase from them. Mr. Stephens said the Ford he formally drove came from Prater Ford.

Council Member Turner asked if he had the money in SPLOST to do it and Mr. Stephens answered yes. Mr. Stephens said responding to Council Member Abbott's question; recently the police chief purchased, not over \$2500 an extended cab he is going to put in the fleet that the detective will drive and it will keep them from purchasing new police vehicles. Also, with him doing that it has provided the Ranger in the police department for code enforcement to drive. Initially early in the year he asked council about getting two vehicles but, because of Chief Matthews prudent shopping and taking advantage of the Department of Surplus through the State of Georgia they were able to be in the market for one truck instead of two.

Council Member David Duncan motioned to purchase the truck. Council Member Abbott said he is struggling. He asked how comfortable they were dealing with local vendors. He is struggling with this and would like for the purchase to stay in Bartow County. Mayor Worthington stated no one in Bartow County gives government bids.

Council Member Abbott stated he is not struggling with they need the truck to do their jobs. Mr. Stephens stated when they seek to purchase a piece of equipment that cost more than \$2500, they seek to get 3 bids or 3 quotes and do so in a sealed environment. Government has requirements, items over \$100,000 are absolutely required to bid. The COB bids are to save the taxpayer money as much as possible. The reality of the circumstance is many vendors realize that a quote and a bid to a governmental entity is subject to open records request. A lot of times, rather than giving the most competitive price they do not want to sell to everybody, they actually market so if someone makes an open records request and some of their competition questioned it, they may say, look what they are selling this for and charged me \$5000 more. He stated, in the last year they took bids on a gator. One of the new council members was concerned that it was not the best price that they could get. It was a sealed bid environment, but they tabled it. The council member reached out to somebody he said could beat it, but it was \$5000 higher. Mr. Stephens said he is not telling him that he cannot go to a local dealer and get something they did not. But based on government purchasing best practices, he did not believe dealers in 3 counties can match the price. Don Varvel spent the day making sure that was the case.

Council Member Abbott asked what happens if they do not get a truck tomorrow. Mr. Stephens stated they will keep using the truck that remained in the fleet. Mr. Pierce, the municipal salesman will probably

move the truck to another government, and they will find one that can be delivered in October or November if they are fortunate. Council Member Turner said to Council Member Abbott, you may not realize it but it is wrong for council members to go get bids. The bids must go through proper channels. He stated they got in trouble a few years ago. They had a couple of council members to talk to neighbors and the attorney really let them know they were not allowed to go around and argue with pricing. Council Member Abbott stated he agreed with his safety. He does a ton of work with nonprofits here in Bartow County. The way those nonprofits thrive is through successful businesses in Bartow County; Good Neighbor Shelter, Red Door Food Pantry, The Backpack Buddies, Bless Coalition, Bartow Collaborative, and he could go on and on. He is completely Pro Bartow. He said he knows what Robert Loehr at Chrysler does for this county that people do not see when it comes to financial support; and Richard Shottenkirk at Honda they will sell any vehicle. He knows what they will do in Bartow County and he was trying to keep the money in Bartow County. It is in his heart and he was trying to make sure the money was spent in Bartow County to help those in need. He is sure they are doing good things outside of Bartow County as well.

Mayor Steve Worthington said that is well and good and he appreciated what he is doing. Also, they are elected in those position and their responsibility is also for the citizens of Euharlee and to be as frugal as they can with taxpayer's money. If he went and put forth effort to save the city some money like \$15,000 to \$18,000, it is his responsibility to the city of Euharlee; to stay in Bartow County it would not be wise. Mr. Stephens said going back to the example he gave them, the former council member with every good intended tried to save the city money. He did not realize the perception when you post a number in a public meeting, then you table it and then go out, it gives another vendor at that time the potential of an advantage. He said if they want to table the item, he would be glad to work with Council Member Abbott. It was just like when they tabled the gator and it ended up being a competitive price. Council Member Abbott stated he appreciated the discussion with his fellow council members, submitted to their guidance and thanked them for letting him voice his heart. Council Member Joe Turner seconded motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan and Turner all voting in favor to purchase the vehicle from Prater Ford with SPLOST funds.

#### **Millage Rate - James Stephens**

James Stephens, City Manager said if they recall earlier in the year when they returned from the shutdown, they received a preliminary digest from the tax accessors office and discussed the equivalent rollback rate was approximately 1.6 mills. During that meeting he made a presentation and showed the difference between the rollback rate, last year's rate and 2 mills. During that meeting he was authorized to advertise 2 mills. The following work session they had more council present and there was a conversation about the tax increase. He also had a financial statement and provided an update through May 30<sup>th</sup>. Through May 30<sup>th</sup> the last 6 months on the budget they were looking at a 29,000 deficit which they had budgeted a zero budget. He stated based on the impact of COVID-19 on the residents, he felt like they should consider the rollback rate. There was a consensus that night to change to the rollback rate. The following morning, he received emails from two council members stated they might be more comfortable if they advertised the 2 mills. He now has financials through June, and they are looking at a deficit of \$15,000. They continue to monitor cost substantially and LOST revenue is coming in closer to budget than expected. When calculating numbers, he estimated a 15% decrease in LOST based on information Representative Kelly presented from what the state was experiencing. They are experiencing higher LOST revenues than planned based on COVID-19 impact. They are looking at a deficit of \$15,000 and based on that, he is comfortable if the council will accept using \$15,000 from the accumulated fund balance. The rollback rate would be the more effective governing he would recommend. He is looking for clarification. He still has time to advertise the tax increase. He needs guidance. The tax rollback will be 1.652. He can advertise that or a higher rate. They still have time to do the 3 public hearings if they want

to do an increase. He believes if they will accept the \$15,000 coming from accumulated fund balance, they can work with the rollback rate which is he recommended.

Council Member David Duncan said he does not like taxes, do not want taxes, they went through that last year and he does not want to keep bouncing back and forth. He would rather leave the taxes at 2 mills. Mr. Stephens said the first year they billed 2 mills and last year they rollback to 1.819 mills.

Council Member Duncan said to keep it at 1.819 mills; he does not want to go down to 1.652.

Mr. Stephens said if they advertise the 1.819, they still must advertise as a tax increase per Georgia code. What they do advertise is the absolute maximum they access for the tax levy. He is looking for guidance if they advertise an increase or a rollback.

Council Member Tim Abbott said he would like to rollback but would like to know the risk to the city. Mr. Stephens said he could give him the incremental totals to the tax levy which is the money they will receive. If they calculate the rollback rate the total tax levy would bring about \$158,000 for Euharlee. If they do the rate, they billed last year 1.819 it would generate an additional \$17,000 for the city. If they advertise and bill 2 mills, it would be about \$32,000 more which would be at \$192,000. With the rollback rate at 1.652 it would be about \$172,000. Per each individual taxpayer, if they roll back it will be about a 10% decrease for what they paid for Euharlee last year. Earlier on, before they received 3 more months of information, the \$32,000 was a significant difference when they considered how low LOST revenue may come in from sales tax collections. Now they have a sharper picture and has not been impacted quite as detrimental from the economic shutdown. Council Member Abbott said that is why they have to get busy developing some economic revenue.

Mr. Stephens stated Council Member Duncan is right, whatever they advertise that is the most; the 1.819 or go with the lesser amount. Council Member Abbott said he did not understand the what if they advertise 1.819 because they are building themselves a buffer. What will happen at the time of approval that will make them change their minds. Mr. Stephens said two months ago when he first received the consolidation from the tax assessors office, because of the shutdown they had limited financial information and limited LOST collections from the state. Since then they have more information. The bottom would have to fall out tremendously between now and August 18<sup>th</sup> for them to say they need a higher amount.

Council Member Joe Turner said Council Member Duncan is talking about the 2 mills. Mr. Stephens believes according to his numbers they will get by with the 1.652 and Council Member Duncan is not comfortable with that. He asked Council Member Duncan if he would be comfortable with the 1.819 and leave it like it was last year. Council Member Duncan said he was comfortable with like it was but not 1.652.

Mayor Steve Worthington stated they hired a man to take care of these things and he has made a recommendation and they do not go by his recommendation. They sat there two years ago and told the people a lie, you lied to the people. They promised the people they would do anything they could in two years they would get rid of that 2 mills of tax they accessed on the community. He is giving them an opportunity to get rid of it. They will not be able to get rid of all of it but make an effort to get it as low as they can. He stated he will try to do what he said he would do. He knows things change and times get tough but he tries to be a man of his word.

Council Member Joe Turner wanted to clarify something. He stated he was trying to make something that Council Member Duncan and Council Member Abbott were comfortable with. He has always turned to Mr. Stephens and asked if that is something they could get by with. If Mr. Stephens thinks they can do that, he does not have a problem with it. He trusts Mr. Stephens figures, ability, and knowledge. He was trying to be a peacemaker between one and the other. He trusts Mr. Stephens assessment completely.

Mr. Stephens said he appreciated all of them working with him. He said 2 ½ months ago he recommended the rollback or 2 mills because he felt like if they were going to take the political heat for advertising a tax

increase they might as well advertise the 2 mills and they still could decide to go back. At that time, it was not an easy thing for him to say because as Mayor Worthington said, they were going to do everything they could to roll the millage back. At that time, he recommended 2 mills. He said recommending the rollback would be them willing to use \$15,000 of the accumulated fund balance. He thinks that is good government because the citizens are hurting just as much as the city from what they have experienced.

Council Member Duncan asked if they could advertise at 1.819 mills and roll it back to 1.652.

Mr. Stephens stated, they can advertise at 1.819 and the city is potentially recommending a 12% tax increase even though it is exactly what they billed last year because that is the state law. The assessment of property had increased by that much. They can advertise as a tax increase, you can bill it at that rate, or they can roll it back. Whatever they advertise that is the most they can bill. If they advertise what they billed last year, it will be advertised as a 12% increase.

Council Member David Duncan asked if the 1.652 would be advertised as an increase. Mr. Stephens said it would not be advertised as an increase. It is considered equivalent millage rate based on the code for Georgia's Fair Taxpayers Act. Council Member David Duncan asked if it would stay the same as what they paid last year or would it go down. Mr. Stephens said, if they set the levy at 1.652 which is the calculated rollback the total tax levy will be \$158,000. He stated as an individual taxpayer, if the value of your home did not go up, your taxes would actually go down about 10% of what one will pay Euahlee. Council Member David Duncan said he trust Mr. Stephens he just does not want to get in a bind and need the money. They do not know how long COVID-19 will last and how it will affect them. Mr. Stephens said the easiest and safest thing would be to advertise a tax increase but not sure if that is the best government. He fully understands the intent is to protect the city.

Council Member Tim Abbott motioned to advertise at 1.652 mills. Council Member Joe Turner seconded motion. The motion was carried with Mayor Worthington, Council members Abbott, Duncan and Turner all voting in favor.

## **NEW BUSINESS**

### **Planning and Zoning Update - Eric Smithey**

Eric Smithey, Planning and Zoning chairman stated at their last meeting they talked about the 17.9 acres over by the river and turning it into an army park or campground whatever the case may be versus Frankie Harris Park. He brought up the study that was done several years ago. He would be the first to admit he dropped the ball. He did not show up for the presentation because his son was in the hospital born prematurely and he was out-of-pocket for a while. The city has not done a lot with it either. He brought up at the last meeting, they needed to make a decision as to what they are going to be as a city. Are they going to be a veteran's community and that's fine? The problem with that is the revenue. Are they going to be a tourist city or bedroom community? There are a lot of pros and cons with that as well or a hybrid of the two. What do they want to do as a city? Because of revenue, they are going to have to find a way to generate revenue, with that being in a tax increase or by some other source, which is going to be out-of-towners or a destination place. Until they come up with a plan of what they are going to be as a city moving forward, they really cannot do a whole lot with a campground or anything else. He used a \$5 term; they do not have a lot of synergy in town with a lot of things going on, it is piecemeal, they put out fires as they come along. They do in planning and zoning and the city does with everything else. It is what they need to do effectively. They also need to plan a little further out. They talked in the planning and zoning meeting forming a committee for the build out of the 17 acres over by the River or a more inclusive plan of what to bring into that; meaning the buildings that are in town and how to use them and things of that nature. The key take-away, decide if you want to be a city or historic park that opens seasonally, which is kind of where they are right now. So ultimately, it will have to be up to city Council to make that decision regardless of the study or anything else; that's just kind of where they are right now. His suggestion would be tasked to planning and zoning, the planning portion with ideas of what they would need to do to move

forward when it comes to revenue, as far as, what they can bring in from out of town and not from taxes or anything else like that. Whatever they can do to make it either a community, a bedroom community that supports out-of-towners, tourists or if they are going to do something different. It is totally up to the council. He was tasked to bring it to the council meeting for discussion.

Council Member Tim Abbott asked what was the request for the commission to start a plan? Mayor Steve Worthington asked Mr. Smithey did he say to form a committee just for that task of the 17 acres? Mr. Smithey said if that is what they want they can certainly do that. The last meeting, they discussed forming another group with members from planning and zoning historic preservation, some who are opposed to the RV park, people that are pro-RV park and the whole gamut of folks until they come to a decision. In his opinion, this was a good idea and had no problem with it what so ever.

Mr. Stephens stated, the pushback they got from some of the citizens was not so much an idea to bring revenue, but they were not really comfortable with how it was presented in the location. He thinks it would be good to incorporate some of all mentioned. He tries to look for revenue streams because number one, he is the first city manager in Euharlee that is working with a property tax that was implemented. It was required at the time but like the Mayor, he would like to get rid of it but would also like them to thrive.

Mr. Smithey said they are kind of at a crossroad even if they raise taxes, keep a millage rate, one of the two or they find some other form of revenue. If they find another form of revenue, it is going to come from outside the community from folks who come there. They have great resources, the creek, the river, the bridge, all the historic buildings and ball fields. They have all those things and not utilizing them correctly. They are not drawing enough restaurants and things like that; something is amiss.

Mr. Stephens said, as Mr. Smithey stated it actually has been 2 years since they made that presentation. Of course, at that time they were deliberating a millage tax for the first time in the history of Euharlee. They had the reins really tight. Now the debt service is paid off, they have the sewer infrastructure in place and the future is really bright. Whether it ends up being something similar to what he would have envisioned, it is something out there and they have so many assets. They have so many things other communities would die for to draw people to Euharlee.

Mr. Smithey stated they really did a good job on the study. Again, he did not go to the presentation, he was at the hospital, but he read it several times and he sat it down as well. They haven't done anything with it other than the overlay as far as planning and zoning is concerned. They have all dropped the ball. If they are going to use it, they do not have to do everything in there. It would cost an arm and a leg to do everything. They need to have a plan. It is a good resource they can use for what the city needs.

Council Member Abbott said by way of encouragement, they are not alone. Ellen Archer spoke well and she knows the community very well. They will get guidance and can partner with surrounding cities. What is good for Euharlee is good for Cartersville. They may be alone on how they get it funded but not alone on how they do it. They can take a little bit and start building the infrastructure. When he is in the grave and people are flourishing and having fun, that is the legacy he would like to be remembered, that started to do things that honors God's given beauty in Euharlee.

Mr. Smithey said in the summer on the weekends it is booming in town. Council Member Abbott said and he is about ready to get a stand and sell snow scones and make a little extra money. They are thirsty when they come off the river.

Mayor Worthington said on 18<sup>th</sup> of August when they meet, he would like to bring everybody together to discuss and for them to bring their ideas with them. Mr. Stephens asked Mr. Smithey about some of the

people that live close to him and if he had contact information for them. They are going to have a public hearing anyway because of the millage rate so there may be additional people there other than that Historic Preservation Committee.

Council Member David Duncan said he had something he would like for the planning and zoning to look into that might bring revenue into the city and that would be one of the twice the ice places. If they had one of those out there, he thinks they could make some money. He wished he could afford to rent a place and put one out there. Would it be feasible for them to get one out there? Mr. Smithey asked what was a twice the ice. Mr. Stephens stated it is an automated ice dispenser that doesn't take a lot of land. Mr. Collins, resident of Euharlee spoke and said it was a 10-year break even on them.

Council Member Tim Abbott said he appreciated the title, it's the beginning of a plan. He doesn't know where to start but he knows it has to be a start, get people who understand and they can find a starting place. Mr. Stephens stated that Mr. Reese sent them an email with the URL link to the digital information Council Member Abbott had in front of him. They all may have a hard copy but may want to look at it digitally.

### **Roofing Bids - James Stephens**

James Stephens, City Manager stated they all are aware from the ceiling tiles, the roof at the City Hall is over 20 years old and they have been patching for 2 to 3 years. Now that the debt service is paid off, they are in position and able to find a replacement roof. It was also brought to his attention they have leaks that are manifesting themselves at the museum, the Welcome Center. Although it is shingled, it is also 20 years old. They received bids for the city hall and the museum Welcome Center. The quote in front of them were broken out separately. There are bids from 3 entities. KRG which is the roofing company that did the replacement roof on the church, All Top Roofing who has done a lot of the patchwork for them, and a bid from Rooftop Technology Partners.

Rooftop Technology Partners was the low bidder at City Hall at \$61,000. The 2<sup>nd</sup> low bid for city hall was from KRG which came in at \$66,869. The bid from All Top Roofing came in at \$83,460 for city hall. The low bid at the museum was KRG at \$24,000, Roof Technology was \$21,000 and All Top Roofing was \$24,000. Rooftop was the low bid at the city hall and the 2<sup>nd</sup> low bid at the museum. If you combined them both together Roof Top Technology would be the total low bid. As they know, KRG did the roof on the church. At that time there was a local connection with KRG. A couple of KRG's staff members lived in Taylorsville that no longer work there, so there is no longer a connection.

Mr. Stephens recommendation was to hire Roof Technology to do both jobs. Even though they are not the low bid on the museum when you add the two together, they would be the overall total low bid. Based on the experience they had with KRG he would not be totally uncomfortable to hire them, but the experience with them does not justify a \$6,000 preference to them. He recommended to be approved and funded out of SPLOST Roof Technology Partners for both with a total of \$82,000.

Council Member Tim Abbott asked if insurance would cover it. Mr. Stephens said no. KRG has a claim number because they calculate their bids. They do a substantial number of insurance claims, but these are not insurance related. It would be capital projects funded by SPLOST.

Council Member Abbott asked how long had the repairs been pending or were the leaks brand new.

Mr. Stephens said the leaks at the museum are fairly recent. They have been struggling with the city hall for three years. They were waiting for the debt service to get paid off.

Council Member Abbott said you wouldn't never want him to build a dog house out of a kit. Let's establish that. He asked if repair an option. Mr. Stephens the city hall is going on 22 years with a 20-year life. Council Member Joe Turner said it had been repaired a couple of times already. Mr. Stephens stated it will not be long before they need it again. It is not easy to repair a flat roof. It is a lot of money, but the city hall is a long time coming.

Council Member Abbott asked if metal roofs were cheaper and the durability better. Mr. Stephens said if you were to go with a metal work on the city hall, he is not an architect or engineer, but thinks you would have to build up a trust system with metal, pay an architect and that would be additional cost. Mayor Steve Worthington said you are looking at \$200,000.

Council Member David Turner said KRG stressed they will go to the old frame will Roof Technology do the same thing? Mr. Stephens said yes.

Mr. Stephens shared with the Mayor, when they solicited the bids, they didn't tell the company they had a 9000 square foot facility. They had them to come and take their own measurements and calculate it. Roof Technology display 9700 square feet and KRG display 10900. The \$61,000 from Roof Technology, he and the Mayor would hold them to the \$61,000 if they missed the measurement it is on them. He did point out the difference between KRG and Roof Technology. Council Member Duncan said Roof Technology had the larger square footage and Mr. Stephens said they had 1200 square feet less than KRG. Council Member Joe Turner asked why he did not want to give the low bids to each lowest bid company. Mr. Stephens said to be honest with you, he had the bids broken out separately to keep all options on the table. Administratively he could deal with two different entities without issue. Council Member Turner said he did not have a problem accepting Mr. Stephens recommendation because that is his job. If he screws up its on him. He did not mean that literally just picking on Mr. Stephens. If he feels comfortable letting one company do both of them, he does not have a problem with it.

Mr. Stephens spoke with each low bidder and made sure they would be willing to honor their price if they were awarded only one section of it. The options are available if you want to go simply with the low bid it is not like they are in a spaceship flying out of space that was built by the low bidder. Council Member Duncan asked if they could get that in writing they will stick with the \$61,000.

Mayor Worthington said they have no choice. Mr. Stephens said if you look at the document it states it is based on their visit completed on July 30, 2020 and they can indeed hold them to it. Before they sign any documents, they will have the city attorney comfortable with it. Council Member Duncan said KRG is only \$1,000 less than Roof Technology.

Council Member David Duncan motioned to accept bids for both buildings from Roof Technology to be funded by SPLOST. Council Member Joe Turner seconded the motion. The vote went forward with Mayor Worthington, Council Member Turner and Duncan voting in favor.

Council Member Tim Abbott abstained. Mr. Stephens stated they still have ceiling tiles available and it is a substantial amount of money. Council Member Abbott said he is going to have problems with the next four years and the citizens will vote him out. They have a lot of locals that do this kind of work. Roof Technology are out of California. He is sure they do great work. They have a lot of loose cases on their website. He said he just doesn't know how to say that. Maybe because he is just so green and such a novice to have these idealistic things, they have to keep the money around there. He does not oppose getting a new roof just struggling with the amount of money they are sending to a California company. Mr. Stephens said as far as the shingled roof at the museum, that is a pretty common thing. A flat roof is a fairly specialized situation. He said if they want to table it and consider submitting request for proposals locally, he is fine to do that.

Council Member Abbott said he does not know the city approach; they do blind bids and they go out. He has 20 years with a company that is heavily focused on local bidding, minority bidding and women owned companies. He has seen them drive to get better at that. What he doesn't know as he sits there what the overall approach is besides the bidding. He is not criticizing Mr. Stephens. He is speaking to his own struggles about spending money. He does know it is not 100% possible but he doesn't have the metric to say 50% of all the money they spend in Bartow county and city. The Mayor and council members can push

back and tell him to approve what they need and he is going to trust their years of experience. It's just a lot.

Council Member Duncan asked if it is advertised. Mayor Worthington and Mr. Stephens said yes. Mayor Worthington said everybody is given an ample opportunity to bid. It's not like they just call three people. Josh Collins, resident of Euharlee said he was new to the process and would like to ask a question. As a homeowner if he and his neighbor get their roofs done by the same company, they will give them a break. Did they put bids out on the different buildings and then offer them both buildings together and save money? They may have a roof down the road, bring a couple of crews in to knock them out and save both of them money.

Mr. Stephens said when the job was put out to bid, he asked them to break it out separately. It said at the bottom, alternate bid available. They may realize they may be low on one and not the other and possibly like the opportunity to negotiate to meet the low bid. He heard him and that is a very astute observation and question. The two low bids were willing to provide the alternates which meant they were willing to negotiate and they did not provide alternate bids. A female in the room asked where do they advertise. Mr. Stephens stated it was put on the dodge report which is for infrastructure for structured projects. Mr. Collins asked if they were willing to go back and vote on the lowest two. Mr. Stephens said he is prepared to if those are the instructions from the council.

Mayor Worthington stated there has been a motion, seconded and voted on with one abstained. They will have to have a vote to change it.

Mr. Stephens said to Council Member Abbott, the way the charter is written the abstained is actually equivalent to a yes vote. Council Member Abbott said he likes Mr. Collins suggestion about going back to them. He knows it is more work on the staff but see if they can do better.

Council Member Duncan said neither one of them are in Bartow County. Council Member Abbott said he gets they may have to live with that. It makes him want to go stand on the corner to Bartow County businesses and tell them to get their head in the game. But when you look up Roof Technology, they have deeper pockets and they can cover more overhead. It is no difference when you bid insurance some people can survive subsidies and some cannot.

Mr. Stephens said to Council Member Abbott's point and he appreciated the conversation, but All Top Roofing is from Cartersville, Georgia and \$20,000 higher than the other two bids. Council Member Abbott said he knows he cannot go to them like that. He still hears Council Member Turner's words and not to create any unethical breaches. If they table that, he is not a negotiator, but it seems like if they went back to them and said you are our final two bids can you do any better for both jobs. He said to Mr. Stephens, he had been doing that longer than him and he had never run a city government. If that is throwing away work and it doesn't matter, he would appreciate him saying that based on Mr. Stephens experience. Mr. Stephens said negotiating after bids are opened in governmental activities is not uncommon at all. That is why they listed an alternate bid available because it is not unc customary at all. The discussion regarding local, they did have a company local that bided \$20,000 higher.

Mayor Worthington asked for motions to negate the previous motions. Mr. Stephens said according to Robert's Rules of Order the council member that made the original motion would be bound to make a motion to reconsider his motion. They would need a seconded, a discussion and vote on that. If it passes the motion will be rescinded. No one other than Council Member David Duncan can make that motion to reconsider. Council Member David Duncan said they have already discussed it, talked about prices and he does not want to make a motion to rescind the motion. The vote stands as is.

Council Member Tim Abbott voted no and would like for them to re-look at the bids. Mr. Stephens said he consider himself a diplomat and he hears Council Member Abbott. He does not think they can change the vote at that point but to make sure the records reflect his comments. Mayor Worthington said the vote cannot be changed.

#### **Auction List – James Stephens**

James Stephens, City Manager stated to Council they had several pages of auction items before them. The grounds department, Joe Cowan Park, pictures and descriptions from the Police Department. By Georgia

law for the city to dispose of property it has to be approved in a public meeting and the list will be attached to the minutes for the official record if they approve for the items to be auctioned. They will set up a date and advertise and auction surplus items. Although they are government, they would collect sales tax on auction items and submit to the state Department of Revenue in a special sales tax report. It is quite a long list of items. Since they are going to have a joint work session and a meeting on August 18<sup>th</sup>, if they want to take the list and look it over, give it consideration and approve on the 18<sup>th</sup>, he is not thin skinned, or they can vote tonight authorizing them to conduct an auction to sell those items.

Mayor Steve Worthington asked if they were having an auction on site. Mr. Stephens said it is his recommendation they have an auction on site. Council Member Tim Abbott said the police cars have to be sold outside of Bartow County. If he sees one more citizen driving a police car. Mr. Stephens said if they are driving from the city it does not have a tag reader. Mr. Stephens said it is a long list and he is okay if they want to take it and have it back on the 18<sup>th</sup> of August.

Council Member Joe Turner asked Chief Matthews how many reserve vehicles will that leave him if one of them breaks down. Chief Matthews said he has three back up cars. He said the ones on the list are completely off his list.

Council Member David Duncan motioned and approved the auction to get rid of the items on the list presented to them. Council Member Tim Abbott seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan and Turner all voting in favor.

### **Public Comments**

Chief Jody Matthews stated he recently participated in a webinar through Colonial Pipeline. He is sure they are aware there are three gas lines that run through the heart of Euharlee. The webinar was interesting to see the pipelines that go through people's yards and how the police department will respond with the fire department if there was gas leak. He felt it was critical enough that all the city employees could benefit from the training. He set up a webinar training at 11:00 am on August 25, 2020. He opened the invitation to Mayor and Council to attend the meeting in the classroom if they desired. Colonial Pipeline will be hosting the webinar training over the internet.

Mr. Stephens stated if three of the council anticipated they would like to attend he needed to notify the media they will have a quorum gathered even though there will be no business action taken.

Josh Collins resident of Euharlee stated his daughter is a Freshman at Woodland High School and on the varsity softball team. He goes to the ballfields in Euharlee because they are supposed to have state of the art facilities. He has to pay \$40 an hour as a Euharlee resident to use the indoor batting facility that's trashed. He can go to Cobb County and use the state-of-the-art facility for \$20 per hour. He, his wife and two kids have been over there twice and there was not one Bartow County tag in the parking lot with 60 to 80 cars. They should be charging like Lakepoint for parking \$5 per car. Talking about revenue and raising his taxes, buying a new truck or this and that, there is your revenue stream right there. \$5 a car he thinks he counted 111 cars, somebody want to do the math for him, and that is at least twice a week. Some coaches have the key lock to the batting cages. On a daily basis coaches give it to other coaches. Tim is a coach and a buddy of his that didn't have to pay, but is right that they have to pay. You are asking me to pay the taxes and pay the guy to clean up the place. They have one guy that works 80 to 90 hours per week. One guy in charge of everything at the park.

Mr. Stephens said to Mr. Collins some of his information is incorrect. He would love to know what Tim's last name is, what coach he is giving the key to and he is sure they do not have one guy working 90 hours. Council Member Tim Abbott stated he used his name as an example. Mr. Stephens said your example doesn't ring true. As regards to the parking the staff had recommended historically in the past.

Mr. Collins said his daughter just sold four signs for \$250 a year for Woodland. He suggested to sell signs for \$150 a year to put a vendor sign up for steak or barbeque.

Mr. Collins said he counted 6 states. Mr. Stephens said that information is correct. There is one open restaurant that paid for a sign up at field. Mr. Collins said put them on every field if you are trying to get revenue. If you have 40 or 50 signs rather it be tennis courts, baseball and soccer fields whatever give them a deal. He said his daughter made \$1000 in minutes of picking up the phone.

Mr. Collins agreed there need to be camp sites. The flow of traffic is like highway 75 on a Friday. I have been drinking all day on the river, don't live here, don't want to drive home, have a tent here and can walk to it. What are the liquor rules in town? There is only one place that sells liquor and that's Anna's.

Mr. Stephens said there is a liquor ordinance and people can apply for a permit to sell liquor. The city has a standard liquor ordinance just like Cobb County and Marietta. It is available on the website.

Mr. Collins asked what are the chances of getting the sewer they paid for all the way down Euharlee Road? He said he was right across the street from it.

Mr. Stephens stated Bartow County, in the intergovernmental agreement on the sewer expansion, will extend sewer based on their financial analysis model. It equates to a total of 50% of your residents that would contract, tie on and pay the tap fee they will look at extending the lines. Mr. Collins asked if he needed a petition signed by his residents.

Mr. Stephens said if you have people in your neighborhood interested, he would encourage them to reach out to Lamonte Kiser, Director of Bartow County Water and Sewer. Explain to him you are a Euharlee resident interested. The city would be glad to participate in a joint meeting if you think you have enough neighbors that are interested it might be financially feasible.

Council Member David Duncan asked Mr. Collins if he said he lived right across the street from the sewer line. He said he does.

Mr. Collins said another thing, James has left. He has pictures and had been to the city hall about junk cars. They paid \$100,000 for their home, got permits to add-on and it was said it would be taken care and was not. They were watching on Facebook live and rushed to get to the meeting because they were voting on RV's. They can't even keep up with the cars so how are they going to worry about RV's. They can't keep up with one city ordinance why are you going to add to it. He said he has been to the city hall, has pictures on his phone and talked to him several times. Mr. Stephen informed him that his name was James, James Swift was still there and he didn't know of a James that had left. He was not sure if he was referring to or talking about Mr. Reese. He was referring to Mr. Reese. Mr. Collins said if they are going to nick pick about people and RV's, they should start with getting rid of the junk cars and then add another ordinance. When will they enforce the rules they already have in place before adding more ordinances that someone will need to enforce? Council Member Tim Abbott stated he thinks he brought up some good issues.

Mr. Stephens said he was aware of a situation where Mr. Collins purchased a permit and felt like nobody examined it before he was given a certificate of occupancy. He has documentation of the date Mike Cheeks did that and other than that, he had no other information. Mr. Collins mentioned two junk cars again and nothing has been done about them. He said he has proof and Mr. Stephens stated he would find that helpful. They are voting on RV's,

take care of something they already have before putting something else on someone's plate and not take care of the junk cars. He stated that's all he had. Mayor Worthington said thank you for coming.

Mr. Stephens stated besides some ordinance issues, you would like the council to consider a lower rate on the batting cages. Mr. Collins said or a discount. He can literally go to Cobb County and use a million-dollar facility for \$20 an hour. The city wants \$40. The whole team pay \$40 and I am a resident that pay taxes and should get 50% off or something. Mr. Stephens said he would not disagree, if there is availability, that you get it at no rate at all.

Mr. Collins brought up the \$5 parking fee again. Mr. Stephens stated it had been discussed in the past and he does not disagree with it. Council Member Abbott said he feels Mr. Collins has brought issues that need to be discussed. Mr. Collins mentioned the signs again. Mr. Stephens said it is a good program and the signage is approved, but charging for parking he is not authorized to do at that time.

Mr. Stephens said he will take all the help he can get. Mayor Worthington said Mr. Stephens door is always open. Mr. Collins said he had been in his office and had a face to face conversation with him.

Council Member David Duncan motioned to adjourn. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan and Turner all voting in favor.

With no further discussion the meeting adjourned at 8:51 pm.

**CITY OF EUHARLEE  
CITY COUNCIL MEETING MINUTES  
OCTOBER 6, 2020**

Mayor Steve Worthington called the meeting to order. A prayer was led by Charles Reese followed by the Pledge of Allegiance.

City Manager James Stephens called the roll, and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, David Duncan, and Joe Turner. City Attorney Boyd Pettit was not present.

**2019 Audit Presentation – Christian Hatch, Williamson & Co. CPAs**

On behalf of Williamson, CPA's, Christian Hatch, CPA said thank you to Mayor, City Council and management for allowing them to conduct the audit of the city's financial statements for fiscal year ending December 31, 2019. He provided council with a bound copy of the audit report, a summary page along with the management letter. He stated the audit was conducted in accordance with the auditing standards generally accepted in the United States and the standards that apply to financial audits of local government. The purpose of the audit was for them to issue their opinion of the city's basic financial statements and report on the city's internal controls over financial reporting and compliance. The independent auditors report on the financial statements on page 1 is where their opinion on the financial statements is located. For the year of 2019, the city received an unmodified audit opinion on its financial statements. It means the basic financial statements were fairly presented in all material respects in conformity with the general accepted accounting principles as they apply to local government. In other words, they had a clean opinion. They also issued their report on the city's internal controls over financial reporting and compliance. The report outlines their responsibilities and considerations of the city's internal controls over financial reporting, as well as its compliance with certain provision and laws, regulations, contracts and grant agreements. The 2019 audit period they identified no material weaknesses in the city's internal controls over financial reporting and nor did they find any material compliance violations. He reviewed some of the financial points of interest for the fiscal year ending December 31, 2019.

Page 4 – Statement of Net Position – Year end the city assets exceeded total liabilities by \$10,198,368. It was an increase from net position in 2018 in the amount of \$384,271.

Page 5- Statement of Activities – Total tax revenue for 2019 including SPLOST collections came in at \$2.49 million dollars representing an increase of \$65,954 over the prior fiscal year. The increase is occurring in sales taxes collections.

Page 7- Balance Sheet of Governmental Funds – The total cash balance at year end including CD's increased by \$44,612 and totaled a little over 2 million as of December 31, 2019. Of that amount, roughly \$1.3 million was externally restricted for capital projects, debt service and law enforcement activities. The increase in cash was concentrated in the general funds and the 2014 SPLOST funds. At year-end there was \$634,370 of unspent bonds funds and accumulated interest funds left over from the 2013 URA bond issued. These funds are to be used on approved projects listed in the city's Urban Redevelopment Plan such as public buildings restorations and sewer improvements.

Page 10- Budget and Actual Statement- The general fund was the city's main operating fund ending 2019 with a balance of \$799,831. This was a decrease of \$13,219 from the adjusted year end 2018 fund balance.

On the revenue side, the total general fund revenue increase by \$89,219 from 2018. The majority of the revenue increase as mentioned earlier, was a result of increased sales tax collections and SPLOST collections. The total revenue from 2019 including capital lease proceeds was \$46,555 over the final revenue budgeted revenue numbers. On the expenditure side, the general fund came in at \$58,774 over the total final budget and departmental expenditures for 2019. The total general fund expenditures for 2019 were a little over \$204,000 higher than the 2018 amounts. If you remove the accounting effect that was issued for the new lease payable for equipment that was not budgeted for, the general expenditures would have exceeded the budgeted amount by only \$15,519.

Page 11-22 - Notes to the Financial Statements – It provides additional information pertaining to the city's financial operations and position, such as, capital assets and long-term debt.

Page 17 – Capital Assets – Among the capital expenditures during the audit period, the police department purchased 2 equipped vehicles with a combined cost of \$67,145.

Page 18-19 Note Disclosures - Long term debt - It was mentioned earlier, the city issued one new capital lease in 2019, which was 2 police vehicles and the amount issued and owed at year end was \$43,225. The lease is scheduled to mature in 2021. In 2019, the city continued paying on the balance owed on the 2013 URA revenue bonds. The balance of the bond payable at year end was \$610,000. After the year end, the city made the final bond payment leaving the URA bond paid off. The total interest paid on those bonds during 2019 was \$15,834. At year end the remaining balance of the GEFA Note payment was \$21,428. The total interest paid during 2019 was \$638. The GEFA Note is scheduled to mature in 2021.

Pages 25-26 - 2008 and 2014 SPLOST Fund Projects - Budget and Actual Statements- The total SPLOST collections for the year were \$740,776 in the 2014 SPLOST fund. The only disbursements from SPLOST funds were for debt service on the URA bonds and the GEFA note. The total debt services for those issued for the year was \$635,859. For a detailed look at historic and current SPLOST funds activities you can refer to the schedule of SPLOST expenditures on page 37.

Mr. Hatch said the items he spoke on were just a brief summary of the financial activities for the city of Euharlee for 2019. He asked if they had any specific questions about something in the financial statements, he would address them at that time, or they could contact him after the meeting.

Council Member Tim Abbott asked if they give recommendations. He was not asking for an answer that night. Mr. Hatch stated there is a letter in the back communicating to those in charge at end of every local government audit. It summarizes the audit process, but at the end it will go over issues that are not at the finding level but are still worth discussing to improve. Mr. James Stephens, City Manager stated the summary sheet shows the changes in cash balance, fund balance and the expenses is very instrumental to management, as well as the board. The trends from the audited numbers helped them make decision about a millage rate and alternative revenue sources. They must maintain a level of independence, but the city considers them a part of their right hand.

Mayor Steve Worthington said thank you to Mr. Hatch.

### **Approval of Minutes**

Council Member David Duncan motioned to approve the minutes from the City Council meeting 08.04.20 and the Called City Council meeting 08.18.20. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan and Turner all voting in favor.

## NEW BUSINESS

### Granary Lease – James Stephens

James Stephens, City Manager presented council with a one-page proposed lease agreement between the city of Euharlee and Just Believe Christmas for Kids Foundation with no modifications to the recommended lease. It will be effective October 6, 2020 through December 31, 2021. It adds no requirements to the foundation for the lesser and no new requirements for the city. It still required them to provide the city with a certificate of insurance. He recommended for council to approve the lease. Mayor Steve Worthington asked Kathy Bibbings, the administrator over Just Believe, if she had anything she wanted to say.

Mrs. Bibbings shared other alternative plans they had in place for the festival this year. With COVID-19 numbers bouncing around and recently gone up, she wanted the council to know they have everything in place for a virtual festival and the auction on-line that they would normally do inside the building. However, if they do have a family that wanted to come, they would do so by appointment only, with only a certain amount and require face mask to enter. Also, if someone wanted to physically bid on a tree, they would know what they were getting before they bid. There will be no parade.

They will have the festival in the months of November and December to have extra time to receive money because of not having it physically, where people come in and feel the magic of the festivities. They will not donate as much, and they will not receive the nightly donations from the drop boxes. The funding will come strictly from the auction. They will not have bonfires this year to avoid families gathering around the fire pit. They will not run the train but will have it stationary on the tracks. It will not be a draw for people to stop and watch it. They will try to keep a barrier between the walking areas if anybody comes in. They do have a lot of plans in place that will keep people at a minimum if they bring anybody in at all. She wanted to fill the council in on what they had in mind. They certainly do not want to put anybody in a health risk. She said, she works in it every day and exposed every day, so she does not want to put anybody at any kind of risk. They are there to help the children and not to make people sick. She said again, she wanted to make the council aware of the things they have in place so they will not jeopardize the health of the citizens.

Mr. Stephens asked if she needed any help with mask or anything specific the city might be able to do. He was aware she was still navigating the new future. Mrs. Bibbings said they could use mask and she had 3 gallons of hand sanitizer if needed. They will open both doors instead of one so they can flow the people through should they be able to open this year. Both doors will be monitored and a count of how many go in and come out to route them in by a certain number. She said they will try to do it nightly through November even if it is just her or with a volunteer to make sure it is always monitored. They will keep refreshments to a minimum and do it outside. Mr. Stephens forwarded her some of the guidelines required. He knows she receives donations for her refreshments, and he is not telling her not to do it, but if she has refreshments it will add steps she will have to take. Mrs. Bibbings said they are prepared to take those steps as well. Mr. Stephens said if it pleases the council, he will provide a few cases of mask that will get them through the season realizing they are willing to protect the citizens.

Council Member David Duncan said they have talked a little bit back and forth on Facebook. He stated she answered most of his questions. He and his wife want to donate a tree and wanted to know when and how to get it there. He asked if she would accept donations instead of a tree. He said personally he did not think he would want to bid on a tree on Facebook. Mrs. Bibbings said they were afraid of doing it that way too, but they also have a motorcycle ride set up or a few other things. If it gets out that it is cancelled,

they will not be able to get monetary donations or raffle donations. If people are concerned about getting a tree that somebody has had their hands in, then by all means cash donations work. They can still fill the granary and make a video with what they have.

Mr. Stephens stated having the pleasure of being a part of it in the past, he knows they have great records of those who have bid in the past and should be able to reach out to those people and set up appointments for them to see the trees. It would be safe. The biggest drawback would be kids and Santa. Mrs. Biddings said they will not have a Santa as far as she knows. They were going to ask the city if there could be a Santa on the bridge, and put a rope between him and the kids, with Santa in the background for pictures. She was hesitant to even ask because of confusion. Mr. Stephens said in the absence of a future governor's order and families feeling safe with what they are doing anyway, the city can assist, and he supports. Mayor Worthington said he did not see a problem with putting Santa on the bridge if it is safely monitored. Mr. Stephens said they should definitely set appointments for people who have historically bid on the trees. It should be safe and workable.

Council Member Tim Abbott said thank you to Mrs. Bibbings for working so hard to find a way to say yes, many people would have just said no. If you are in partnership with a lot of other people, Blessed Coalition do Hope for Christmas at seven different locations. They are asking some of the same questions and having some of the same struggles. He suggested if there was any way to have a one-night drive through where the trees are outside spaced appropriately and people do not get out of their cars, and to Council Member Duncan's point, that they can look at them. Mrs. Bibbings said it is not. When you have set up a tree for somebody to bid on and moving it around, it destroys a lot of the things on it and then put it back together. It is difficult. However, they will have a light show outside for people to enjoy. Council Member Abbott said the video is the brightest point to Council Member Duncan's concern. Hopefully, people will donate and thanked her for doing this.

Council Member David Duncan motioned to renew the lease ending December 31, 2021. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members, Abbott, Duncan and Turner all voting in favor.

#### **HPC Applicants and Proposal to Amend Number of Members - Charles Reese**

Charles Reese, Planning and Zoning Director stated they lost a member of the Historic Preservation Commission a year ago, Mr. David Ford. Currently the ordinance allows for 3 members. They have 2 applicants interested in being a part of the HPC. They thought why not them both join the commission and remove the burden for council to choose one against the other. The HPC members Betty Jane Tilley and Steve Zuber, which was present, suggested to amend Section III, creation of a historic preservation commission to read.

The Commission shall consist of a minimum of three (3) members, and up to five (5) members appointed by the Mayor and City Council. All members shall be residents of the city of Euharlee.

There were two things Mr. Reese asked, if the council would be amenable to adding two members to the HPC and approval to move forward with a Public Hearing, 1<sup>st</sup> and 2<sup>nd</sup> readings to approve the amended text.

Mayor Worthington said it would take two readings to amend the ordinance and this could be the 1<sup>st</sup> reading. The October 20<sup>th</sup> meeting will be a called meeting and the 2<sup>nd</sup> reading can take place on the 20<sup>th</sup> and it would fulfill governmental duties when it comes to amending ordinances. He stated they can go

ahead and appoint the (2) applicants. Mr. Reese said it would not be fair if he did not tell them the name of applicants. The first applicant Frank Graziano is a new resident and has been at several meetings, planning and zoning meetings and he met with him personally. The second applicant is Lovako Patterson which also attended a few meetings and he met with her personally. They both attended the last HPC meeting and they have no problem adding them to the commission.

James Stephens, City Manager stated they will not meet until after the 2<sup>n</sup> reading but they could motion on the candidates.

Council Member David Duncan motioned to accept the two applicants and they will be official on October 20, 2020 after the 2<sup>nd</sup> reading and approval of the ordinance. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members, Abbott, Duncan and Turner all voting in favor.

#### **Health Insurance and Employee Benefits Renewal - James Stephens**

Mayor Steve Worthington tabled the item until the October 20, 2020 called meeting. They will review additional options before deciding on the health insurance and employee benefits renewal.

#### **Bid for Water Line Replacement to Frankie Harris Park - James Stephens**

James Stephens, City Manager stated they have been working with a small leak off the meter that serves the Old museum, Granary and Frankie Harris Park. After much research, turning valves on and off, they believe the leak is under the mound the new library is constructed over. He would like to replace the line from the meter to the cutoff valve on the side of the ditch that leads to Frankie Harris Park.

The city employee Leroy Shepherd has worked with the Bartow County Water Department and several local plumbers. He received a quote recommended from A-West Plumbing to provide the trenching to open the ditch and for the city to purchase the pipe, saving sales tax on the pipe and to put the pipe together. The cost for the trenching will be \$3800.00. Mr. Stephens thinks the cost is reasonable and the city staff is capable to install the pipe and save the labor and sales tax; in lieu of the fact they will have a meeting on October 20<sup>th</sup>, and if council would rather he obtain a quote on the full turnkey, he would be glad to do so. He believed in paying for the trenching, the city providing the labor and saving sales tax is prudent and his recommendation. He is not thin-skinned if they think they should get a price for a turnkey.

Council Member David Duncan asked if A-West digs the ditch will they come back and cover it up. Also, will it include the cap offline or will they have to replace the old one. Mr. Stephens stated they had the equipment to fill the hole. The meter will not have to be changed and they will not have to pay a new tap fee to Bartow County. The line that serves the museum they will tie into the same line. They are comfortable the leak is not from the tee going to the old museum and they will tie the line into that tee. Council Member Duncan said he did not know if they had to dig the ditch across the parking lot.

Mr. Stephens said they would not have to go across the parking lot. He envisioned them going through the gravel area of the new library parking lot with the new line. The actual line may not be under the building itself but very close. This would get them away from the parking lot and existing building.

Council Member David Duncan motioned to approve the bid from A-West Plumbing for \$3800. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members, Abbott, Duncan and Turner all voting in favor.

Chief Jody Matthews stated it was a proud moment for him as the Chief of Police having an opportunity for promotions in the department and taking the department in a different direction. He had three men that shown their leadership in the department and moving the department in the right direction for state certification. During the ceremony, the following Officers were promoted: Cliff Yeager from Sergeant to Lieutenant over the Field Operations Division, Allen McNelis, from Sergeant to Lieutenant over the Administrative Services Division and Tim Merrell from Officer to Sergeant over Uniform Patrol. They were sworn-in for the promoted positions. They each were pinned by their guest.

Mayor Worthington said he was very proud of the direction of the police department. They have reached out to the faith-based community and he asked Chief Matthews to share what would take place on October 11<sup>th</sup> at Euharlee Baptist Church. Chief Matthews stated they had partnered with the church and Officers and church members will meet at 4pm with a covered dish and an open forum discussion to build a stronger relationship with the faith -based community and the citizens. He encouraged all to join them. He said they would be meeting with a church in Cartersville and attending an event there on Saturday, October 10<sup>th</sup>.

Council Member Tim Abbott said he had been watching the information Mr. Stephens had been so diligent to send all of them and he applauded Chief Matthews on the recent promotions and the thinking behind it. He is watching out for the citizens and how to best position the department. Thank you for thinking is it normal or do they need for different skills at different levels to do more.

Mr. Stephens said Chief Matthews really evaluated the skills he had in the department. Both Lieutenants are very well equipped for the assignments.

Council Member Joe Turner motioned and adjourned the meeting. Council Member Tim Abbott seconded the motion. Mayor Worthington, Council Members Abbott, Duncan and Turner all voted in favor.

With no further discussion the meeting adjourned at 7:39 pm.

**CITY OF EUHARLEE  
CALLED CITY COUNCIL MEETING MINUTES  
OCTOBER 20, 2020**

Mayor Steve Worthington called the meeting to order. A prayer was led by David Duncan followed by the Pledge of Allegiance.

City Manager James Stephens called the roll, and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, David Duncan, and Joe Turner. City Attorney Boyd Pettit was not present

**Announcements - Katie Gobbi**

Katie Gobbi, Museum Director shared with council about the Bartow County Road department again assisted the city in cleaning the Pioneer Cemetery as they prepare move into the final stages of the cemetery project. The city is participating with the county and the grant monies received from them. They sent a litter pick-up crew, and they did an incredible job. She wanted to make sure council was aware and to say thank you publicly.

Katie also shared, the city has been working with the citizens of Georgia Power through the Plant Bowen Chapter and recently the city was awarded \$5000 from the Georgia Power Foundation as part of a legacy project with those at Plant Bowen. The funds will go to and strengthen their commitment to the Black Pioneer Cemetery, a ground penetrating radar for the entire cemetery and fund historically grave markers for all graves indicated through the ground penetrated radar. She is so grateful to Johnathan Blair and Terry Whitman, who they have been worked with over the past several years, the entire Georgia Power and Plant Bowen.

Council Member Tim Abbott said good job and things like this always speak about not just the council, but the City Manager, Katie Gobbi, and the staff and how they build relationships.

Mr. Stephens said yes, the relationship has gone back as far as Mrs. Frankie Harris. Mayor Steve Worthington for over 20 years they have a good working relationship with Georgia Power. They have donated trucks, cars, the metal building at Osborne Park they built and have been exceptional neighbors. He is very proud to have them as a friend of the city of Euharlee. He said to Katie Gobbi, he appreciated what she is doing and would like to send a card to the county thanking them for their efforts.

**November 3, 2020 Council Meeting - Mayor Steve Worthington**

Mayor Steve Worthington discussed having the November 3, 2020 at the Emmie Nelson Library since the election is held at the city hall. Council Member Joe Turner motioned to have the meeting at the Old Library. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan and Turner all voting in favor.

**UNFINISHED BUSINESS**

**Health Insurance and Employee Benefits Renewal - James Stephens**

James Stephens, City Manager said the council had in front of them a summary of the benefit renewal options that NFP had provided. The first column is the current coverage, and the next column is the renewal, that would be the closet plan that is currently offered by United Health Care to the plan the city

has that will expire December 1<sup>st</sup>. The third column is Alternate 1 which is a little different than the current coverage. It is a little more expensive for the city by \$4900. Alternate 1 is the plan he would recommend for council approval. The co-pay for office visit for the current plan is \$30, \$45 for the renewal and \$30 for the alternate 1 plan. However, the co- pay for a special visit goes up to \$100 for both plans. The deductible for the renewal is \$4000 and the alternate 1 is \$2500.

The significant difference is the current coverage provides 100% coverage once the deductible is met except for the office visit co-pay. The alternate offers a 20% coinsurance the employee would have to provide. Even with that, the \$2500 deductible will be more advantageous for employees to have a scan or MRI doing the year but relatively healthy. The out of pocket maximum for alternate 1 is \$900 higher than the renewal. If an employee must be admitted into the hospital, they will reach the deductible. Another significant difference is the renewal pharmacy cost is going to double for Tier 3 and Tier 4 and Tier 2 will go up \$15 dollars. The alternate 1 cost will not increase.

Mr. Stephens met with the staff to determine what their needs were, and they were in a consensus that alternate 1 would be their preference. He is asking council to increase \$4900 annually to renew alternate 1 rather than the renewal. The renewal was \$1000 less than the current policy. Mr. Stephens stated for total disclosure, the council does have an option to pay the \$1000 less on the insurance on an annual basis, but it would be less coverage for the employee. The staff is grateful for what the council and citizens provide to them.

He participated in the virtual presentation that was suggested by Parnick Jennings and appreciated the opportunity to be able to participate before they put the insurance to a vote. Council Member Tim Abbott has expertise in this area.

The council would not have to supplement the deductible which saved money and would also go away.

Council Member David Duncan asked if the finances were okay with the \$4900 increase. Mr. Stephens answered yes. Council Member Duncan said he know the employees will be okay with it because most of your medicines are in Tier 3 and they would have to pay otherwise. He is okay with alternate 1.

Council Member Tim Abbott said he did not know the conversation with the employees was like but obviously the \$2500 deductible was attractive except the specialty visits. Mr. Stephens said there are employees that will impact but it is consistent on both options provided. Council Member Abbott said he is glad he said he had expertise, but it is hard to have expertise in personal healthcare. It is one of those things that is deeply personal, and they are trying to make decisions on behalf of people around cost. He is not worried about the \$4900 he just wanted to be clear, he appreciated him saying that, but it is highly personal and hard to decide. He appreciated him talking with the staff. Mr. Stephens stated the staff expressed their gratitude for the package. One thing also not listed with the renewal Unum is going to make available for the employee to purchase up to \$100,000 life insurance without answering a medical questionnaire. The council provides a \$25,000 life insurance policy for all full-time employees. It is something that NFP rolled in and it does not impact what the city will pay out in a form of a budget. They had other plans but believed this was the most advantageous for the citizens, city council and the employees.

Council Member Tim Abbott asked if they have health savings accounts for them to put money aside.

Mr. Stephens said they had a flexible spending account and only 4 employees opted to participate. He was part of the plan and every time he went to Harbin Clinic; they must have thought he was getting treatment for something and he had to always prove he was going to a medical facility and it was tons of trouble. It was so few employees they did not include. The other coverage offered is pre-tax.

Council Member Abbott said there are a lot of third parties doing this and if you pick the wrong one it can be more hassle. He has found people are hesitant until they understand their cost.

Council Member David Duncan motioned to approve the Alternate 1 insurance plan. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan and Turner all voting in favor.

### **2<sup>nd</sup> Reading HPC Ordinance – James Stephens**

James Stephens, City Manager stated there had been no changes from the requested amendment from the 1<sup>st</sup> reading of the HPC Ordinance and he recommended approval. The HPC does have a meeting next week and he is glad they are able to finalize prior to the meeting.

Council Member Joe Turner motioned to accept the 2<sup>nd</sup> Reading. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members, Abbott, Duncan and Turner all voting in favor.

## **NEW BUSINESS**

### **COVID-19 Protocols - Katie Gobbi**

James Stephens, City Manager stated Katie Gobbi, Carolyn Banks and Kisha Rowland had served as the COVID-19 task force. They have tracked the Governor's Executive Orders and the requirements for the city to be open or closed; and for restaurants to be open to help him communicate with Anna's. They are on the All-Star COVID-19 team and have done a tremendous work.

Katie Gobbi said on behalf of staff she said thank you to Mayor and council for their leadership during this public health emergency and appreciate them for looking out for the best for the staff, their families, and the residents of Euahlee. She researched and provided Mayor and council with documentation, to support the meeting discussion on COVID-19, from the Governor's Executive Orders, CDC and COVID-19 cases local, state and national. Below are the highlights of the information discussed and the recommended protocol for the city based on the CDC recommendations.

- The White House Coronavirus Taskforce issues a weekly report for each state. They have presented with the documents in past meetings. Bartow County is listed as one of the county's with high transmission rates.
- Rapid tests are more prevalent, and they are not included in the daily totals for the state of Georgia – there are more cases than you see reported daily by the Department of Public Health.
- Based on the available data, another surge is anticipated as we go into the winter. We present this so that we can be consistent if and when any additional cases arise with the city staff.
- Bartow County 312 per 100k population over the last two weeks.

### **COVID-19 Protocols**

These protocols are based on the available data and current guidance from the CDC and in accordance with what other local governments in the area are employing. As more is learned about COVID-19, the following information may need to be altered.

Employees must adhere to the following protocols, or they will be charged their personal leave time for their time off from work.

- If an employee tests positive or is presumed positive by a medical professional, that employee will need to isolate and stay home from work until the following criteria is met:
  - 10 days since symptoms first appeared.
  - 24 hours fever free without fever-reducing medication.
  - A negative COVID test result

- If any employee is a close contact of a confirmed or presumed positive, the employee will need to quarantine and stay home from work until the following criteria is met:
  - o Close contact is defined as within six feet for 15 or more minutes, with or without face coverings.
  - o A negative result from a rapid COVID test taken 5 to 7 days following exposure.
  - o No symptoms during quarantine.
- If an employee has a member of their household test positive, the employee will need to quarantine and stay home from work until the following criteria is met:
  - o 14-day quarantine from date of household member's positive test result.
  - o A negative COVID rapid test result for the employee, taken between day 11 and 14 of quarantine.
- Continue current policies to ensure less contact.
  - o Begin logging employee temperatures each morning upon arrival to work.

Ms. Gobbi shared the number of staff that tested positive over the last couple of months and the staff whose family members had tested positive with two being in the immediate households. The indicators and factors discussed are helpful when determining what needs to be done which prompted the discussion about establishing new COVID-19 protocols for Euaharlee employees. Mr. Stephens said he was looking for guidance on the protocols from council. If it suits the council or if the need to make it more restrictive or less restrictive.

Mr. Stephens proceeded to discuss the rental facilities and how the council would like to proceed since Bartow County is in the red. The city had not rented out any one facility back to back on the weekend for the cause of safety reasons. The signage posted on the facility doors do indicate the governor's executive order. In the month of November during Thanksgiving there are rentals that are back to back. They have rentals lined up for Thanksgiving Day, Friday, Saturday and Sunday; and should he cancel and refund the thanksgiving rentals. Katie Gobbi added, there are 5 current rentals, and one reservation has already called to ask for money back. The current Governor's orders allowed for gatherings of 50 or less, however the White House Coronavirus Task Force Report show Georgia and Bartow County to be red with the cases only increasing. Epidemiologists have cautioned about having any gatherings for the holidays, especially indoors. The WH Taskforce recommends no gatherings of 10 or more people for the red zones. Based on the conversations and feedback from council and a motion was not made, Mr. Stephens said he would leave rentals as is, and send additional notifications to the families stating the rentals are back to back if that is the consensus. He will also enforce the return to work protocols that were approved by a silent consensus of the council and no vote was taken.

Mr. Stephens said the city hall will be closed on Election day and staff will telework, but he would be in the office on that day. The staff will return on November 4th at 10:00 am after the facility is cleaned.

Council Member Joe Turner motioned to adjourn the meeting. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan and Turner all voting in favor.

With no further discussion the meeting adjourned at 7:50 pm.

**CITY OF EUHARLEE  
CITY COUNCIL MEETING MINUTES  
NOVEMBER 3, 2020**

Mayor Steve Worthington called the meeting to order. A prayer was led by David Duncan followed by the Pledge of Allegiance.

City Clerk Carolyn Banks called the roll, and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, David Duncan, Joe Turner, and City Manager James Stephens.

**Approval of Minutes**

Council Member David Duncan motioned to approve the minutes from the City Council meeting 10.06.20 and the Called City Council meeting 10.20.20. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, and Turner all voting in favor.

**NEW BUSINESS**

**Resurfacing Euharlee Five Forks Road – James Stephens**

James Stephens, City Manager recalled to council the audit presentation given by Christian Hatch that stated the city had accumulated LMIG funds they needed to spend. They were possibly going to resurface Covered Bridge Road but waited for the sewer to be installed because they didn't want to have it damaged due to heavy equipment. During that time, they received more complaints on Euharlee Five Forks Road. Mr. Stephens sent the Mayor and Council a bid/quote he received from Bartow County Road Department which provided for resurfacing of Euharlee Five Forks Road from the intersection of the road down to Woodvine Subdivision. The total cost \$63,400. The city would have a 30% match that would come from the current SPLOST. The city is in the financial position to accommodate the match. There may be other roads the council would prefer to be given priority, but they have received many complaints about the condition of the road therefore he recommended the council to approve. If the council approved it at that meeting, it would most likely be completed before the Christmas season of this year.

Council Member Joe Turner asked when they stripe that road, is it possible to get the other roads striped. Mr. Stephens said they can do additional striping. He would make sure to get figures, make sure it is competitive pricing and coordinate it with the other roads that are faded.

Council Member Turner said they have painted them once. Mr. Stephens said yes. The work was completed with the more expensive paint and many of the roads were done within the last two years. He stated it occurred right before Mayor Steve Worthington came back. Mayor Worthington stated it would have been 3 years ago.

Mr. Stephens asked for approval just for the resurfacing. He said there is certainly a need and he would get numbers together for striping. Mayor Worthington said they could look at the others down the road. Council Member Tim Abbott added to Council Members Turner's point; it would be good to get a list of what needs to be done and prioritize. The list can be long, and they do what needs to be done first. It would be good to see that. It is hard to make a decision if you don't know what all the needs are. Council Member Turner stated there are only about six or seven streets. Mr. Stephens said they have a small amount of striped line roads. They have a lot of roads that are in need of patching, but from a re-surfacing standpoint it is certain one of the top two.

Council Member Joe Turner motioned to resurface Euharlee Five Forks Road. Council Member Tim Abbott seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, and Turner all voting in favor. Mayor Worthington asked if the county would be doing the work. Mr. Stephens said the county may sub some of the work out, but they would make the check payable to Bartow County.

#### **New Hire - Police Academy – Chief Jody Matthews**

Jody Matthews, Euharlee Police Chief stated he was hiring for 2 positions. He knows it's not a common practice to hire a non-certified officer, but he has a candidate that is one of the police explorers and is a valuable asset to the city of Euharlee. He had an opportunity to put him through the police academy and will start next Friday. The graduation date will be January 28, 2021 and by putting him through the academy he is under contract with Euharlee police department for 2 years. He expects he would stay a lot longer than that because he is very excited about the opportunity.

Chief Matthews requested to hire an un-certified person and put them through the police academy. Mayor Steve Worthington asked if he had been with the Euharlee city police explorers for 4 years. If he has been putting time in, he has no problem. James Stephens, city manager said that is what the program is for. Council Member Joe Turner said he has watched them a time or two and the program is good. Council Member Tim Abbott said good job on the explorers.

Mr. Stephens said the reason they brought it before council is because they typically only hire officers that are certified. It is personnel, but because it is a change is the reason it was presented.

Chief Matthews said they will pay him a salary below the start rate while he is attending the academy.

Mr. Stephens said if they chose to make the motion, he would ask that it be worded as such that this is a one-time approval to hire an un-certified officer. There may be times in the future they may have another explorer but does not think they should make a blanket hire change.

Council Member David Duncan motioned to approve a one-time hire for the un-certified officer to attend the police academy and become a Euharlee police officer when completed. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, and Turner all voting in favor.

Mayor Steve Worthington shared that Roger Fisher, Pastor at Euharlee Baptist had agreed to come on board with the city as a Chaplin. He was going to introduce him that night, but he was working the election as a poll worker.

#### **Public Comments**

Mrs. Smith, resident of Euharlee stated she walks every other day at Frankie Harris park and wanted to let the city know there was a tree down on the small bridge and another tree down on the trail. Mayor Worthington and Mr. Stephens said thank you to Mrs. Smith. Mr. Stephens stated that they were aware of the tree being down, there is damage to the bridge as well and they are working on it.

Council Member Joe Turner motioned to adjourn the meeting. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, and Turner all voting in favor.

With no further discussion the meeting adjourned at 7:12 pm.

**CITY OF EUHARLEE  
CALLED CITY COUNCIL MEETING MINUTES  
NOVEMBER 17, 2020**

Mayor Steve Worthington called the meeting to order. A prayer was led by Pastor Roger Fisher followed by the Pledge of Allegiance.

City Clerk Carolyn Banks called the roll, and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, David Duncan, Joe Turner, Elect Greg Free and City Manager James Stephens.

Mayor Steve Worthington said he was honored and introduced Pastor Roger Fisher. He is the Pastor of Euharlee Baptist Church and his Pastor. Pastor Fisher agreed to come on board with the Euharlee family as a Chaplin for the Police Department, for the administration or anybody that may need to talk with him. He was welcomed and thanked for becoming a part of the city of Euharlee.

**Resolution for November 2020 General Election**

Mayor Steve Worthington read the resolution for the city of Euharlee for the general election which was held on November 3, 2020. In the general election for Council Member Greg Free received 1221 votes, Ron Scifers received 814 votes and there were 10 write-in votes. It is hereby resolved that Greg Free is duly qualified to be a Council Member and his term of office began on November 17, 2020.

Council Member David Duncan motioned to accept the resolution for the 2020 general election. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, and Turner all voting in favor.

**Swear in Elected Official – Council Member Elect Greg Free**

Council Member Elect Greg Free was sworn into office by reciting the oath read by Mayor Steve Worthington. Mayor Worthington said congratulations and he looked forward to working with him.

**NEW BUSINESS**

**Resolution to Re-adopt the City of Ethics - Mayor and Council**

Mayor Steve Worthington stated the city had participated in the City of Ethics program for many years through the Georgia Municipal Association. The re-certification takes place every 5 years. The resolution is to re-certify the city for this program.

Council Member Joe Turner motioned to re-adopt the City of Euharlee Ethics Resolution. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, Free and Turner all voting in favor.

**1<sup>st</sup> Reading FY 2021 Projected Budget Discussion- James Stephens**

James Stephens, City Manager presented 3 different budget options for the starting point for the 2021 budget. For the 1<sup>st</sup> reading he officially read the proposed budgets, the general fund \$2,095,579, SPLOST Fund \$615,000, EPD Special Budget, \$42,192 and Info Tech \$9,225. The 1<sup>st</sup> reading of the ordinance can be edited and as they discuss the budget it may be amended before the final budget and the final reading. The city charter requires for the City Manager to present a budget message which was attached to the budget and ordinance; it includes a little bit of history. Many of them know they have two new Council

Members and the first time they are going through the budget. They completed the 2020 budget prior to Council Member Abbott coming aboard.

Former Euharlee City Council adopted a financial fund balance policy that requires the city to maintain a minimum of 4 months general fund operating expense in their general fund balance. The work Mr. Stephens did on the budget is predicated on that policy. It takes into consideration the impact they have experienced from the pandemic. Earlier in the year he was concerned that the local option sales tax may run very low. Their LOST revenue surpassed expectations and came in close to the original 2020 budgeted figure. However, the facility rentals have been impacted. Note that their Excise tax revenue and TAVT tax revenue was significantly less than budgeted for 2020. The excise tax is generated by gas and the decrease was impacted by plant shutdowns in Bartow County for significant periods of time. TAVT appears to have been impacted by COVID as families may have been hesitant to purchase new automobiles given the economic uncertainty.

Although the LOST came in as budgeted, they had about \$85,000 impacted on the revenue. With that being stated, they will increase fund balance by \$60,000 based on the projections and where he anticipated the end of the year. It is because they applied and received a significant amount of CARES ACT funding. These funds came from the federal government and flowed through the state. GMA was instrumental in negotiate the way the state allocated the money.

Even though they lost revenue they came out okay because they stayed on top of all the options available and received CARES Act funding. The 2019 audited general fund balance was \$799,831. The 2020 unaudited results of operations project that we will increase the fund balance by \$60,000 for the year ending December 31, 2020. Based on that number the beginning fund balance for 2021 budget year will \$859,000. The average annual monthly expenses are approximately \$166,000. The 3 alternatives on page 11 of the budget he presented shows what the fund balance would end up based on his calculations.

As you recall, in February 2020 staff presented the possibility of utilizing Frankie Harris Park to generate revenue. This was presented as a reasonable way to reduce or eliminate their property tax for their citizens. The idea was not well received. They are still working on options to possibly develop the 17 acres that will probably not impact the 2021 revenue from that development. It is going well and very thankful for the leadership of the council and the planning and zoning board. The budgets do not take into account any new revenue stream because at this point would be difficult to get in line to impact 2021.

Mr. Stephens presented below three options of the budget. The first shows zero property tax revenue. He said, the Mayor recalls when they first implemented the property tax, they would strive to eliminate it in 2 to 3 years if they could.

Budget A presented is a conservative budget that includes no pay increases for any staff and no property tax for the citizens. Page 11 at the bottom calculates at a deficit by \$177,000, but even with that deficit number based on the on the beginning fund balance, they would end the year at 4.10 months of fund balance. So, option A would be compliant with the local required fund balance policy. It would be cutting no services but would be utilizing a significant amount of fund balance. Even if they took that option they would be in compliance with the fund balance policy; however, 2022 would have to yield service cuts or substantial revenue increases for them to comply with the minimum 4-month annual expenditure fund balance policy and put property tax back in place. This budget is presented based on when they first presented the property tax but is not the most advantageous option presented.

Budget B presented is identical to A except it includes a 3% pay increase for all staff and would leave a deficit of \$244,000. It also does not reflect any property tax revenue. As you will see on page 11 this version of the budget will leave them with 3.68 months of annual expenditures in the fund balance and will not be compliant with their fund balance policy. He presented separately so they can see that the cost of 3% pay increase is approximately \$50,000 annually city wide.

Budget C presented includes a 3% pay increase for all city staff and includes property tax revenue consistent with what they had billed the last 2 years which generates just over \$150,000 of revenue. As you will see on page 11 that version of the budget will leave them with a deficit budget. This budget utilizes \$97,744 of accumulated fund balance. Mr. Stephens strives not to present a deficit balance but based on the impact of the excise tax, TAVT, and facility rentals he anticipates 2021 being a very slim year from those revenue standpoints. He does not see it being permanent and is not uncomfortable proposing a deficit for one year since they would still be in compliance with the fund balance requirement with 4.59 months of accumulated fund balance.

Mr. Stephens said it is a lot of information and the 1<sup>st</sup> reading. He welcomed any questions that evening and available by phone or in his office. He stated he would be out of town the week of Thanksgiving, but glad to work the rest of the week and when he returns. He does not anticipate the council to adopt either one without edits. He entertained for some guidance on whether they absolutely do not want a deficit budget; realizing the \$97,000 deficit utilizing fund balance and being compliant with their own policy is considered a zero balanced budget for state purposes. It is compliant with Title 36 of the Georgia State Code. He is looking for guidance if he needs to get it to a zero-budget using no fund balance. If so, that will be cutting services to some degree. Also, are they interested in keeping the property tax one more year or strive for the version that eliminates the property taxes. He asked if they had any questions.

Council Member Joe Turner asked if they left the property like it is now, can they offer the employees their raise without putting the city in the hole. Mr. Stephens said based on the conservative projection of excise taxes and the facility rentals, they could, and still comply with fund balance, but it would require using \$97,000 out of fund balance. They could use that and still have 4.59 months accumulated fund balance which is compliant with the minimum threshold the council has established.

Council Member Turner said it bothers him to tell the staff they are not going to get a raise. He would be willing to keep the property tax one more year if it ensures they could do things for the employees.

Mr. Stephens said as he presented it would keep them in compliance with the fund balance policy, but it would not be a zero budget. As they know, the staff did go without pay increases. It was a discussion, and all staff were willing to forgo an increase to avoid layoffs and cuts in head count.

Council Member David Duncan stated that Budget C will keep the property tax as is. Mr. Stephens said Budget C is property tax as is, but when the digest is adjusted next fall when they are calculating the millage rate may go down. This is based on a roll back rate that would generate the same tax levy the city had last year which was 1.64. He anticipates the solar farm, which was on the digest last year but was not total operable, value of that property assessment to increase and rather substantially. He anticipates the roll back will be bigger than last year, but they will generate the same revenue for the city. He is professionally comfortable with option C with the deficit because he does not believe the decrease in excise tax and TAVT is a permanent scenario, impacted by COVID, and will impact them into next year, but optimistic by 2022 the impact will be greatly diminished. He would love for the budget to be totally balanced and would hate to look at head count reduction because of a situation that he thinks is temporary. Professionally he would recommend option C, but realizes it is a lot of information and expect them to have questions.

Mayor Steve Worthington said to Council Member Greg free he knows this is new to him. Council Member Free said it is a little different and in the business world you deal with budgets. He stated he as employees and certainly understand Council Member Turner's point of view, it's hard to tell folks they are not going to get a raise especially as crazy as things have been. It's a lot to digest and chew through but he looked forward to going through it. Mayor Worthington said they have 2 readings and would not adopt the budget during that meeting. It is the 1<sup>st</sup> reading, it is a budgetary item and they will have the 2<sup>nd</sup> reading during the next meeting which will give him time to digest and recommend any changes he would like to see. Even though they have the 1<sup>st</sup> reading, changes can be made before the 2<sup>nd</sup> reading.

Council Member Tim Abbott asked how long it had been since staff received a cost of living increase. Mr. Stephens said they received one last year before the pandemic hit. It was the year before when they forwent one. Council Member Abbott said he wanted to make a declarative statement first; this is not pointing fingers and it is good to have 4 months of fund balance, can get to 5 months and have options is good news; but the declarative statement he made and will always talk about this, they have to create revenue. He does not think the campground is the silver bullet answer, but creating an outdoor destination is the silver bullet answer. If you try to get a cabin in Pigeon Forge, Gatlinburg, or North Carolina, try to get one and that is not going to go away. He does not want them to drag their heels on creating economic revenue. He thinks they should be hyper focus because it serves the citizens when they do that and do it well and they are primed to it. He will continue to say it until they are on a great path. He agreed with Council Member Turner it would be very difficult not to give a cost of living increase. Council Member Abbott asked if it is it always 3% across the board and is it merit based. Mr. Stephens said historically during his 5-year tenure it has been 3%. Last year because of the year they did not receive a raise, it was 5%. There are individual employees, very few which have received a higher increase based on performance.

Council Member Abbott said he has a lot to learn to know the impact of no property tax. If it is not wise to do that, not to give people raises who are supporting the city, it seems like a bad tradeoff. He has something to learn about the right option, and it would be hard to say no.

Mr. Stephens said at the bottom of the narrative he gave to council he presented what the tax consequence is based on the appraised value of a house. He did 1% and 2 % and as the Mayor stated they were closer to 1.64 mills this year. This will give an idea what the impact is to the citizens.

He said to Council Member Abbott, he fully understands his statement about staying focused on revenue generating. He said Chairman Smithey was present and they continue to work and anticipate and possibly have the stakeholders meeting some time in February. He doesn't feel like they can count on it in this budget year, but they are working on it. Mr. Smithey stated the meeting will be in January, February, and most likely February. The campground is a small portion of the whole economic idea of bringing folks in the town and is just the starting point, they had to start somewhere. It is a portion of to bring people into the town.

Mr. Stephens said he is not proud of being the city manager of record when the first millage rate went into effect in Euharlee. Just because he professionally recommended option C, that he is not committed to diminishing that as much as feasibly possible and as soon as possible. Council Member Abbott said that is something for him to learn because he doesn't know the history and glad it is the first reading and have time to review. Mayor Worthington said they can get together and talk about the history. It was not pretty what they were facing during that time three years ago.

Mr. Stephens said within the 11 pages of the budget there are some items that are color-coded. Those items have some unusual amounts in them; a one-time CARES Act funding which he budgeted a much

lower number. On the expense side, ongoing repairs for the church, which is very close to being completed maybe for a holiday ceremony, if it is possible to do. All the color-coded items have something to do with a one-time incident which is why he budgeted different than this years' actual numbers.

Mayor Worthington stated that was the 1<sup>st</sup> reading of the FY 2021 budget and the 2<sup>nd</sup> reading would be during the first meeting in December. Mr. Stephens said he would schedule the public hearings and inform them of the dates. They are not required for the council to attend, but he will make them aware so they can if they desire to attend. He will provide any feedback if they do not attend.

Council Member Joe Turner motioned to adjourn the meeting. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, Free and Turner all voting in favor.

With no further discussion the meeting adjourned at 7:34 pm.

**CITY OF EUHARLEE  
CITY COUNCIL MEETING and PUBLIC HEARING MINUTES  
DECEMBER 1, 2020**

Mayor Steve Worthington called the meeting to order, lead prayer and followed with the Pledge of Allegiance.

City Manager James Stephens called the roll, and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, Greg Free, David Duncan and Joe Turner.

**PUBLIC HEARING – FY 2021 BUDGET DISCUSSION**

Mayor Steve Worthington opened the floor for public comments. There were no public comments during the hearing.

James Stephens, City Manager said no one signed up to speak at the public hearing. Mr. Stephens pointed out, as they discussed at the previous meeting, three options for the council to consider. At the conclusion of the last meeting, he pointed out professionally he would recommend the 3<sup>rd</sup> option, Budget option C which utilizes approximately \$97,000 of accumulated fund balance. They would end the year with 5 ½ months' worth of accumulated funds for the annual expenditures which is compliant with their fund policy.

The total revenue included is \$1,997,835. It is a decrease of 1.9% from the 2020 budget. It is attributable to the 2020 Excise and TAVT tax that were down substantially related to the pandemic. He anticipates the TAVT tax to continue to lag behind due to the widespread shutdowns and if plants are able to operate the Excise tax might come back closer to the 2019 numbers but are budgeted from the actual numbers from 2020. This leads to almost a 2% decrease.

From the expenditure standpoint it is actually 2.89% higher than 2020 budget. It is comprised predominantly of the 3% increase for staff. The health insurance increased by 3%. The large and small equipment was reduced off the general fund and transferred to the SPLOST fund but anticipates a hike in utilities. Between a budgeted increase in utilities, reduction in large and small equipment, increase in benefits, and health insurance it comes out to a 2.89% increase over the 2020 budget. The lower review is based on temporary experiences due to the pandemic. Mr. Stephens stated if he thought they were permanent, he would have recommended making permanent cuts. He recommended Budget C and use of fund balance. The 2% increase on expenditures does not include a lot of fat.

The revenues are conservative and realistic. Mr. Stephens is slightly optimistic that the Excise tax may come in over what he has in the budget, but does not want to tell them they will break even, when they may go in the hole the full \$97,000. He presented in a transparent manner to the council and public.

To comment on the question Council Member David Duncan asked about the Euharlee festival revenue budgeted at \$3,000. The line item in the administration department shows expenses at \$8,500. He said the description is misleading. The \$8,500 includes the cost for the festival and \$3,000 cost related to Food Truck Friday events. It may look like they are going in the hole but in 2019 they actually made \$1,600 at the festival. He anticipates it will be the same this year. The Food Truck Friday events are included in that item. It is not a loss on the festival but a loss on all the events.

Mr. Stephens stated they will begin the year from the 2019 audit and end the year with 5.17 months of accumulated fund balance. If they adopt the \$97,000 deficit, they will still be within the fund balance policy. He anticipated when the tax digest comes out there will be growth related predominantly to the solar farm and other assessment changes. He anticipated the rollback in the fall to be larger than last year and is good for individual taxpayers unless they have an addition or property tax increase. With no further discussion and no one signed up to speak Mayor Worthington closed the public hearing.

### **Approval of Minutes**

Council Member David Duncan motioned and approved the minutes from the City Council meeting 11.03.20 and the Called City Council meeting 11.17.20. Council Member Greg Free seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, Free and Turner all voting in favor.

## **UNFINISHED BUSINESS**

### **FY 2021 Projected Budget Discussion - James Stephens**

James Stephens, City Manager recommended Budget C which is a 2.89 % increase from 2020. He said it continues to support the library in full capacities, cut no services and he thinks it is the direction they need to precede in and pursue economic development items that can generate additional revenues, not just because of the pandemic but because of the change to the state code of how local option sales tax will be shared in the future. The law changed and they may have some challenges to the allotment of those funds down the road. He said the city has performed very well over the last (3) years and turning the ship around that the trends were not favorable. He commended the council for tough decisions they have made. They maintained the services that are high level, and it is still an inexpensive place to live as a citizen. He strives to continue to save but not anything that would cut the quality of life to the citizens and safety to the employees.

Council Member David Duncan shared his thoughts and questions on page 1 the Euharlee Festivals showed \$5,000 and on page 4 the Euharlee Festival showed \$8,500. He said Mr. Stephens explained one was income and the other was expenditures. He said when he starts looking at figures he wants to know the bottom dollar.

Council Member Greg Free said being new to the council he had questions earlier for Mr. Stephens. He didn't know how they got to the point of a property tax and Mr. Stephens explained how that played out. Everything they reviewed up to that point kind of made sense. He commended them because he didn't know what went into it to get the city back but it was a lot. He earlier expressed to Mr. Stephens, going forward it is going to be creative ways to generate revenue kind of like you would a business. They will have to come up with ways to do that, because eventually they will run out of other ways to do it. They will have to look outside the box, while also protecting what the city is, historical aspects and things like that and he knows they appreciate that as well as he does. He did not grow up there and it is a big thing to hi., He said thank you to Mr. Stephens for answering his questions and making things a little bit clearer. He understood the history and the background those gentlemen were a part of to get them to the good point they are today.

Mr. Stephens said he shared with Council Member Free when the council was deliberating whether to proceed with the sewer downtown, it was an extremely large expenditure for a government their size. All things considered, they realized it is a long-term payoff down the road, but he commended the council and past councils for their work and decisions on that project; even with the debt service on Joe Cowan Park tied up the SPLOST funds for a significant amount of time, which was part of the reality of how they

got into a situation where the fund balance was trending down rather than up. He commended all of the councils because regardless of all the processes and thoughts that went into those decisions; they really are set in a very good place. They have assets that bring people to Euharlee; some they built and invested in and the natural resources. He does not know if they received their training at GMA, but as a council historically, they have made good decisions that puts them in a good place if they will not rest on their laurels but really pursue after economic development in a fashion that protects their history and quality of life. They are doing really good as a city and he commended the council.

Mayor Worthington shared when he came aboard and Council Member Joe Turner can attest; the budget was less than \$100,000. They had no place to meet but the Commissary building. At that time the city clerk carried the check book home because they had no other place to keep it which was not ethical. They have come a long way. It was not just because of them but the whole city with a joint effort with trying to keep the train on the tracks. He appreciated the people willing to serve. He appreciated the awesome job Mr. Stephens has done. He is a God send if there ever was one for the city. He thanks the Lord daily for him because he has really been an asset. Budgets are not easy in any business. When they start talking about other people's money, and that includes the citizens of Euharlee that have a say so in it, technically they are a little bit more mindful in what they are doing and how they are spending taxpayer's money. The citizens work for their money just like they do.

Council Member Tim Abbott asked Mr. Stephens to remind him what the highlighted green items represented. Mr. Stephens said those line items have an unusual circumstance. For example, page 1, other miscellaneous revenue, in 2021 he budgeted \$10,000 and in 2020 they received \$472,000 in that category. It is comprised of (2) large items. One is the insurance claim to the damage to the church which is about \$230,000 and the second item is CARES Act funding they applied for and received. It may not be a one-time thing but right now there is nothing on the table. The first (2) items are revenue items.

The repair is the next item and the \$233,000 was for the repairs to the church. They anticipate to be completed by the end of next week. If it is safe for the Presbyterian Church to have their Christmas gathering, they will be able to do that. The liability insurance is highlighted because currently it includes the liability plus workers compensation. They make a journal entry to allocate by department based on the factor they receive from the insurance company.

The next highlighted item is the professional technical services in the police department. This year the actual expenditures booked are about \$20,000 higher for next year and that is because it will be transferred back to the Info Tech fund. It was booked out the general fund this year because of a combination of social distancing and policing that impacted the revenue from the police side.

They are items that are different and he was trying to point out what he is asking for, compared to this year it is so much different and he thought the council would ask about.

Mr. Stephens also explained he transferred Leroy Shepherd to help out with Parks and Recreation. He actually used the tractor, got on the mower and cut items outside of the fields which helped not to hire a contract laborer. The public works salary looks less than what is budgeted but it's really not. They booked his expense in Parks and Recreation and were not moved.

Council Member Abbott asked Mr. Stephens to explain proposal A again. It was in the black because it did not include what item. Mr. Stephens said Proposal A is not actually in the black. It's actually a deficit in the amount of \$179,000. Council Member Abbott said he got confused because some where in the red and that was in parenthesis. Mr. Stephens said it does not include a change in compensation.

Council Member Abbott appreciates what Mr. Stephens said and what Mayor Worthington and Council Member Turner had done from getting the city from a \$100,000 budget to where they are now. He agreed

with Mr. Stephens when he said continuing to drive opportunities. He asked what city role provides assistance to let people know about the city of Euharlee, availability for rental facilities and drive the branding. Mr. Stephens stated the website advertise all the facilities. Katie Gobbi whose official title is Museum Curator, but he had been working on a different job description. He has assigned several things to Katie over and above the museum because it fits her skill set, adds value to her position and makes his job easier. She would be assigned to marketing. Before the storm damage she had taken the initiative to get a proposal from an entity that did a 360 visual where people could see the 360 revolution of that facility online.

Mrs. Gobbi shared; it was a 4K 360 dollhouse similar to what realtors use. She was grateful to the Historic Preservation perspective and the council saw fit to do that, because they got to document the church before the storm damaged it significantly. She said there is always more they can do.

Mr. Stephens shared about 3 years ago before the council made the decision to go forward with the millage rate; they actually cut back on advertisement and items where she was marketing the church and other things. In addition to that, they need to get back into the sign revenue for Joe Cowan Park. Ms. Gobbi does do a tremendous job with those type things and all social media postings. The city has done very well with the changes to the operations and she is the main person.

Council Member Abbott said he went to Dahlonga after Thanksgiving and to see the excitement in the crowd of what the city was offering and the business packed it continues to motivate is heart, not that Euharlee should look like them or Cartersville, but the city should be known as a destination that celebrates the country, the trees, the lights, wedding venue, the kayaking business, and the camping venue then they will see small businesses make enough money and that is their living. It fits in how they talk about the city, how they brand themselves and what they build and what people will come for. That was the basis of his question and where do they show up and talk about that strategy later. He agreed with what was said during troubled times and able to sustain themselves and not continue to dip into fund balance. They can now because they have done a great job.

Mr. Stephens said as much as he complimented the council and he was sincere, he too would like one day to see the minimum fund balance at 6 months. But again, are they better stewards to have 6 months even if that meant not to do a rollback this year to get to that point. Because they are such a small city 6 months is more prudent than 4 months. He is grateful for the 4 months and he sleeps much better than he did 3 years ago.

Council Member Free said he knew how tough that decision could be. In Shaw Woods, the HOA did not have a reserve fund and they had to make some pretty tough choices that were not popular at first, but when they turned over the board last month, they now have a \$60,000 reserve built up over 3 years. It was necessary in case something bad happened. It was done through creative means. It was not done through the normal orthodox of looking at things. They get ideas from other people and they think outside the box and see what they can do to that serves all of them. He sees that in his vision, and he see the same for Euharlee. It is a city that has grown, as the Mayor pointed out and Council Member Turner, they have seen the change over the years, and it will continue to change. It is how they progress with it, work with it and listen to what people are asking for. He had residents he had spoken with that brought up things like the trash service and things like that and seeing the value of what they are getting, and the city has created a lot of that. He believes they can continue to find other ways to create that value that the community understands where it is going. He said he was guilty and had not looked at the city's budget one time until recently. He glanced over it but never really dove into it. You begin to look at where some of the nuts and bolts are and begin to understand where some of the money is going. He was glad to see

so many people interested. As the Mayor stated it is the citizens' money and it is the council's job to be good stewards in every facet of that discussion.

Council Member Joe Turner shared a story of when he was elected. He drove every street in Euharlee and there were 298 framed built houses in the whole city and now there is Ferguson Fields, Shaw Woods and Hunter Landing to name a few. It is unreal to him.

Mayor Worthington said the census in 1990 was 864 people. It has grown in 30 years. He remembered when Shaw Woods was a pasture. Mayor Worthington asked if there were anymore comments.

Mr. Stephens proceeded and said there would be a public hearing on December 8, 2020 at 4:00 pm. They are having that hearing at that time to comply with state law that one hearing should be before 5:00 pm. If someone is on a first 8 hour shift they could still get there at 4:00 pm. It is advertised and if the council wants to attend they may. If not, he will provide them with the recording or written feedback. The 3rd public hearing will be on December 15, 2020 which will be advertised as a called meeting instead of the regular scheduled work session.

Mayor Worthington said the state law requires them to have 3 public hearings before voting on the budget which allows those of the public to come and speak. He said they normally do not have a second meeting in December because of Christmas and this will be the only item on the agenda that night and could be a 5 minute meeting. It is a busy time of the year.

Mr. Stephens apologized but part of the reason was waiting on Council Member Free to come on board due to the circumstances.

Mr. Stephens announced that Hometown Steak and Que are scheduled to open on Friday, December 11, 2020 and he would confirm that in an email. Mayor Worthington and Council Member Turner said they did an awesome job remodeling the building.

Mr. Stephens stated the Planning and Zoning Committee continues to work hard and Mr. Reese, Planning and Zoning Director was hoping to have a 1st reading related to vehicle parking on the street. They also continue to work on Economic Development and he is grateful.

Council Member Abbott said he does not know what to expect but they can talk about updates, what to expect, timelines and opportunities.

Mr. Stephens said they are looking at the stakeholders meeting to even move up another month, but they are certainly working diligently, and the city has a good group.

Council Member Abbott said they owe something to the Euharlee Outfitters. They put 3600 people on the river which was their best season. The owner would like to stay open longer by getting help is not easy. If we can give them more and give them opportunity to get closer to the river, reduce her efforts and increase the enjoyment is what they want. Ms. Thomas was clearly supportive and they want to help her get better; they want to help all their small businesses get better.

Council Member Joe Turner motioned to adjourn the meeting. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members Abbott, Duncan, Free and Turner all voting in favor.

With no further discussion the meeting adjourned at 7:32 pm.

**CITY OF EUHARLEE**  
**PUBLIC HEARING - FY 21 PROPOSED BUDGET DISCUSSION MINUTES**  
**DECEMBER 8, 2020**

Mayor Steve Worthington called the Public Hearing to order followed by the Pledge of Allegiance.

Mayor Worthington, Council Members David Duncan, Greg Free, Joe Turner and City Manager James Stephens were present. Council Member Tim Abbott was not present.

Former Council Member Craig Guyton was present to ask questions about the FY21 Proposed Budget.

James Stephens, City Manager begin to share information about the budget to Former Council Member Guyton who requested a copy of the budget. He stated the budget had been narrowed down to the proposed Budget C from the three-options Mr. Stephens prepared for the council. He said it includes the current millage rate and a 3% increase for all fulltime staff. They anticipate being able to roll back based on the growth of the solar farm. Other than that, it continues with the same services. It shows a smaller amount for Excise Tax and TAVT which he believes to be temporary due to the pandemic. Otherwise, it is a flat budget. It does propose to use \$100,000 from fund balance. He hopes the Excise tax will exceed the budgeted amount that was impacted because so many plants in Bartow County shut down. They do not anticipate a complete shut down, but in case they do, it is budgeted at a flat amount in that category from last year.

Former Council Member Guyton asked Mr. Stephens how the LOST was affected and how many payments are not posted. Mr. Stephens answered based on the document you have there are 3 months of payments not booked. It is going to be really close to what the budgeted amount. With the decisions Governor Kemp made they really did not see the impact on that line item. They were concerned they would. Again, the Excise tax which is generated from gas and utilities was substantially down because of plants shutting down and not burning utilities. Also, the TAVT tax suffered but the sales tax, if you recall, he did not budget that with any growth, flat based on last year. All and all it had been a good year. It looks like they may even meet the budget on that line item.

Former Council Member Guyton said the economy in Bartow County was doing pretty good even though they were going through a pandemic. Mr. Stephens said the shut down held its own pretty good.

Former Council Member Guyton asked how the pandemic affected the ballpark rentals and tournaments. Mr. Stephens stated they lost out on the first six weeks of tournaments but recovered well with a good season with Perfect Games. The concession revenue exceeded based on the circumstances. The remainder of the year was booked higher than normal and they have 2021 booked going forward if the protocols put together in May hold true.

The facility rentals took a big hit and they only rented one time per weekend per facility to let any virus dissipate on its own. Those are budgeted based on that going into next year. It came out better than expected when he started to rein everything in. GMA did a tremendous job negotiating with the State of Georgia. The city received a very healthy amount of CARES Act funding and it helped tremendously and helped to stay above the 4 months of fund balance the council passed when Mr. Guyton was a Council Member. Even with a deficit budget in 2021, if they execute the budget they proposed, they should end the year with 5 1/2 months of fund balance.

Former Council Member Guyton asked if they were still full of teams that rent the park for practices and such. Mr. Stephens said they increased rentals last year. They lost a number of teams, but the profit margin went up a little bit. They still have healthy rentals but able to turn the lights off a little earlier.

Former Council Member Guyton said good work to the council. He said they always appreciated how Mr. Stephens budgeted very conservative for situations like this. He cannot believe the amount that LOST is still bringing in. He hopes it continues into 2021. Mr. Stephens said it was a very nice surprise and he continues to be shocked. They monitored it month by month and hopefully it will hold. He said the November numbers was an 18% increase over last year. The last 3 months may exceed what they had last year but it has certainly been functional and brighter than what they had feared.

Mayor Worthington asked if anyone else had anything to say. No one responded. The public hearing was closed at 4:10 pm.

**CITY OF EUHARLEE  
CALLED CITY COUNCIL MEETING and PUBLIC HEARING MINUTES  
DECEMBER 15, 2020**

Mayor Steve Worthington called the meeting to order, lead prayer and followed with the Pledge of Allegiance.

City Manager James Stephens called the roll, and the following were present: Mayor Steve Worthington, Council Members Tim Abbott, Greg Free, David Duncan and Joe Turner.

**PUBLIC HEARING – FY 2021 Proposed Budget Discussion**

Mayor Steve Worthington called a recess to the called meeting and opened the floor for the public hearing to discuss the FY 21 Proposed Budget. He asked James Stephens, City Manager if anybody signed up to speak at the hearing or if there was anybody against the FY21 Proposed Budget. Mr. Stephens stated no one signed up on the sign-in sheet. Mayor Worthington proceeded and asked if anyone had any questions. There were no questions. He also stated the three required public hearings had been held prior to adopting the Proposed FY 2021 Budget. With no further discussions the public hearing was closed and resumed to the called meeting.

**UNFINISHED BUSINESS**

**2nd Reading - FY2021 Proposed Budget - Mayor Steve Worthington**

Mayor Steve Worthington stated they have had the hearings and asked questions. He asked if anyone else had anything to say or any questions they wanted to ask. He proceeded to read the FY2021 budget totals from the budget resolution. The General Fund total \$2,095,579, SPLOST Fund, \$615,000, Euharlee Police Department Special Budget - \$42,197 and the Info. Tech Budget - \$9,225.

Council Member David Duncan motioned to adopt the FY 2021 Proposed Budget. Council Member Joe Turner seconded the motion. The motion was carried with Mayor Worthington, Council Members, Abbott, Free, Duncan, and Turner all voting in favor.

Council Member Greg Free motioned to adjourn. Council Member David Duncan seconded the motion. The motion was carried with Mayor Worthington, Council Members, Abbott, Free, Duncan, and Turner all voting in favor.

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