

# City of Guyton, Georgia

*Working Together to Make a Difference*



**CITY COUNCIL MEETING - January 8, 2019**

## **MINUTES**

***ITEM OF BUSINESS***

***ACTION REQUESTED OF COUNCIL***

**1. *Call to Order***

Mayor Lariscy, 7:00pm

City Attorney Smith was a few minutes late to arrive at the Council Meeting. Councilman Goldwire asked if a list of attendees to the meeting needed to be listed on the minutes. Mayor Lariscy advised he would review, and noted on the minutes it was stated who was missing. City Clerk Bruton will list Mayor and Councilmembers in attendance for clarification moving forward.

Mayor Lariscy, Mayor Pro-Tempore Goldwire, Councilman Steve Collins, Councilman Michael Johnson, Councilman Joseph Lee, Interim City Manager Travis Grubbs, City Attorney Ray Smith, City Clerk Alison Bruton, as well as citizens were all in attendance.

**2. *Moment of Repose for Those Who Practice Some Other Faith***

A moment of repose was held for those who practice another faith.

**3. *Invocation***

An invocation was led by Lucy Powell.

**4. *Pledge of Allegiance***

The Pledge of Allegiance was led by Councilman Johnson.

**5. *Approval of Agenda***

Consideration to approve the Agenda

Councilman Collins made a motion to approve the agenda. Councilman Johnson stated that Mr. Frank Warner was in attendance of the meeting, but was not on the agenda. Councilman Collins stated Mr. Warner was contacted about not being on the agenda, and Interim City Manager Grubbs added Mr. Warner was informed more documentation was needed for Council to review prior to discussion and voting. Councilman Johnson stated he knew what Mr. Warner wanted to discuss, and Councilman Goldwire may be aware, too. Councilman Johnson provided a motion to amend the agenda to add item 12 I. Discussion regarding Holly Cove Subdivision, and item 12 J. Discussion regarding

ditches along 7th Street and Martha Drive. Councilman Goldwire seconded the motion, and the motion carried.

**6. Approval of Minutes**

Consideration to approve minutes of the December 11, 2018 City Council Meeting, December 14, 2018 City Council Meeting, and December 19, 2018 City Council Meeting

Councilman Collins made a motion to approve the minutes from December 11, 2018, seconded by Councilman Goldwire. The motion carried and the minutes were approved. Councilman Goldwire made a motion to approve the minutes from December 14, 2018, seconded by Councilman Johnson. The motion carried and the minutes were approved. Councilman Collins made a motion to approve the minutes from December 19, 2018, seconded by Councilman Johnson. The motion carried and the minutes were approved.

**7. Planning & Zoning**

No report.

**8. Leisure Services**

Ms. Diann Hicklen addressed Council for the Leisure Services Committee. She stated that everything brought to Council at the December 11, 2018 meeting was voted on at their meeting and passed. They would like the parade funds remaining in the budget moved to the Easter Egg Hunt line item. The float for the MLK Parade was also approved by the Committee. The Easter Egg Hunt will take place the same day as the Sale on the Trail event and begin around 2:30 PM or 3:00 PM. She added she is awaiting a response from Elam Egypt Church regarding assisting with the event. Ms. Hicklen continued that the Fall Festival will be held October 31, 2019.

**9. Historic Preservation**

Ms. Pearl Boynes addressed Council for the Historic Preservation Committee. She advised Council that they had received the application to move forward with a historic marker for Highland Park being an African American subdivision. She added that GSU contacted her and said a student would come to assist with the application.

**10. Other Committee Reports**

**ALL PUBLIC COMMENTS WILL BE LIMITED TO AGENDA ITEMS ONLY**

**11. Old Business**

**A. Mayor Lariscy**

Discussion, consideration and approval of purchase of city property adjacent to Ken's IGA for parking lot, retaining city right to access city infrastructure



City Attorney Smith advised he will work on the bid for the property and that an advertisement is required for two weeks. He would obtain a description from the surveyor. Councilman Johnson inquired if we would still be able to access the utilities on the property if the property was sold. City Attorney Smith advised the sale could be conditional. A discussion was had to move the final date to February 11, 2019. Councilman Collins made a motion to approve and proceed with the advertisement, seconded by Councilman Lee. Motion carried.

**B. Mayor Lariscy** Discussion regarding letter received from Effingham County regarding fire services

Mayor Lariscy advised Council that the letter was dated December 5, 2018, but that he did not receive it until after the December Council meeting. He continued that the County services did cease at the end of December. Mayor Lariscy stated that Council will need to make a motion to approve the ending of the agreement. Councilman Collins stated he did not believe that Council would need to agree because of HB 489. He added that all parties would need to be involved in any changes to the SDS. City Attorney Smith stated that when you change the agreement, further negotiation is required. Mayor Lariscy stated an agreement needs to be in place if this agreement no longer stands. Councilman Collins made a motion to table this discussion to allow time for further review of HB 489. Councilman Johnson seconded the motion, and the motion carried.

**C. Councilman Collins** Discussion regarding the fire department and HB 489

No further discussion needed.

**D. ICM Grubbs** Discussion regarding Guyton Ball Field

Interim City Manager Grubbs advised that two bids had been received to replace the fencing at the Guyton Ball Field. Hallelujah Fencing bid \$13,677.00, and Bell and Sons bid \$19,963.00. It was stated this was for residential grade fencing and not commercial grade. Bell and Sons would charge an additional \$2,348.00 for the commercial grade fencing. Hallelujah Fencing had not responded with the commercial grade pricing in time for Council. It was clarified this was for 6 foot fencing. After a discussion regarding the difference in residential and commercial grade, Councilman Lee made a motion to allow Hallelujah Fencing to provide a quote for commercial grade fencing, then proceed with the lowest bid. Councilman Collins seconded the motion, and the motion carried. A discussion regarding the use of SPLOST funds occurred following the vote.

**E. ICM Grubbs** Discussion regarding the old school gym

In regards to the windows at the gym: the current windows are about 9 foot tall. Interim City Manager Grubbs advised he is currently working to obtain bids to take out the existing windows and replace them with 5 foot windows and filling in the gap with T-11. There are two companies currently reviewing the windows to prepare bids. The



windows over the doors would require the gable roofs to be removed but could be repaired, and not replaced. In regards to the bleacher railing: JP Home Services has quoted \$3,000.00 to construct three foot walls as barriers on the bleachers and to close the gaps making additional seating. ICM Grubbs advised he has requested a quote from Bell and Sons but has not gotten a response. Citizen Pearl Boynes asked about keeping the windows the same for historical purposes, and ICM Grubbs advised the City requested a sample of the windows being put in prior to installation. Ms. Boynes then asked about a rail in the center of the bleachers. ICM Grubbs stated that would be difficult to stabilize, and the walls would act as a railing on the side. Councilman Goldwire asked if the City has compared with any other older buildings. ICM Grubbs advised he isn't aware of any comparable buildings in the area. City Attorney Smith advised he would review the use of SPLOST funds for this work. After further discussion regarding the gym, Councilman Lee made a motion to proceed with the addition of 3 foot walls for the bleachers, seconded by Councilman Collins. Motion carried.

## **12. New Business**

### **A. Mayor Lariscy**

Discussion and consideration of SDS update

Mr. Brett Bennett, City Manager from Springfield, approached Council. He stated they have applied for a \$1.2million+ grant from DCA. The issue is none of the cities are mentioned in the Economic Development portion of the SDS. They are listed in the Stipulation agreement, but not on the DCA forms. Councilman Collins stated the Resolution should include language about the stipulation agreement. There was also discussion regarding the 2010 dates on the Resolution which should be 2011, when the SDS was signed. Councilman Collins also expressed concerns with updating the agreement because the stipulation agreement currently in place was court ordered. Mr. Bennett stated the DCA forms were completed after the stipulation agreement. Councilman Collins stated he had other concerns and City Attorney Smith advised he could discuss with Councilman Collins in the next couple days. Councilman Collins added he would like to get his questions answered before moving forward. He made a motion to table the discussion. No second was made, so the motion died.

### **B. Councilman Collins**

Discussion regarding water and sewer rates in regards to Planter's fiber optic installation

Councilman Collins stated that Mayor and Council are responsible for presenting a budget to the City, and stated they needed to determine where the costs incurred due to Planter's installation of fiber optic cables would come from. There was discussion regarding this impacting the water/sewer rates. City Attorney Smith advised the fund can't make a profit but must support itself. Mayor Lariscy advised that water/sewer rates must be reviewed every year, so it could be reviewed for the next Council meeting. Councilman Johnson expressed concern saying the City is looking to add a higher rate to compensate for someone else, and added he understands it, but that he won't vote for it. Councilman Collins asked where else the money would come from. Councilman Collins added that Planter's stated the bills for damaged thus far needed to go to their



contractor for payment. He then asked if we could tell Planter's their contractor can't come back without the payment owed. City Attorney Smith stated we could not delay Planter's. Business owner Scott Thompson asked if the lines were located correctly that were damaged, and he was advised that they were in fact located correctly. Mayor Lariscy stated they would discuss again at the next Council meeting.

**C. Councilman Collins** Discussion regarding purchase of ATV for WWTP

During the construction of the WWTP, Hofstadter recommended purchasing and ATV to traverse the fields. Up to this point, Mr. Josh Collins has been using a truck, but this compacts the dirt, as well as the possibility of unsanitary material splashing up onto the truck. Councilman Johnson asked if this was in the original plan, and Councilman Collins stated that Hofstadter said it. He added that two quotes have been obtained, one for \$20,500.00 and the other for \$21,000.00. ICM Grubbs advised he would like to review both machines to see which would be the better fit. After some discussion, Councilman Goldwire made a motion to approve the purchase of an ATV up to \$21,000.00, seconded by Councilman Collins. Motion carried.

**D. Councilman Collins** Consideration of contract to hire Mike Bickley for utility locates

Mayor Lariscy asked if he and Councilman Goldwire needed to leave the room. City Attorney Smith advised they did not because the law requires the City to locate their lines. Councilman Collins stated he met with two different locators, Mr. Howard Tucker, and Mr. Mike Bickley. Councilman Collins added that the quote from Mr. Bickley was lower than Mr. Tucker and Mr. Bickley offered another service to map the city as he located for future use. He also added that Mr. Bickley was the original locator hired by Planters. Planter's has advised they would like to begin boring on January 21, 2018. Mr. Bickley stated he would need at least one week in advance to begin locating. Mayor Lariscy advised Council that the quote containing locate and cost information from Mr. Bickley was included in their packets and a moment was taken for Council to review. Councilman Goldwire made a motion to proceed with hiring Mike Bickley, seconded by Councilman Johnson. Motion carried.

**E. Councilman Collins** Discussion regarding water tank reports

Councilman Collins stated he would like to hire Wesley Parker to review the reports received regarding work needed on the City water towers and determine the work that is needed. Councilman Johnson stated the City should be under a contract for the water towers. Councilman Collins stated that was a specific contract that is over. Mayor Lariscy agreed with having Mr. Parker determine the work to be completed based on the reports, stating the company that gave the reports wants to do the work. Mr. Parker would give an unbiased report on what needs to be completed versus extra work that isn't needed. Councilman Johnson stated the City should hire another tank company to come in and give a report instead of the Engineer. Business owner Scott Thompson agreed with having an unbiased party review the report. Councilman Goldwire asked



why the City had to have the report, and Councilman Collins stated it is required by EPD each year. Councilman Lee asked who was used for the inspection last year, and was told Pittsburg Tanks, the same company who did the report this year. Mayor Lariscy recommended an unbiased inspection by Wesley Parker, then bidding out what he recommended and proceeding with the lower bid. Councilman Goldwire clarified that reading through the report, Mr. Parker would be able to say “yes, you need that,” or “no, you don’t need that.” Councilman Collins stated that was correct. Councilman Goldwire then asked if he had the expertise to do this. Councilman Collins stated he is not a tank company, but he does have the expertise. Councilman Collins made a motion to have Wesley Parker review the reports and inspect the tanks to verify the findings by Pittsburg Tanks and make a recommendation. Mayor Lariscy seconded the motion. Councilman Goldwire asked if there was an estimate on how much it would cost for Mr. Parker to review. Councilman Collins stated he bills by the hour, but Council could put a cap on his time. After further discussion, Councilman Collins withdrew his motion and made another motion to table. The motion to table was seconded by Councilman Goldwire, and the motion carried.

**F. Councilman Collins**                      Discussion regarding timber sales from WWTP

Councilman Collins stated this is in preparation for expanding the sprayfields at the WWTP to meet our capacity needs. Councilman Johnson asked if there was an idea of when this would happen, and Councilman Collins stated as soon as possible. He added that Wesley Parker is working with the EPD, and Mayor Lariscy added there is new construction happening in the City. Councilman Lee stated they were not told how much was received for the last timber sales. Mayor Lariscy stated the City did not receive what should have been received, and that was due to Hofstadter. Councilman Johnson asked how many acres the expansion property is, and Councilman Collins advised it is approximately 100 acres. Councilman Johnson suggested hiring an individual to be onsite to count the loads. Councilman Collins stated this would be an open bid, by the ton, and needs to be moved in an expedited manner. Councilman Johnson made a motion to approve if we have an individual onsite to count the loads, seconded by Councilman Lee. Motion carried.

**G. Mayor Lariscy**                                      Discussion and setting of 2019 Qualifying fees for upcoming municipal election

Mayor Lariscy announced the 2019 Qualifying fees. The fees are \$108.00 for the Mayor’s seat, and \$72.00 for Councilman Post #1 and Post #2. Councilman Johnson made a motion to approve the fees, seconded by Councilman Lee. Motion carried.

**H. ICM Grubbs**                                      Discussion and consideration of building permit fee schedule

There was lengthy discussion regarding the current fees for the City of Guyton in comparison to Effingham County and surrounding areas. The proposed fees would ease the financial strain to our citizens on smaller projects, and has an increase in new construction projects, but still leaves us lower than the surrounding areas. ICM Grubbs



requested approving the new fees effective 2/1/19 to allow time to alert builders to the change. Councilman Goldwire made a motion to move forward, seconded by Councilman Johnson. Motion carried.

**I. Frank Warner**

Discussion regarding Holly Cove Subdivision

Mr. Frank Warner said that in 2008 the Holly Cove subdivision was approved, and in 2010 the water infrastructure was run to the subdivision, and the subdivision was set up for septic systems. Mr. Warner stated he needed the City to accept the roads so construction could begin. Councilman Collins asked if Mr. Warner installed the water lines or if the City did, and Mr. Warner replied that he did. Councilman Collins stated the subdivision was originally designated R-1, but Mr. Warner had requested R-3 later. Mr. Warner stated they had requested R-3 to build fourplex housing. Councilman Collins stated that approval was contingent on City sewer being run to the subdivision, which didn't happen. Mr. Warner stated that was correct, but they no longer want to build fourplex housing, but single family homes. Councilman Collins stated the current Council could not override the previous Council's decision without a motion and vote. It was stated if the lots run 200 feet or less from our sewer system, then they must connect to it and not use septic. Currently, there is no sewer system in the subdivision. ICM Grubbs asked when Guyton approves a plat, do they not automatically accept the roads. City Attorney Smith stated no. After some discussion Councilman Collins added that the developers install the water and sewer lines, then it comes to the City and once we sign, it becomes part of the City, but there is still a one year warranty after that point. Councilman Collins added the infrastructure does run within 200 feet of the subdivision, so the developer would have to install sewer lines. After further discussion, Mr. Warner stated he would have a letter prepared for the streets, water, and sewer and have an engineer put together plans for the sewer. ICM Grubbs stated he would be in contact with him. No further action was needed at this time.

**J. Frank Warner**

Discussion regarding ditch cleanout

Mr. Warner presented a quote to Council for repairs to the Del-a-rae subdivision, but ICM Grubbs said he would contact him regarding that topic separately. Mr. Warner then said he had a quote to re-dig ditches, and make sure there is proper drainage. Councilman Goldwire asked what Mr. Warner was talking about. Mr. Warner stated ditches around Guyton. His quote is \$18 per foot. ICM Grubbs stated he wasn't sure how deep they would be able to go due to the 6" water lines in the area of 7th Street and Martha. Mr. Warner stated he would call for locates. Councilman Collins asked how many feet of ditches they are planning to dig out. Councilman Johnson named a few streets and approximate footage. Councilman Collins stated the City should determine the actual footage first, then list it out for bids. Councilman Johnson stated if the work is less than \$10,000, then the City doesn't need to bid. Councilman Collins stated you would need to know the exact footage to determine if the total would be less than \$10,000.00. ICM Grubbs stated he would work with Councilman Johnson to determine the exact footage.



## ***Reports from Committees***

Legal City Attorney Smith  
Requested to present in executive session.

Finance & Taxes Councilman Goldwire  
Councilman Goldwire gave the financial report.

Streets & Lanes Councilman Johnson  
Councilman Johnson stated he would get with ICM Grubbs regarding the LMIG program. He also included photos from Crossgate in the packets for Council to review of roads in need of repair. He added he believes this area is still the responsibility of the developer. City Attorney Smith advised we most likely own the roads as they aren't listed as a private road. He added that it needs to be looked into. Ms. Pearl Boynes asked about beautification of the roundabout; adding plants or flowers. Councilman Goldwire asked about getting a crew from the County to assist with Brogdon and Powell Roads. Councilman Collins asked how that would work with our SDS, and Councilman Johnson added they still need to assist with roads because school buses hit the low hanging branches.

Water & Sewage Councilman Collins  
Councilman Collins stated everything is going well with water and sewer.

Recreation & City Property Councilman Lee  
Councilman Lee stated everything is going the right direction with recreation.

Public Safety Director of Public Safety Kenneth McDonald  
Sgt. Coppola gave the public safety report for the Police Department and Fire Department. Councilman Collins requested an item for the next agenda to discuss funding for the fire department.

### ***14. Dates to Remember***

Monday, January 21 - City Hall Closed, Martin Luther King, Jr. Day  
Wednesday, February 6, 4pm - Guyton Municipal Court  
Monday, February 11, 7pm - Leisure Service Meeting  
Tuesday, February 12, 7pm - City Council Meeting

### ***15. Adjournment from Regular Session into Executive Session***

Councilman Johnson made a motion to adjourn, seconded by Councilman Collins.  
Motion carried.

### ***16. Executive Session (as needed)***

Executive session was held to discuss litigation and personnel.

### ***17. Adjournment of Executive Session back into Regular Session***

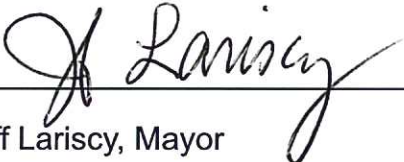
A motion to return to open session was made by Councilman Goldwire, seconded by Councilman Johnson. Motion carried.




A motion was made to condemn the property at 113 W Central Blvd. due to blight was made by Councilman Goldwire, seconded by Councilman Johnson. Motion carried.

**18. Adjournment**

A motion to adjourn was made by Councilman Collins, seconded by Councilman Johnson. Motion carried and the meeting was adjourned.

  
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Jeff Lariscy, Mayor



  
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Alison Bruton, City Clerk