

City of Guyton, Georgia
CITY COUNCIL MEETING
December 12, 2023, at 7:00 P.M.



**C.D. Dean, Jr. Public Safety Complex
GUYTON GYMNASIUM
505 Magnolia Street
Guyton, GA 31312**

AGENDA

- 1. Call to Order**
- 2. Invocation and Pledge of Allegiance**
- 3. Consideration to Approve the Agenda**
- 4. Consideration to Approve the Minutes**
 - 11/14/23 Public Hearing & Regular Meeting**
 - 11/30/23 Special Called Meeting**
- 5. Reports from Staff and Committees**

Police Department	James Breletic
Fire Department	Clint Hodges
Public Works/Water/Sewer	EOM
Planning and Zoning	Lon Harden
Industrial Development	Lon Harden
Historical Commission	Lucy Powell
Leisure Services	Lula Seabrooks
Hospital Authority	Tamela Mydell
Library Board	Jim Odum
Chamber of Commerce	Hursula Pelote
Downtown Development Authority	Marshall Reiser
- 6. Public Comments (limited to agenda items only)**
- 7. New Business**
 - a. Consideration to approve \$2,918.76 for automotive repairs on the Guyton Police Department's Chevrolet Tahoe
 - b. Consideration to approve Resolution 2023-16 to adopt the 2023 Regional Hazard Mitigation Plan Update
 - c. Consideration to approve a cost-of-living adjustment (COLA)
 - d. Consideration to approve a Christmas bonus for City of Guyton employees

8. General Government

- a. Parks and Recreation Plan

9. Dates to Remember

- a. Tuesday, December 19, 2023, at 7:00pm, Planning and Zoning Commission Meeting and Public Hearing, Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312
- b. Wednesday, December 20, 2023, from 10:00am to 11:00 am, Guyton Downtown Development Authority Meeting, Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312
- c. Monday, December 25, 2023, and Tuesday, December 26, 2023, Guyton City Hall closed in observance of Christmas
- d. Monday, January 1, 2024, Guyton City Hall closed in observance of New Year's Day
- e. Tuesday, January 2, 2024, at 7:00pm, City Council Organizational Meeting, Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

10. Consideration to move from the Regular Meeting into an Executive Session referencing personnel and real estate

11. Consideration to take any action needed arising from Executive Session

12. Public Comments (limited to agenda items only)

13. Consideration to adjourn this meeting

Rules of Decorum for All Meetings

The purpose of the Rules of Decorum is to foster an atmosphere of civil and courteous discourse, even and especially when discussing contentious topics, at all meetings held by the City of Guyton.

(a) General rules applicable to all (Mayor and Council, Staff, Members of the Public)

1. Each speaker will direct his or her comments to the Mayor and or presiding officer and not to any other individual present.
2. Each speaker will refrain from personal attacks, foul or abusive language, and will maintain a civil and courteous manner and tone.
3. Each speaker will speak only about agenda items. Members of the public will be limited to 3:00 minutes speaking time.
4. Members of the audience will respect the rights of others and will not create noise or other disturbances that will disrupt or disturb persons who are addressing the Mayor and Council or Committee or Board or Commission, or members of those bodies who are speaking, or otherwise impede the orderly conduct of the meeting.

(b) Additional Rules for Members of Mayor and Council, Committees, Boards or Commissions

1. Members of Mayor and Council, Committees, Boards or Commissions will conduct themselves in a professional and respectful manner at all meetings.
2. Members of Mayor and Council, Committees, Boards or Commissions will not speak until recognized by the Mayor or presiding officer.
3. Remarks by members of Mayor and Council, Committees, Boards or Commissions will be directed to the Mayor or presiding officer and not to individuals, other Council, Committee, Board or Commission members, staff or Members of the public in attendance. Questions for staff or individuals or other Council, Committee, Board or Commission members will be directed to the Mayor or presiding officer, who will then direct the appropriate person to answer.
4. Members of Mayor and Council, Committees, Boards or Commissions are always free to criticize or question policies, positions, data or information presented. However, members of Mayor and Council, Committees, Boards or Commissions will not attack or impugn the person presenting.

(c) Enforcement

The Mayor or presiding officer has the authority to enforce each of the Rules of Decorum regarding members of the public. If any Rule is violated, the Mayor or presiding officer will give the speaker a warning, citing the Rule being violated, and telling the speaker that a second violation will result in a forfeiture of the right to speak further. The Mayor or presiding officer also may have the offending speaker removed from the meeting if the misconduct persists. The Mayor or presiding officer shall not have any power under this provision regarding a Council, Committee, Board or Commission member.



City of Guyton
City Council Public Hearing & Meeting
November 14, 2023 — 7:00 PM

MINUTES OF MEETING

Call to Order — The City of Guyton Council held a public hearing and meeting on November 14, 2023, at the City of Guyton Gymnasium, 505 Magnolia Street in Guyton. The meeting was called to order by Mayor Russ Deen at approximately 7:00 PM. Mayor Russ Deen, Mayor Pro Tem Michael Johnson, Councilmember Joseph Lee, Councilmember Hursula Pelote, and Councilmember Marshall Reiser were present at this meeting.

Additional Administrative Staff Present — City Manager Meketa Brown, City Attorney Ben Perkins, and City Clerk Fabian Mann were present.

Guest Present — The guest sign-in sheets are filed in the Office of the City Clerk.

Public hearing regarding a special use permit for a manufactured home at 97 Cemetery Road, Guyton, GA 31312

Josh Forbes appealed the Planning and Zoning Commission’s decision to deny the special use permit for a mobile home at 97 Cemetery Road, Guyton, GA 31312.

The public hearing ended at approximately 7:27 PM.

Invocation — The invocation was led by **Lon Harden**.

Pledge of Allegiance — The Pledge of Allegiance was led by **Deen**.

Consideration to approve the agenda — **Johnson** made a motion to approve the agenda with the following amendments. **Lee** seconded the motion. **Motion passed unanimously**.

- Revising Item G: “Consideration to approve Resolution 2023-14 to award Clearing and Grubbing Contract to Southeastern Earth Construction, LLC. with a bid amount of \$246,050”
- Adding Item J: “Consideration for special use permit for 97 Cemetery Road, Guyton, GA 31312”
- Adding Item K: “Consideration to nominate and select Christmas parade grand marshal”

Consideration to approve the minutes

- 10/10/23 Regular Meeting

Reiser made a motion to approve the minutes. **Pelote** seconded the motion. **Motion passed unanimously.**

Reports from Staff or Committees

Police Department	James Breletic
Fire Department	Clint Hodges
Public Works/Water/Sewer	EOM
Planning and Zoning	Lon Harden
Industrial Development	Lon Harden
Historical Commission	Lucy Powell
Leisure Services	Lula Seabrooks
Library Board	Jim Odum
Chamber of Commerce	Hursula Pelote
Downtown Development Authority	Marshall Reiser

Public comments (limited to agenda items only) —

- Jeremiah Chancey spoke regarding the annexation request at 895 Gracen Road, Guyton, GA 31312, budget amendment, and necessity of a financial advisor.

Old Business

Second reading and consideration of Ordinance 2023-10 regarding annexation and rezoning of 895 Gracen Road, Guyton, GA 31312 — Johnson made a motion to approve the ordinance. **Reiser** seconded the motion. **Motion passed unanimously.**

New Business

Consideration to approve a rectangular rapid flashing beacon at Highway 17 and 3rd Avenue — Johnson made a motion to approve the rectangular rapid flashing beacon. **Lee** seconded the motion. **Motion passed unanimously.**

First reading of Ordinance 2023-11 approving a budget amendment for fiscal year 2022/2023

Consideration to approve \$7,500 for a Comprehensive Financial Review provided by Davenport & Company, LLC — Pelote made a motion to approve \$7,500 for a Comprehensive

Financial Review provided by Davenport & Company, LLC. **Reiser** seconded the motion. **Motion passed unanimously.**

Consideration to approve \$1,000 for DDA Development Ordinance Workshop — Johnson made a motion to approve \$1,000 for DDA Development Ordinance Workshop. **Pelote** seconded the motion. **Motion passed unanimously.**

Consideration to approve Resolution 2023-12 to impose a temporary moratorium on new commercial development in the Downtown Development District — Pelote made a motion to approve the resolution. **Reiser** seconded the motion. **Motion passed unanimously.**

Consideration to approve Resolution 2023-13 establishing a Records Retention Program and adopting a Record Retention Schedule — Johnson made a motion to approve the resolution. **Pelote** seconded the motion. **Motion passed unanimously.**

Consideration to approve Resolution 2023-14 to award Clearing and Grubbing Contract to Southeastern Earth Construction, LLC. with a bid amount of \$246,050 — Lee made a motion to approve the resolution. **Johnson** seconded the motion. **Motion passed unanimously.**

Consideration to reappoint Lon Harden as Guyton’s representative to the Effingham County Industrial Development Authority — Pelote made a motion to reappoint Lon Harden as Guyton’s representative to the Effingham County Industrial Development Authority. **Reiser** seconded the motion. **Motion passed unanimously.**

Consideration to approve \$2,000 for PFAS testing of groundwater — Johnson made a motion to approve \$2,000 for PFAS testing of groundwater. **Lee** seconded the motion. **Motion passed unanimously.**

Consideration for special use permit for 97 Cemetery Road, Guyton, GA 31312 — Johnson made a motion to approve the special use permit on the condition of fencing the front, left, and right sides of the property. **Lee** seconded the motion. **Reiser, Pelote, Johnson, and Lee** voted aye. **Deen** voted nay. **Motion passed with a vote of 4-1.**

Consideration to nominate and select Christmas parade grand marshal — Johnson made a motion to nominate and select Tonas Goros as the Christmas parade grand marshal. **Lee** seconded the motion. **Motion passed unanimously.**

Dates to Remember

Wednesday, November 15, 2023 from 10:00am to 2:00pm, Guyton Downtown Development Authority Meeting and Workshop, Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

Sunday, November 26, 2023 at 6:00pm – Guyton Christmas Tree Lighting, Guyton Caboose, 310 Central Blvd., Guyton, GA 31312

Saturday, December 2, 2023 from 8:00am to 2:00pm – Guyton Winter Sale Along the Trail and Christmas Parade, Guyton Walking Trail, 310 Central Blvd., Guyton, GA 31312

Saturday, December 9, 2023 from 4:00pm to 7:00pm, A Tour of Churches, Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

Tuesday, December 12, 2023 at 5:30pm - Historical Commission Luminary Service, Ferguson/Guyton Cemeteries, Guyton, GA 31312

Tuesday, December 12, 2023 at 7:00pm - City Council Meeting, Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

Consideration to move from the Regular Meeting into an Executive Session referencing property and litigation — Pelote made a motion to move from the Regular Meeting into an Executive Session referencing property and litigation. Johnson seconded the motion. Motion passed unanimously.

Consideration to take any action needed arising from Executive Session — No action taken.

Public Comments (limited to agenda items only) — No public comments.

Consideration to Adjourn — Pelote made a motion to adjourn. Reiser seconded the motion. Motion passed unanimously. The meeting adjourned at approximately 9:00pm.

City of Guyton

Russ Deen, Mayor

Attest:

Fabian M. Mann, Jr., City Clerk



City of Guyton
City Council
Special Called Meeting
November 30, 2023 — 7:00 PM

MINUTES OF MEETINGS

Call to Order — The City of Guyton Council held a Special Called Meeting on November 30, 2023, at the City of Guyton Gymnasium, 505 Magnolia Street in Guyton. The meeting was called to order by Mayor Russ Deen at approximately 7:02 PM. Mayor Russ Deen, Mayor Pro Tem Michael Johnson, Councilmember Joseph Lee, Councilmember Hursula Pelote, and Councilmember Marshall Reiser were present at this meeting.

Additional Administrative Staff Present — City Manager Meketa Brown, City Attorney Wes Rahn, and City Clerk Fabian Mann were present.

Guest Present — The guest sign-in sheets are filed in the Office of the City Clerk.

Second reading and consideration of Ordinance 2023-11 approving a budget amendment for FY 2022/23 — Pelote made a motion to approve Ordinance 2023-11. Reiser seconded the motion. **Motion passed unanimously.**

Consideration to engage Nutter & Associates, Inc. to perform work associated with the abandonment of temporary wells and installation of new wells — Pelote made a motion engage Nutter & Associates, Inc. to perform work associated with the abandonment of temporary wells and installation of new wells. Johnson seconded the motion. **Motion passed unanimously.**

Consideration to approve Resolution 2023-15 authorizing the City of Guyton, Georgia to opt out and/or file a request for exclusion from the nationwide class settlements related to PFAS — Johnson made a motion to approve Resolution 2023-15. Lee seconded the motion. **Motion passed unanimously.**

Consideration to approve the Representation Agreement for Water Litigation and to authorize the Mayor to execute the same — Pelote made a motion to approve the Representation Agreement for Water Litigation and to authorize the Mayor to execute the same. Reiser seconded the motion. **Motion passed unanimously.**

Public Comments (limited to Agenda Items only) — No public comments.

Dates to Remember

Early Voting will be held at the Effingham County Board of Elections and Registration office located at 284 GA Highway 119 S, Springfield, GA at the following dates and times:

Monday, November 27th through Friday, December 1st from 9:00am until 5:00pm

Saturday, December 2, 2023 from 8:00am until 2:00pm – Guyton Winter Sale Along the Trail and Christmas Parade, Guyton Walking Trail, 310 Central Blvd., Guyton, GA 31312

Tuesday, December 5, 2023 from 7:00am until 7:00pm, General Runoff Election at your polling location

Saturday, December 9, 2023 from 4:00pm until 7:00pm, A Tour of Churches, Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

Saturday, December 9, 2023 from 6:00pm until 9:00pm, Historical Preservation Holiday Social, Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

Tuesday, December 12, 2023 at 5:30pm - Historical Commission Luminary Service, Ferguson/Guyton Cemeteries, Guyton, GA 31312

Tuesday, December 12, 2023 at 7:00pm - City Council Meeting, Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

Consideration to adjourn — **Pelote** made a motion to adjourn at approximately 7:20 PM. **Johnson** seconded the motion. **Motion passed unanimously.**

City of Guyton

Russ Deen, Mayor

Attest:

Fabian M. Mann, Jr., City Clerk

**STATE OF GEORGIA
CITY OF GUYTON**

Resolution 2023-16

A RESOLUTION ADOPTING THE 2023 REGIONAL HAZARD MITIGATION PLAN UPDATE

WHEREAS, the Mayor and Council of the City of Guyton recognizes the threat that natural hazards pose to people and property within the City of Guyton; and

WHEREAS, the City of Guyton has prepared a multi-hazard mitigation plan, hereby known as the Effingham County 2023 Regional Hazard Mitigation Plan Update, in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS, the Effingham County 2023 Regional Hazard Mitigation Plan Update identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in Effingham County from the impacts of future hazards and disasters; and

WHEREAS, adoption by the Mayor and Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the Effingham County 2023 Regional Hazard Mitigation Plan Update; now therefore be it

NOW THEREFOE, BE IT RESOLVED, that in accordance with the charter and ordinances of the City of Guyton, the Guyton City Council adopts the Effingham County 2023 Regional Hazard Mitigation Plan Update.

BE IT FURTHER RESOLVED, while content related to the City of Guyton may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of Guyton to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

Resolved this _____ day of December, 2023.

CITY OF GUYTON

ATTEST:

Russ Dean, Mayor

City of Guyton Parks and Recreation Plan Update

December 8, 2023



Parks and Recreation Plan Status Update

- ✓ **Host Public Meeting 1 – Establish goals, potential programming elements, expectations.**
 - Completed August 31, 2023.
- ✓ **Develop concepts based on feedback received from Meeting 1**
 - Completed September – November 2023.
- ✓ **Present concepts in Public Meeting 2 – Discuss concept plans and refine programming elements based on community needs.**
 - Completed November 6th, 2023.
- ✓ **Incorporate community feedback and refine Plan Document**
 - Completed November – December
- ✓ **Present draft Plan Document to Mayor Deen**
 - Completed December 4, 2023.
- ❑ **Mayor to present draft Plan Document during spring 2024 retreat.**
- ❑ **Incorporate final edits from Mayor and Council and release Document for publish.**



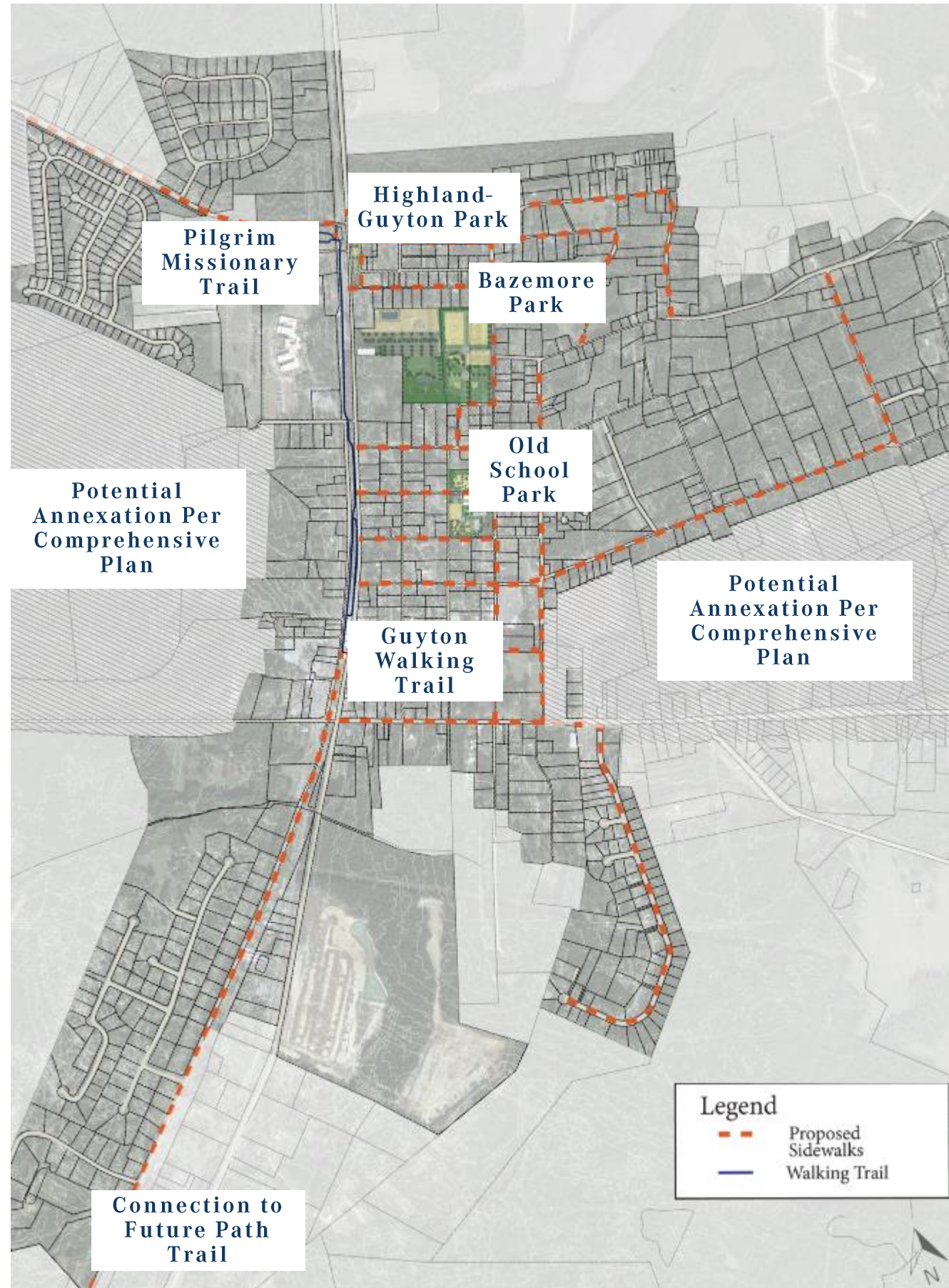
Parks and Recreation Plan Goals

Goals Established During 2 Public Meetings

- **Improve existing structured play facilities (Bazemore Park, Guyton Old School Park) and increase activity options**
 - Baseball, Basketball, Gymnasium, Tennis Courts, Splashpad, Skatepark, Pump track, Outdoor Stage/Amphitheater
- **Create natural play and recreation areas**
 - Native Plantings, Hiking, Guyton Walking Trail Connectivity to PATH + Existing Parks, Green Corridors
- **Create recreation opportunities for all age groups**
- **Prioritize safety**
 - Lighting, locations of walking and bike trails



Proposed Improvements



Existing Conditions: Highland-Guyton Park



Basketball Courts

1



Entry Sign

3



Restrooms

5



Picnic Table

2



Picnic and Grill Area

4



Playground

6



Proposed Improvements: Highland-Guyton Park



Playground	1
Pavilion and Restroom Facilities	2
Non-Paved Walking Trail with Bench Rest Areas	3
Pavilion and Restroom Facilities	4
Tennis Court	5
Pavilion	6
Pavilion	7
Basketball Court	8
Pavilion and Restroom Facilities	9
Raised Bed Community Garden	10
Garden Storage and Restroom Facilities	11

Parking Lot	12
Pedestrian Crosswalks	13



Existing Conditions: Bazemore Park



Rules Signage 1



Scoreboard 2



Entry Sidewalk 3



Tennis Courts 4



Dugouts 5



Concessions and Restroom 6



Dugouts 7



Maintenance Drive 8



Community Center 9



Proposed Improvements: Bazemore Park



Parking Lot with Bio-Retention Plantings Total Parking: 343 Spaces Note: Parking to serve potential Library, Park, YMCA childcare services and associated buildings.	1	Natural Wetland/Wooded Area to Remain	13
Future YMCA Property	2	Pond	14
Proposed Pool - Pending YMCA Development Plans	3	Future Library with Entry Plaza and Connection to Guyton Elementary School	15
Soccer Field (330' x 195')	4	Existing Building to Remain	16
Soccer Field (330' x 195')	5	On-Street Parking	17
Pavilion and Restroom Building	6	Non-Paved Walking Trail	18
Playground with Natural Berm Play Feature	7	Reading Pocket Park at Library	19
Tennis Courts	8	Paved Walking Trails/Sidewalks	20
Pavilion and Restroom Facilities	9	Existing Stream and Buffer Plantings to be Protected	21
Baseball Field (150')	10	Boardwalk Bridge Stream Crossing	22
Baseball Field (150')	11	Shady Greenspace/Lawn	23
Amphitheater with Stage	12	Pedestrian Crosswalks	24



POND



Existing Conditions: Old School Park



Entry Signage



1 Play Equipment



2 Swing Set



3

Bleachers



4 Play Equipment



5 Rules Signage



6

Proposed Improvements: Old School Park



Small Dog Park	1	Improved Entry Feature/ Porch	16
Large Dog Park	2	Pave Existing Parking	17
Non-Paved Walking Trail	3	On-Street Parking	18
Existing Trees to Remain	4	Parking - Reconfigure Existing	19
Parking/Food Truck Plaza	5	Pedestrian Crosswalks	20
Pavilion and Greenspace	6		
Open Lawn with Picnic Pavilions	7		
Basketball Court	8		
Tennis Court	9		
Restroom and Picnic Facilities	10		
Playground	11		
Picnic Pavilions	12		
Splash Pad	13		
Shade Sails	14		
Existing Gym	15		



Overall Costs and Funding Strategies

Overall Costs	
Highland Guyton Park	\$4,268,106
Bazemore Park	\$24,738,600
Old School Park	\$7,101,546
Sidewalk Improvements	\$3,760,000
TOTAL OPINION OF PROBABLE COST	\$41,748,252

Potential Funding Sources:

- National Recreation and Parks Association (NRPA)
- Land and Water Conservation Fund
- Georgia Department of Natural Resources
- Georgia Department of Transportation
- Park Pride
- PATH
- Local Tax Allocation
- Local Development Strategy Grants
- Corporate Sponsorships
- Private Donations



Next Steps

- Mayor to present draft Plan Document during spring 2024 retreat.
- Incorporate final edits from Mayor and Council and release Document for publish.

