

**City of Guyton, Georgia  
City Council Meeting  
April 9, 2024 at 7:00 P.M.**



**Guyton City Hall  
310 Central Boulevard  
Guyton, GA 31312**

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**AGENDA**

**1. Call to Order**

**2. Invocation and Pledge of Allegiance**

**3. Consideration to Approve the Agenda**

**4. Consideration to Approve the Minutes**

☉ 03/12/24 Regular Meeting

**5. Reports from Staff and Committees**

☉ Police Department	Joseph Coppola
☉ 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
☉ Downtown Development Authority	Miller Bargeron, Jr.

**6. Issuance of Proclamations**

☉ Designating April 2024 as Fair Housing Month  
☉ Designating April 2024 as Child Abuse Prevention Month

**7. New Business**

- A. First reading of Ordinance 2024-02 amending the City of Guyton Zoning Ordinance
- B. Consideration to approve Resolution 2024-13 authorizing acceptance of the Dedication of Road Rights of Way and Associated Improvements in the Summer Place Subdivision
- C. Consideration to approve the City of Guyton Parks and Recreation Plan

- D. Consideration to approve the expenditure of \$1,275.00 for a cost study to add elected officials to the City of Guyton's employee retirement plan
- E. Consideration to approve an expenditure of \$19,300.00 from SPLOST for water meters
- F. Consideration to approve the expenditure of \$19,775.00 for leadership and employee training provided by Mindset Integration Global
- G. Consideration to approve the expenditure of \$129,196.83 from SPLOST to remit payment to the Georgia Department of Transportation for the installation of water and sewer facilities associated with the construction of the roundabout at the intersection of Highway 119/Central Boulevard and Highway 17/Springfield Avenue
- H. Consideration to approve finalist as Chief of Police for the Guyton Police Department

## **8. Dates to Remember**

- ☉ Wednesday, April 17, 2024, Downtown Development Authority Meeting at 10:00 A.M. — Guyton City Hall, 310 Central Boulevard, Guyton, GA 31312
- ☉ Saturday, April 20, 2024, Spring Sale Along the Trail & Earth Day Festival from 8:00 A.M. until 2:00 P.M. — Guyton Walking Trail, 310 Central Boulevard, Guyton, GA 31312
- ☉ Tuesday, April 23, 2024, Planning and Zoning Public Hearing and Meeting at 7:00 P.M. — Guyton City Hall, 310 Central Boulevard, Guyton, GA 31312
- ☉ Wednesday, April 24, 2024, American Red Cross Blood Drive from 1:00 P.M. until 6:00 P.M. — Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312
- ☉ Thursday, April 25, 2024, Bingo at 11:00 A.M. — Leisure Services Room, 505 Magnolia Street, Guyton, GA 31312
- ☉ Saturday, April 27, 2024, Trash Amnesty Day from 8:00 A.M. until 1:00 P.M. — Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312
- ☉ Thursday, May 9, 2024, Bingo at 11:00 A.M. — Leisure Services Room, 505 Magnolia Street, Guyton, GA 31312
- ☉ Tuesday, May 14, 2024, Guyton City Council Meeting at 7:00 P.M. — Guyton City Hall, 310 Central Boulevard, Guyton, GA 31312

## **9. Consideration to Adjourn**

## **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 City Council, Staff, Members of the Public)**

- 1) Each speaker should refrain from personal attacks, foul or abusive language, and will maintain a civil and courteous manner and tone.
- 2) During designated times for members of the public to speak, members of the public will be permitted 10 minutes to discuss topics. After 10 minutes of discussion on a topic, members of the public will be limited to 3:00 minutes speaking time. The Mayor or presiding officer shall have the authority to grant additional speaking time. Notwithstanding the foregoing, during public hearings involving zoning decisions, members of the public will have no less than 10 minutes to speak in favor, and no less than 10 minutes to speak in opposition.
- 3) 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 Mayor and City Council, Committees, Boards or Commissions**

1. The Mayor and City Council, Committees, Boards, Authorities, or Commissions will conduct themselves in a professional and respectful manner at all meetings.
2. Questions for staff or individuals or other Council, Committee, Board or Commission members will be directed to the appropriate person to answer. Members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions will attempt to answer or address questions presented one at a time without attempting to talk over another member.
3. Members of the Mayor and City Council, Committees, Boards, Authorities, or Commissions are always free to criticize or question policies, positions, data, or information presented. However, members of the Mayor and City Council, Committees, Boards, Authorities, 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 Meeting  
March 12, 2024 — 7:00 PM**

**MINUTES OF MEETING**

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**Call to Order** — The City of Guyton Council held a City Council Meeting on March 12, 2024, at the City of Guyton City Hall, 310 Central Boulevard in Guyton. The meeting was called to order by Mayor Andy Harville at approximately 7:00 PM. Mayor Andy Harville, Mayor Pro Tem Michael Johnson, Councilmember Jeremiah Chancey, Councilmember Theodore Hamby, and Councilmember Joseph Lee were present at this meeting.

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

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

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

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

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

- ⊗ Omitting Item 7, Letter G: Consideration to approve an agreement with 120Water to develop a preliminary service line inventory for \$6,500.00
- ⊗ Adding: Executive Session referencing personnel

**Consideration to Approve the Minutes** — **Johnson** made a motion to approve the minutes of the following meeting. **Hamby** seconded the motion. **Motion passed unanimously**.

- ⊗ 02/13/24 Regular Meeting
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**Reports from Staff or Committees**

- |                            |                |
|----------------------------|----------------|
| ⊗ Police Department        | Joseph Coppola |
| ⊗ Fire Department          | Clint Hodges   |
| ⊗ Public Works/Water/Sewer | EOM            |
| ⊗ Planning and Zoning      | Lon Harden     |
| ⊗ Industrial Development   | Lon Harden     |
| ⊗ Library Board            | Jim Odum       |





## **New Business**

### **First reading of Ordinance 2024-01 establishing a downtown overlay district**

**Consideration to approve Resolution 2024-12 establishing the “Travel Expenditure Policy” — Johnson made a motion to approve Resolution 2024-12. Lee seconded the motion. Motion passed unanimously.**

**Consideration to approve and advertise the Guyton Police Department Chief of Police job description including the responsibility of overseeing the Code Enforcement Department— Lee made a motion to approve and advertise the job description. Johnson seconded the motion. Motion passed unanimously.**

**Consideration to approve the 2024 City of Guyton Calendar of Events — Chancey made a motion to approve the 2024 City of Guyton Calendar of Events. Johnson seconded the motion. Motion passed unanimously.**

**Consideration to update and approve the Guyton Police Department Chief of Police job description — Johnson made a motion to update and approve the Guyton Police Department Chief of Police job description. Hamby seconded the motion. Motion passed unanimously.**

**Discussion of proposal to accept dedication of roads within Summer Place subdivision — Chancey recused himself from the discussion due to a potential conflict of interest.**

**Consideration to approve the expenditure of \$8,744.43 for Christmas decorations — Lee made a motion to approve the expenditure of \$8,744.43 for Christmas decorations. Johnson seconded the motion. Motion passed unanimously.**

**Consideration to engage vendor for portable restroom services for city-sponsored events for the 2024 calendar year — Chancey made a motion to table the item. Johnson seconded the motion. Motion passed unanimously.**

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## **Dates to Remember**

Wednesday, March 20, 2024, Downtown Development Authority (DDA) Meeting at 10:00 A.M. — Guyton City Hall, 310 Central Boulevard, Guyton, GA 31312

Thursday, March 21, 2024, Bingo at 11:00 A.M. — Leisure Services Room, 505 Magnolia Street, Guyton, GA 31312



Thursday, March 21, 2024, Guyton DDA and Effingham County Chamber of Commerce Business After Hours from 5:30 P.M. until 7:30 P.M. — Guyton Gymnasium, 505 Magnolia Street, Guyton, GA 31312

Tuesday, March 26, 2024, Planning and Zoning Meeting at 7:00 P.M. — Guyton City Hall, 310 Central Boulevard, Guyton, GA 31312

Thursday, April 4, 2024, Bingo at 11:00 A.M. — Leisure Services Room, 505 Magnolia Street, Guyton, GA 31312

Tuesday, April 9, 2024, Guyton City Council Meeting at 7:00 P.M. — Guyton City Hall, 310 Central Boulevard, Guyton, GA 31312

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**Consideration to move from the Regular Meeting into an Executive Session referencing personnel — Johnson** made a motion to move into Executive Session. **Hamby** seconded the motion. **Motion passed unanimously.**

**Consideration to take any action needed arising from Executive Session — Johnson** made a motion to accept the resignation of City Manager Meketa Brown effective April 12, 2024. **Hamby** seconded the motion. **Motion passed unanimously.**

**Consideration to Adjourn — Johnson** made a motion to adjourn. **Chancey** seconded the motion. **Motion passed unanimously.**

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City of Guyton

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Andy Harville, Mayor

Attest:

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Fabian M. Mann, Jr., City Clerk

# CITY OF GUYTON

## PROCLAMATION

Designating April 2024 as Fair Housing Month

April 2024  
Guyton, Georgia

**WHEREAS**, The Fair Housing Act, enacted on April 11, 1968, enshrined into federal law the goal of eliminating racial segregation and ending housing discrimination in the United States; and

**WHEREAS**, The Fair Housing Act prohibits discrimination in housing based on race, color, religion, sex, familial status, national origin, and disability, and commits recipients of federal funding to affirmatively further fair housing in their communities; and

**WHEREAS**, The City of Guyton is committed to the mission and intent of Congress to provide fair and equal housing opportunities for all; and

**WHEREAS**, Our social fabric, the economy, health, and environment are strengthened in diverse, inclusive communities; and

**WHEREAS**, More than fifty years after the passage of the Fair Housing Act, discrimination persists, and many communities remain segregated; and

**WHEREAS**, Acts of housing discrimination and barriers to equal housing opportunity are repugnant to a common sense of decency and fairness.

**NOW THEREFORE**, The City of Guyton Mayor and Council do hereby declare April 2024 as Fair Housing Month.

Fair Housing Month

The City of Guyton is an inclusive community committed to fair housing, and to promoting appropriate activities by private and public entities to provide and advocate for equal housing opportunities for all residents and prospective City residents.

On this 9<sup>th</sup> day of April 2024

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Andy Harville, Mayor

# CITY OF GUYTON

## PROCLAMATION

Designating April 2024 as Child Abuse Prevention Month

April 2024  
Guyton, Georgia

**WHEREAS**, Children are our most valuable resource, and they are also our most vulnerable. All of Georgia's children have a right to be safe and an opportunity to thrive, learn, and grow in an environment that fosters healthy development; and

**WHEREAS**, Child abuse and neglect can be prevented by supporting and strengthening Georgia's families, thus preventing the far-reaching effects of abuse and neglect and providing the opportunity for children to develop healthy, trusting family bonds and, consequently building the foundations of communities; and

**WHEREAS**, Positive childhood experiences (PCES) — like loving caregivers and safe, stable, and nurturing relationships — can help mitigate trauma and the negative impact of adverse childhood experiences (ACES) to promote the social, emotional, and developmental wellbeing of children; and

**WHEREAS**, Effective child abuse prevention strategies succeed because of partnerships created within communities among citizens, human service agencies, schools, faith communities, healthcare providers, civic organizations, law enforcement agencies, and the business sector, inspiring action from expected and unexpected partners in prevention; and

**WHEREAS**, By providing a safe, stable, and nurturing environment for our children, free of violence, abuse, and neglect, we can ensure that Georgia's children have access to the support they need to grow to their full potential as the next generation of leaders, helping to secure the future of this state and nation;

**NOW THEREFORE**, The City of Guyton Mayor and Council do hereby declare April 2024 as Child Abuse Prevention Month.

On this 9<sup>th</sup> day of April 2024

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Andy Harville, Mayor

**CITY OF GUYTON  
STATE OF GEORGIA**

**ORDINANCE NO. 2024-02**

**AN ORDINANCE BY THE MAYOR AND COUNCIL FOR THE CITY OF GUYTON TO AMEND THE CITY OF GUYTON, GEORGIA ZONING ORDINANCE; TO PROVIDE FOR NOTICE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, the duly elected governing authority of the City of Guyton, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government;

**WHEREAS**, the Mayor and Council have authority to amend the City of Guyton, Georgia Zoning Ordinance from time to time and where necessary to maintain adequate regulations;

**WHEREAS**, the duly elected governing authority of the City of Guyton, Georgia hereby resolve to amend the City of Guyton, Georgia Zoning Ordinance; and

**NOW THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GUYTON**, in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

**Section 1.** Article 6 – Intent of Land Use Districts and Specific Land Use District Regulation, Section 604 shall be amended in its entirety to now read as follows:

**Section 604. R-4, Single Family Residential District**

District Intent

The intent of this district is to provide distinct areas within the city where single family dwellings are allowed by right and single-family manufactured housing are allowed on a special permit use basis. It is intended that R-4 land use districts be limited to those areas of the city where manufactured homes and single-family dwellings have historically existed together but where single-family dwellings are the dominant housing type.

A. Uses Permitted

The following uses shall be permitted in the R-4, single Family Residential District:

- (1) Single family dwellings; except that single family residences are not required to meet the standard listed in Section 601(D)(5);
- (2) Parks and playgrounds;
- (3) Country clubs and golf courses;
- (4) General purpose farm or garden, but not the keeping of poultry or non-domestic animals;

- (5) Accessory uses and structures; and
- (6) Home business offices.

**B. Special Permit Uses**

The following uses may be permitted in accordance with the provisions contained in Article Ten, and if any additional conditions which may be required are met:

- (1) Manufactured houses (subject to O.C.G.A. § 36-66-7);
- (2) Modular homes (subject to O.C.G.A. § 36-66-7);
- (2) Public and private schools;
- (3) Public buildings and utilities;
- (4) Churches;
- (5) Day care centers and kindergartens;
- (6) Clubs, lodges, or fraternal organizations;
- (7) General purpose farm or garden that includes the keeping of poultry or non-domestic animals;
- (8) Home occupation.

**C. Area Regulations**

Unless otherwise specified in this ordinance, uses permitted in the R-4, Single Family Residential District shall conform to the following requirements:

- (1) Minimum lot area for uses other than manufactured houses: 0.5 acres;
- (2) Minimum lot area for manufactured houses: 1 acre;
- (3) Minimum lot width at the building line: 75 feet;
- (4) Minimum front yard setback from street: 25 feet;
- (5) Minimum side yard, setback from street: 25 feet, setback from other property line: 10 feet;
- (6) Minimum rear yard, setback from street: 25 feet; setback from other property line: 15 feet;
- (7) Maximum percentage of lot coverage: 30%;
- (8) Maximum building height: 35 feet.

**Section 2.** Article 12 – Amendments to the Zoning Ordinances, Section 1205 shall be amended in its entirety to now read as follows:

**Section 1205. Public Hearings, Public Hearing Procedure, and Rezoning Standards**

**(1) Required Public Hearings**

No official action shall be taken on any proposed zoning amendment unless a public hearing has been held. The public hearing shall be conducted by the Planning and Zoning Commission.

(2) Procedure for Calling a Public Hearing

(a) Prior to scheduling of the required public hearing, applicants shall first complete all submission requirements provided by the Planning and Zoning Director (e. g., forms, deeds, maps, etc.) Incomplete applications shall not be processed. There shall be no amendment made to the application once submitted.

(b) The Planning and Zoning Director shall then notify the applicant of the date, time, and place of the required public hearing. Notice of such hearing shall be provided via mail to the owner of the property that is the subject of the proposed action at least 15 days prior to the hearing.

(c) At least 15, but not more than 45, days prior to scheduled public hearings, the Planning and Zoning Director shall publish in the newspaper of general circulation, notice of the date, time, place, and purpose of the public hearing.

(d) If a zoning amendment is for the rezoning of property, the public notice shall also include: (1) the location of the property; (2) the present zoning classification of the property; and (3) the proposed zoning of the property.

(e) Not less than 15 days prior to the date of a public hearing, the Planning and Zoning Director shall post in a conspicuous location on the property in question a sign which shall contain information regarding the proposed rezoning (specifically, the date, time, place, and purpose of the public hearing).

(f) No official action shall be taken on a proposed amendment by the City Council until after the required public hearings have been conducted.

(g) The primary goal of conducting public hearings on proposed zoning amendments shall be to solicit pertinent factual information which will be beneficial in helping the Planning and Zoning Commission and the City Council evaluate the merits of each specific proposed amendment.

(3) Notice to Property Owners.

The Planning and Zoning Commission shall give notice of the date, time, place, and purpose of public hearings to be held by it on proposed amendments or supplements by mail to the owners of all properties abutting any part of the property proposed to be changed. The failure to notify as provided in the Section shall not invalidate any recommendations adopted hereunder.

(4) Action on Planning and Zoning Commission.

The Planning and Zoning Commission may recommend that the application be granted as requested, or it may recommend a modification of the zoning amendment requested in the application, or it may recommend that the application not be granted. These recommendations shall then be certified to the City Council.

(5) Action of the City Council.

The City Council shall consider the recommendations of the Planning and Zoning Commission and vote on the proposed amendment to the text or map of the Zoning Ordinance after the Planning and Zoning Commission's public hearing. If the proposed amendment is not recommended by the Planning and Zoning Commission, the favorable vote of a majority of the entire membership (3 of 4 members) of the City Council shall be required to make the amendment effective. The applicant and others so requesting shall receive notice of the decision of the City Council through the Planning and Zoning Director.

(6) Conditions of Zoning Amendments.

Upon consideration of the standards listed below, the Planning and Zoning Commission may recommend and the City Council may require such conditions, in addition to those required by other provisions of this Ordinance. Violation of any of those conditions shall be a violation of this Ordinance. Such conditions may include, but are not limited to, specifications for: type of landscaping/vegetation, increased setbacks and yards, specified sewage disposal and water supply facilities, hours of operation, operational controls, professional inspection and maintenance, sureties, location of piers, docks, parking and signs, and types of construction.

(7) Denial of Rezonings.

If the decision of the City Council is to deny the rezoning of property, then the same property may not again be considered for rezoning until the expiration of at least six (6) months immediately following the denial of the rezoning by the City Council.

(8) Action by City to Rezone Property to Original Zoning.

When an amendment (rezoning) has been granted for a parcel of land on request by the owner or his agent and no building permit has been applied for within twelve (12) months of the date of the rezoning, the Planning and Zoning Director will initiate action to rezone the parcel to its original zoning. The procedures in this article shall be followed, except that no fees shall be paid.

(9) Procedure for Conducting a Public Hearing

(a) All public hearings on zoning amendments shall be chaired by either the Chairman of the Planning and Zoning Commission or the Mayor of Guyton or their designees.

(b) A secretary shall record the proceedings of the public hearing. If requested by any party, verbatim transcripts of the public hearing can be prepared, but only if requested and purchased in advance by the requesting party.

(c) The record of the public hearing and all evidence submitted at the public hearing shall be recorded as such and become a permanent part of the particular zoning amendment's file.

(d) The Chairman of the Planning and Zoning Commission or his or her designee shall preside at the public hearing and shall identify speakers, maintain order, and conduct the public hearing.

(e) The process to be followed in conducting these hearings shall be as follows:

1. The presiding officer shall open the hearing by setting the specific zoning amendment being considered at the public hearing.

2. Speakers at the public hearing shall be allowed no less than ten (10) minutes per side for the presentation of data, evidence, and opinions, provided, however, that the presiding officer may at his or her discretion elect to extend this time period equally to proponents and opponents. .

3. The presiding officer shall recognize the individual parties wishing to testify or present evidence and allow them to present this information.

4. Once all parties have concluded their testimony, the presiding officer shall adjourn the public hearing.

(10) Zoning Amendment Criteria



The following factors will be used to determine whether the rezoning is appropriate:

- (a) Whether the rezoning is a logical extension of a zoning boundary which would improve the pattern of uses in the general area;
  - (b) Whether the rezoning is an illogical extension of a zoning boundary;
  - (c) Whether the rezoning is likely to lead to neighborhood deterioration, the spread of blight, and requests for additional zoning of a similar nature which would expand the problem;
  - (d) Whether the rezoning would result in spot zoning or generally be unrelated to either existing zoning or the pattern of development of the area;
  - (e) Whether the rezoning would create traffic which would traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards;
  - (f) Whether the rezoning conforms to the general expectations for population growth and distribution;
  - (g) Whether the rezoning would limit options for the acquisitions of future planned public facility sites, roads, open-space, etc.;
  - (h) Whether the rezoning would result in major changes in existing levels of public service, and/or fiscal stability;
  - (i) Whether the rezoning would achieve short term goals at the expense of long-term development goals;
  - (j) Whether the rezoning will adversely affect property values in the adjacent areas;
  - (k) Whether the rezoning will have an adverse physical impact on surrounding properties;
  - (l) Whether there are substantial reasons why the property cannot be used in accordance with its present zoning classification; and
  - (m) Whether the rezoning conforms to policies and recommendations contained in the Guyton and/or Effingham County Comprehensive Plan.
- A negative finding on one or more of these criteria shall not preclude approval of a rezoning.

**Section 3.** If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

**Section 4.** This ordinance shall become effective immediately upon its adoption by the City Council.

**Section 5.** All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF GUYTON**

\_\_\_\_\_  
ANDY HARVILLE, Mayor

**ATTEST:**

\_\_\_\_\_  
FABIAN MANN, City Clerk

**CITY OF GUYTON  
STATE OF GEORGIA**

**RESOLUTION NUMBER 2024-13**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF GUYTON, GEORGIA TO AUTHORIZE ACCEPTANCE OF THE DEDICATION OF ROAD RIGHTS OF WAY AND ASSOCIATED IMPROVEMENTS IN THE SUMMER PLACE SUBDIVISION.**

**WHEREAS**, the Mayor and Council of the City of Guyton, Georgia (the “City”) is authorized pursuant to O.C.G.A. § 32-3-3 to accept donations, transfers, or devises of land from private persons provided that such land is suitable for present or future public road purposes;

**WHEREAS**, The Lee Group LLC wishes to dedicate to the City certain roads and rights of way for public use, including all street, sidewalk, and curb improvements located thereon;

**WHEREAS**, the City finds that acceptance of said roads and rights of way is in the best interest of the City and its citizens;

**BE IT RESOLVED**, it is hereby ordained by the governing authority of the City of Guyton, Georgia that the City of Guyton, Georgia accepts the Warranty Deed of Dedication of Road Rights of Way and Associated Improvements, attached hereto as Exhibit 1 and incorporated herein by reference, and authorizes the Mayor of the City of Guyton to execute same.

SO RESOLVED, this \_\_\_ day of April, 2024.

**CITY OF GUYTON**

\_\_\_\_\_  
Andy Harville, Mayor

**ATTEST:**

\_\_\_\_\_  
Fabian Mann, City Clerk

# **EXHIBIT 1**

Return to: Benjamin M. Perkins  
Oliver Maner LLP  
P.O. Box 10186  
Savannah, GA 31412

STATE OF GEORGIA            )  
  )  
COUNTY OF EFFINGHAM    )

**WARRANTY DEED  
OF DEDICATION OF ROAD RIGHTS OF WAY AND ASSOCIATED IMPROVEMENTS**

THIS INDENTURE made this \_\_\_\_ day of \_\_\_\_\_, 2024, by and between THE LEE GROUP LLC, hereinafter referred to as “Grantor”, and CITY OF GUYTON, GEORGIA, a political subdivision of the State of Georgia, hereinafter referred to as “Grantee.” The words “Grantor” and “Grantee” include their respective heirs, successors, and assigns where the context requires or permits.

**WITNESSETH:**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars in hand paid and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor, has, and hereby does, grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee:

Those roads and rights-of-way shown on that certain plat recorded on May 15, 2006, in the Clerk of Court for the Superior Court of Effingham County, Georgia in Plat Book C124 at Page A1. Said plat being attached hereto as Exhibit A and incorporated in this Deed as if set forth herein verbatim.

Those roads and rights-of-way shown on that certain plat recorded on December 18, 2018, in the Clerk of Court for the Superior Court of Effingham County, Georgia in Plat Book 28 at Page 450. Said plat being attached hereto as Exhibit B and incorporated in this Deed as if set forth herein verbatim.

Those roads and rights-of-way shown on that certain plat recorded on December 18, 2018, in the Clerk of Court for the Superior Court of Effingham County, Georgia in Plat Book 28 at Page 451. Said plat being attached hereto as Exhibit C and incorporated in this Deed as if set forth herein verbatim.

Those roads and rights-of-way shown on that certain plat recorded on May 19, 2020, in the Clerk of Court for the Superior Court of Effingham County, Georgia in Plat Book 28 at Page 799. Said plat being attached hereto as Exhibit D and incorporated in this Deed as if set forth herein verbatim.

Those roads and rights-of-way shown on that certain plat recorded on May 19, 2020, in the Clerk of Court for the Superior Court of Effingham County, Georgia in Plat Book 28 at Page 800. Said plat being attached hereto as Exhibit E and incorporated in this Deed as if set forth herein verbatim.

This deed is given to dedicate the described roads and rights of way to public use, including all street, sidewalk, and curb improvements thereon, including but not limited to streetlights. See Guyton Code of Ordinances § 7-4-5.

**TO HAVE AND TO HOLD** said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the Grantee and the heirs, legal representatives, successors and assigns of Grantee, forever, in FEE SIMPLE.

**GRANTOR SHALL WARRANT** and forever defend the right and title to said tract or parcel of land unto the Grantee and the heirs, legal representatives, successors and assigns of Grantee, against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year first above written.

*[signature page to follow]*

GRANTOR:  
THE LEE GROUP, LLC

\_\_\_\_\_  
By:  
Its:

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
(Notary Public, State of Georgia)  
Commission Expires:

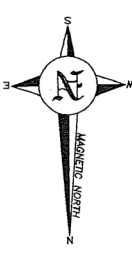
ACCEPTED BY:  
CITY OF GUYTON, GEORGIA

\_\_\_\_\_  
Hon. ANDY HARVILLE  
Mayor, City of Guyton, Georgia

Date:\_\_\_\_\_

# **EXHIBIT A**





184 A-1  
 DECEMBER 15, 2004  
 EFFINGHAM COUNTY  
 GEORGIA  
 CIVIL ENGINEER

**Notes**

1. Portions of this property may contain wetlands and all wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia. Dept. of Natural Resources. presently owners are advised to properly approach the Corps and State for any observation, the majority of this property is located in Zone X, outside 500'-or flood plain, and a small area of the grasses (to be planted in future phase) is located in Flood Zone A as determined by FEMA Flood Insurance rate map, Community No. 150078, Panel No. 07058, Map Date March 18, 1993.
2. Based on my observation, the majority of this property is located in Zone X, outside 500'-or flood plain, and a small area of the grasses (to be planted in future phase) is located in Flood Zone A as determined by FEMA Flood Insurance rate map, Community No. 150078, Panel No. 07058, Map Date March 18, 1993.
3. Building setbacks: Front = 30 Ft., Side = 15 Ft., Side on Corner Lot = 20 Ft.

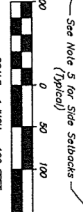
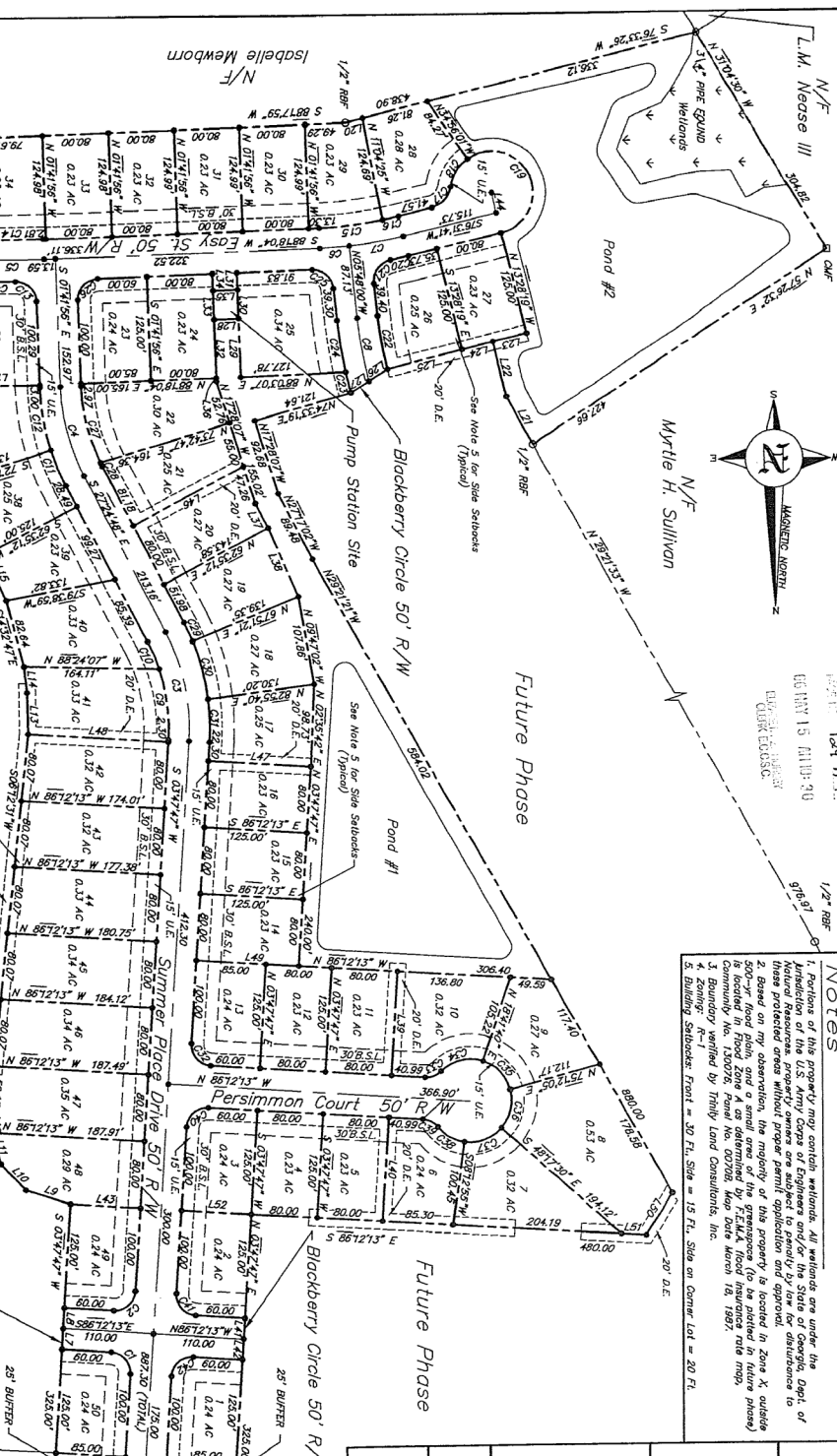
Acres	Schedule
13.59	1
3.58	2
4.92	3
0.10	4
0.02	5
<b>Total</b>	<b>22.21</b>

**Legend**

- o CWF = 4" x 4" Concrete Monument Found
- o RB = 1/2" Rebar Round Set With Cap
- o BLS = Building Footprint Line
- o D = Drive Easement
- o U/E = Utility Easement

**Reference Plot:**

1. A plot of 63.41 acres surveyed for Bill Lee dated June 24, 2004 by Leon Zippert, Jr. RLS.
2. Final Error of Closure is 1/32,300.
3. Angular Error of Closure is .00" per angle point.
4. Curves adjusted by the Compass Rule Method.
5. The area was determined by Geometric Method of Land Calculation.



LINE	LENGTH	BEARING	CHORD	CHORD BEARING
L1	45.00	N 0° 0' 0" E	45.00	N 0° 0' 0" E
L2	45.00	N 45° 0' 0" E	63.64	N 22.5° 0' 0" E
L3	45.00	N 90° 0' 0" E	45.00	N 90° 0' 0" E
L4	45.00	N 135° 0' 0" E	63.64	N 112.5° 0' 0" E
L5	45.00	N 180° 0' 0" E	45.00	N 180° 0' 0" E
L6	45.00	N 225° 0' 0" E	63.64	N 202.5° 0' 0" E
L7	45.00	N 270° 0' 0" E	45.00	N 270° 0' 0" E
L8	45.00	N 315° 0' 0" E	63.64	N 292.5° 0' 0" E
L9	45.00	N 360° 0' 0" E	45.00	N 360° 0' 0" E
L10	45.00	N 0° 0' 0" E	45.00	N 0° 0' 0" E

LINE	LENGTH	BEARING	CHORD	CHORD BEARING
C1	38.27	S 89° 59' 59" W	38.27	S 89° 59' 59" W
C2	38.27	S 45° 0' 0" W	53.98	S 22° 30' 0" W
C3	38.27	S 0° 0' 0" W	38.27	S 0° 0' 0" W
C4	38.27	S 45° 0' 0" E	53.98	S 22° 30' 0" E
C5	38.27	S 89° 59' 59" E	38.27	S 89° 59' 59" E

LINE	LENGTH	BEARING	CHORD	CHORD BEARING
C6	38.27	S 135° 0' 0" E	53.98	S 112° 30' 0" E
C7	38.27	S 180° 0' 0" E	38.27	S 180° 0' 0" E
C8	38.27	S 225° 0' 0" E	53.98	S 202° 30' 0" E
C9	38.27	S 270° 0' 0" E	38.27	S 270° 0' 0" E
C10	38.27	S 315° 0' 0" E	53.98	S 292° 30' 0" E
C11	38.27	S 360° 0' 0" E	38.27	S 360° 0' 0" E

**PLAT OF**  
**PHASE I**  
**OF**  
**Summer Place**  
 10th G.M.D.  
 Effingham County Georgia  
 Prepared For:  
**The Lee Group, LLC**  
 531 Oakley Thomas Road, Springfield, GA 31329

Prepared By:  
**Trinity Land Consultants Inc.**  
 481 Southern Lane  
 Brookfield, Georgia 30415  
 Phone 815-844-4111 Fax 815-844-0110

Scale: 1" = 100'  
 Date: 5/15/06  
 Drawn By: JHM  
 Checked By: JHM  
 Approved By: JHM  
 Date: 5/15/06  
 Sheet: 1 OF 1

Approved By: Effingham County Department of Public Health  
 Director: [Signature] Date: 5-15-06

Approved By: Effingham County Department of Public Health  
 Director: [Signature] Date: 5-15-06

The Subdividing Plat herein as Survey Map 5/8" RB  
 Phase I has been found to comply with the  
 City of Dalton Subdivision Regulation and  
 has been approved by the  
 Mayor, City of Dalton

# **EXHIBIT B**



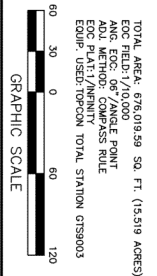
# **EXHIBIT C**

**BK:28 PG:451-451**  
**P2018000201**  
 FIELD NO. OFFICE  
 ELIZABETH Z. HIRSEY, CLERK  
 SUPERIOR COURT  
 EFFINGHAM COUNTY, GA  
*Elizabeth Z. Hirsey*

THE SUBDIVISION PLAT KNOWN AS SUMMER PLACE PHASE 2 HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND HAS BEEN APPROVED.  
*William H. Gray*  
 DIRECTOR DATE OF APPROVAL 10-21-18

LINE	LINE NUMBER	BEARING	DISTANCE
1	S89°27'47"W	50.00'	
2	N89°27'46"W	65.55'	
3	S89°27'46"W	38.52'	
4	S89°27'47"W	25.00'	
5	S89°27'47"W	25.00'	
6	N24°53'01"W	28.50'	

LINE	LINE NUMBER	BEARING	DISTANCE
1	S89°27'47"W	50.00'	
2	N89°27'46"W	65.55'	
3	S89°27'46"W	38.52'	
4	S89°27'47"W	25.00'	
5	S89°27'47"W	25.00'	
6	N24°53'01"W	28.50'	



**ATLAS SURVEYING, INC.**  
 40 BIRCH CREEK ROAD, SUITE #5  
 FLORENCE, SC 29502  
 PHONE: (843) 645-2277  
 WEBSITE: WWW.ATLASSURVEYING.COM

**WILLIAM H. GRAY, P.E.**  
 G.A.L.S. No. LS000235

**PREPARED FOR:**  
 TERRY LEE CONTRACTING  
 A SUBDIVISION PLAT OF  
 SUMMER PLACE  
 PHASE 2  
 10TH G.A.D.  
 EFFINGHAM COUNTY, GEORGIA

**DATE:** 10-21-18  
**SCALE:** AS SHOWN  
**PROJECT NO.:** WT-18007  
**FILE NO.:** 18-07-007-0000

**SHEET 2 OF 2**

**LEGEND**  
 ● IRON PIPE FOUND  
 ○ OPEN TOP PIPE  
 ● IRON REBAR FOUND  
 ○ 5/8" IRON REBAR SET

**NOTES**  
 1. THIS PARCEL APPEARS TO BE IN FLOOD ZONE X.  
 2. FIRM PANEL 0235-E COMMUNITY 130456.  
 3. A SET OF PLANS ENTITLED "SUMMER PLACE FOR AND ENVIRONMENTAL" DATED 11/01/04.  
 4. DEED BOOK 1154 PAGE 812  
 5. DEED BOOK 1824 PAGE 188  
 6. DEED BOOK 2277 PAGE 380  
 7. REFER TO ARCHITECTURAL SUMMARY

**ADDITIONAL NOTES:**  
 1. THE LEE GROUP BY SOUTHEAST ENGINEERING AND ENVIRONMENTAL, DATED 11/01/04.  
 2. DEED BOOK 1154 PAGE 812  
 3. DEED BOOK 1824 PAGE 188  
 4. DEED BOOK 2277 PAGE 380  
 5. REFER TO ARCHITECTURAL SUMMARY

**COMMUNITY MAP NOT TO SCALE**

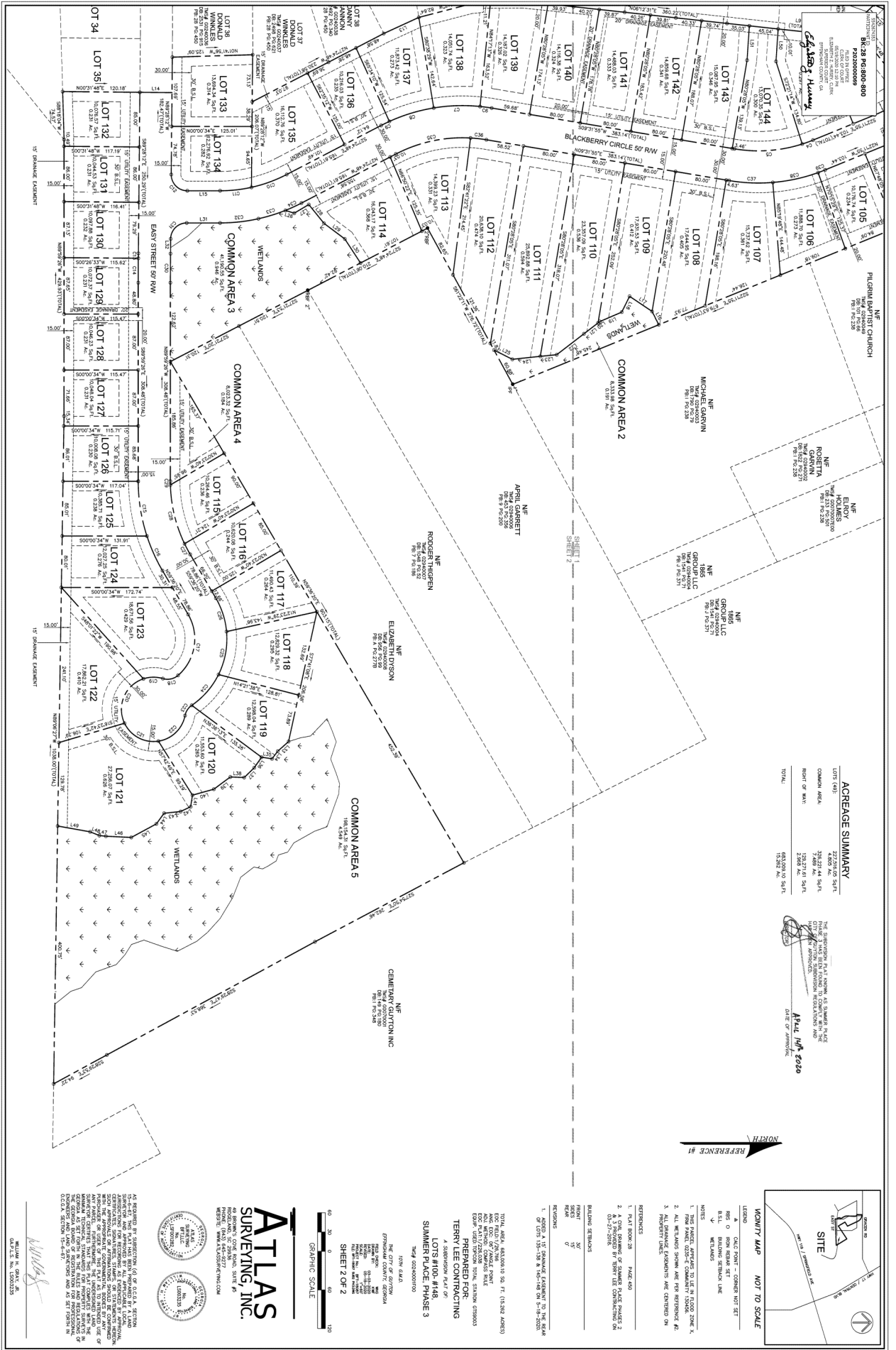
**GRAPHIC SCALE**

# **EXHIBIT D**



# **EXHIBIT E**





**AREA SUMMARY**

TOTAL AREA	42.60 AC.
COMMON AREA	27.63 AC.
RIGHT OF WAY	139,271.6' SQ. FT.
TOTAL	42.60 AC.

THIS SUBDIVISION PLAT SHOWS AS SHOWN UNLESS OTHERWISE NOTED TO BE IN ACCORDANCE WITH THE CITY OF EFFINGHAM RECORDATION REQUIREMENTS AND THE STATE OF GEORGIA RECORDATION REQUIREMENTS AND ALL APPLICABLE LAWS.

DATE OF SURVEY: **APRIL 14<sup>th</sup> 2020**



- LEGEND**
- ▲ CURT FENCE - CORNER NOT SET
  - ROW EASEL SET
  - ROW EASEL SET
  - WETLANDS
  - COMMON AREA
- NOTES:**
- THIS PLAT APPLICABLE TO ALL PLAT FLOOD ZONE X.
  - ALL WETLANDS SHOWN ARE PER RESPONSE #2.
  - ALL ORDNANCE EXEMPTS ARE CHECKED ON PROPERTY LINES.
- RESPONSES:**
1. PLAT BOOK 28 PAGE 243
  2. A CURT FENCE OR SHOWN PLACE PHASE 2
  3. A.3. PROVIDED BY TERRY LEE CONTRACTING ON PROPERTY LINES.
- BOUNDARY SURVEYS:**
- FRONT 30'
  - RIGHT 50'
  - REAR 50'

THIS PLAT AND SUBDIVISION IS 32.44 AC. (15.282 ACRES) (LOT 105 TO 159 AND 121 TO 159) AND IS BOUNDARY SURVEYS AND CONVEYED STATE OF GEORGIA RECORDATION REQUIREMENTS WITH ALL APPLICABLE LAWS. THIS PLAT IS PREPARED FOR TERRY LEE CONTRACTING.

**ATLAS SURVEYING, INC.**  
 A CORPORATION PLAT FOR  
**LOT 105 TO 159 & 121 TO 159**  
 SUMMIT COVE PHASE 3  
 EFFINGHAM COUNTY, GEORGIA

**SCALE**  
 GRAPHIC SCALE  
 0 30 60 90 120  
 FEET

AS REQUIRED BY SUBSECTION (b) OF O.C.G.A. SECTION 44-1-22 (b), THE SURVEYING AND ENGINEERING FIRMS ARE RESPONSIBLE FOR THE ACCURACY AND VALIDITY OF ALL INFORMATION CONTAINED HEREIN. THE SURVEYING AND ENGINEERING FIRMS ARE NOT RESPONSIBLE FOR THE ACCURACY AND VALIDITY OF ANY INFORMATION CONTAINED HEREIN THAT IS NOT INFORMATION CONTAINED HEREIN. THE SURVEYING AND ENGINEERING FIRMS ARE NOT RESPONSIBLE FOR THE ACCURACY AND VALIDITY OF ANY INFORMATION CONTAINED HEREIN THAT IS NOT INFORMATION CONTAINED HEREIN.

WILLIAM H. STAYL JR.  
 CHIEF OF SURVEYING  
 ATLAS SURVEYING, INC.  
 2012 W. CANTONVILLE RD.  
 LAWRENCEVILLE, GA 30046

# 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 6<sup>th</sup>, 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

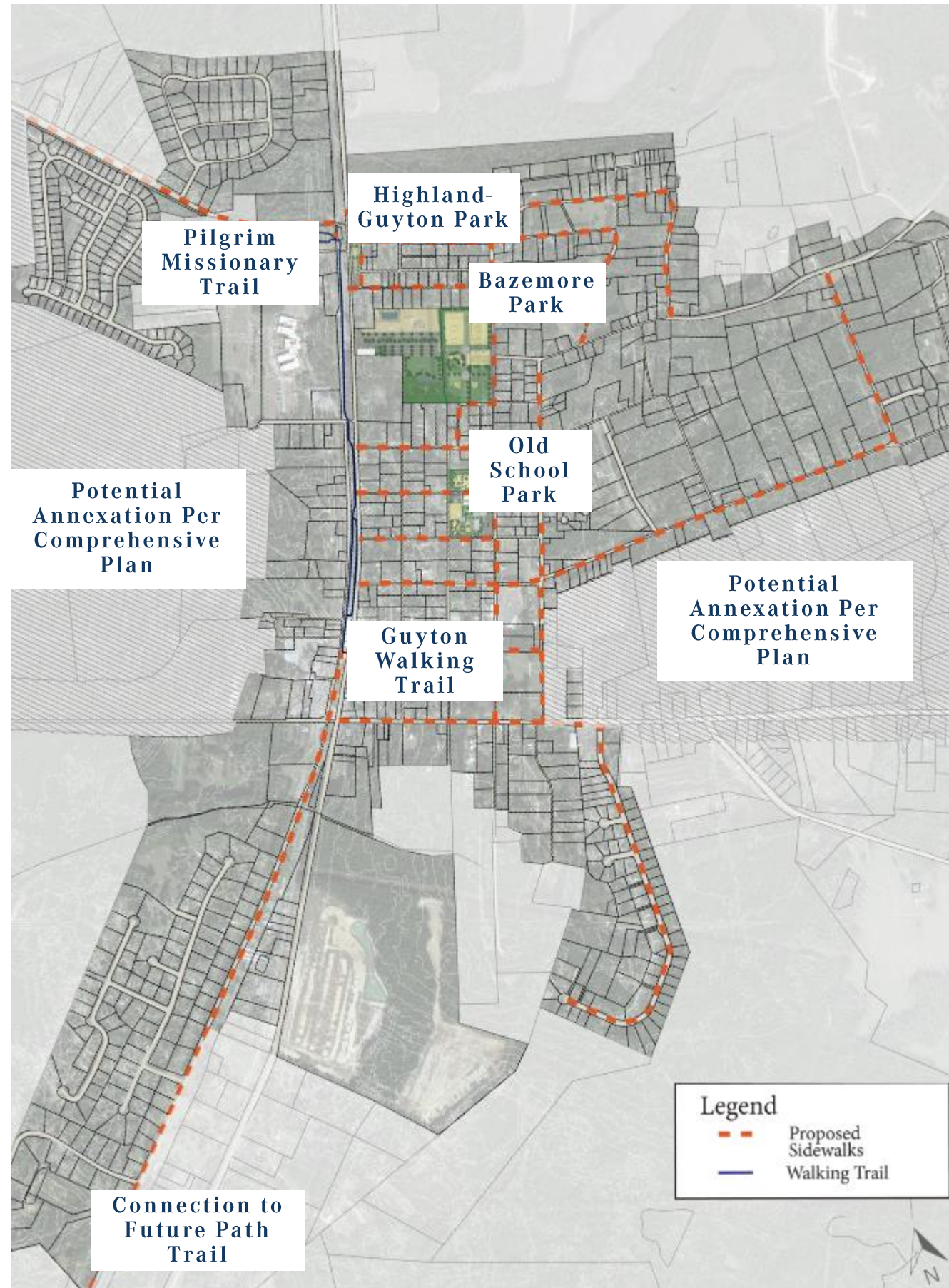
## *Goals Established During 2 Public Meetings*

- **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
<b>TOTAL OPINION OF PROBABLE COST</b>	<b>\$41,748,252</b>

## 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.





# QUOTATION

Quotation Number **S112803**  
 Version Number **1**  
 Quotation Date **04/01/2024**

**JOB NAME** STOCK

**SALE SITE**  
 CONSOLIDATED PIPE & SUPPLY  
 4894 OLD LOUISVILLE ROAD  
 SAVANNAH, GA 31408-2409

**SHIP TO**  
 GUYTON CITY OF  
 310 CENTRAL BLVD  
 GUYTON, GA 31312, USA

**SOLD TO**  
 GUYTON CITY OF  
 PO BOX 99  
 GUYTON, GA 31312, USA

**Ship Via** Our Truck  
**Delivery Terms** Prepaid Destination  
**Payment Terms** Net 30 Days

**Last Communication** 04/01/2024  
**Expiration Date** 05/01/2024  
**Written By** Matthew Floyd  
**Customer RFQ**  
**Customer Number** GA0892214L  
**Requested By** David Cook  
**Sales Rep** Matthew Floyd

## SALES

Line	CPS Part No Part Description	Wanted Delivery Date	Sales Qty	UoM	Unit Net Price	Extended Amount
1	25-0000-00521		50.00	EA	\$396.00	\$19,800.00
1.1	MCDONALD 776P208BCTG 432X800X308 YKBX					

Subtotal Amount	\$19,800.00
Tax Amount	\$0.00
<b>Total</b>	<b>\$19,800.00</b>

This Quotation is subject to and will be governed by Consolidated Pipe's Domestic Terms and Conditions which can be found at <https://consolidatedpipe.com/wp-content/uploads/Consolidated-Pipe-Supply.-General-Terms-and-Conditions-of-Sale-10.1.16-03622602-7.pdf>. Only Consolidated Pipe's Terms and Conditions shall apply. Any other new, additional or conflicting terms and conditions shall be inapplicable to this Quotation as well as to any related purchase order or other agreement, or any performance thereunder.





# City of Guyton, GA

2024

## Leadership & Soft Skills Training Program



**TRAINING**  
AND  
**DEVELOPMENT**



Consulting | Training | Coaching

**Efficiency Productivity Profitability**

# Proposal

Dr. Miller Barger, Jr.

MI Global

2/19/2024

[www.mindsetintegrationspecialist.com](http://www.mindsetintegrationspecialist.com)

# Introduction

Providing training in the skills needed for an organization's team members is vital to the success of the organization's mission. Without proper training, individuals will not perform well in the core areas of competencies. Most, if not all, organizations ensure that their team members are proficient in the technical expertise needed to perform their job duties. However, the type of training that is needed to take the team members of any organization from good to great is often neglected. This neglected type of training is leadership training and essential soft skills training with an emphasis in understanding human behavior. Human behavior based training helps propel individuals from the ranks of being good into the realm of being great.

As a part of MI Global's core training philosophies, an understanding of human behavior is employed. MI Global's human behavior based trainings are structured to be relational and productivity enhancing. The various training programs incorporate the four personality styles of the DISC model of human behavior to teach better ways of interacting with various personality traits in order to develop more effective, efficient, and productive teams. The goal of MI Global's training programs is to help organizations increase productivity, improve communications, and unlock leadership potential.

At the request of the City of Guyton, the following Training Program proposal has been created to establish leadership and soft skills development at all levels of the organization. The program is structured in three phases that present training material that builds on concepts incrementally with core concept repetition. This structure will increase the participant's ability to retain the training information and implement the knowledge in their professional and personal life with greater ease.



# Proposal

## **Phase I - *Understanding Human Behavior***

### **Training Course #1**

**Understanding Human Behavior (2 sessions/2 hours each)**

Training Focus:

This segment consists of understanding the basic DISC Model of human behavior and understanding the priorities, wants, and needs of each personality type.

Recommended Training Participants:

Entire Staff (20 participants/10 per session)

*Training Course Cost:*                    \$2,400.00

### **Training Course #2**

**Personality Perspectives (2 sessions/1 hour each)**

Training Focus:

This segment consists of discovering the mindset and thought process of the different personality types.

Recommended Training Participants:

Entire Staff (20 participants/10 per session)

*Training Course Cost:*                    \$1,150.00

## **Phase II – *Personal & Professional Development***

### **Training Course #1**

**Communicate To Connect (2 sessions/3 hours each)**

Training Focus:

This segment consists of understanding the keys to making meaningful connections with others and learning how to enhance your communication skills to effectively connect with team members.

Recommended Training Participants:

Entire Staff (20 participants/10 per session)

Training Course Cost: \$3,100.00

**Training Course #2**

**Team Building (2 sessions/3 hours each)**

Training Focus:

This segment consists of understanding how to better work with others, and build effective teams by understanding the priorities, needs, and wants of the different personality types.

Recommended Training Participants:

Entire Staff (20 participants/10 per session)

Training Course Cost: \$2,650.00

**Training Course #3**

**Bridging The DEI GAP (2 Sessions/2 hours each)**

Training Focus:

This training segment provides human behavior based diversity, equity, and inclusion training. In addition to presenting the classic DEI training components, it incorporates personality based communication enhancement training. This component is necessary for individuals to reach a place of understanding others' cultural and/or social differences utilizing effective communication.

Recommended Training Participants:

Entire Staff (20 participants/10 per session)

Training Course Cost: \$2,150.00

## **Training Course #4**

### **Conflict Resolution (2 sessions/2 hours each)**

#### **Training Focus:**

This segment consists of identifying different types of conflicts, defining differences in expectations, understanding the cycle of conflict, negotiating conflicts and response strategies, and understanding negotiation styles in resolving conflicts.

#### **Recommended Training Participants:**

Entire Staff (20 participants/10 per session)

Training Course Cost: \$2,000.00

## **Phase III - Leadership Development**

### **Training Course #1**

#### **Leadership Level I (2 sessions/2 hours each)**

#### **Training Focus:**

This segment consists of understanding personality strengths and struggles to better identify strategies for diversifying leadership styles. Emphasis is placed on achieving greater success and fulfillment in every area of life—professionally, personally, and emotionally.

#### **Recommended Training Participants:**

Entire Staff (20 participants/10 per session)

Training Course Cost: \$2,125.00

### **Training Course #2**

#### **Leadership Level II (1 session/2 hours)**

#### **Training Focus:**

This segment consists of understanding the dynamics of an effective leader and understanding personality based leadership styles.

#### **Recommended Training Participants:**

Leadership Team (4)

*Training Course Total:                    \$1,400.00*

### **Training Course #3**

#### **The UNcommon Leader (1 session/2 hours)**

Training Focus:

This segment consists of learning how to advance from being a good leader to becoming a great leader.

Recommended Training Participants:

Leadership Team (4)

*Training Course Cost:                    \$1,400.00*

### **Training Course #4**

#### **Shepherding Template: UNcommon Leader’s Success Template (1 session/2 hours)**

Training Focus:

This segment consists of learning the template of how an UNcommon Leader creates a culture and establishes a climate for the team to grow and thrive as the organizational mission is fulfilled.

Recommended Training Participants:

Leadership Team (4)

*Training Course Cost:                    \$1,400.00*

### **Average Training Cost Per Participant**

\$988.75

### **Total Training Program Cost**

\$19,775.00

## **Training Schedule**

### **Segment #1 -TBD (Entire Staff)**

*Understanding Human Behavior and Personality Perspectives*

Session 1: 9:00 a.m. – 12:00 p.m.

Session 2: 1:00 p.m. – 4:00 p.m.

### **Segment #2 - TBD (Entire Staff)**

*Communicate To Connect*

Session 1: 9:00 a.m. – 12:00 p.m.

Session 2: 1:00 p.m. – 4:00 p.m.

### **Segment #3 - TBD (Entire Staff)**

*Team Building*

Session 1: 9:00 a.m. – 12:00 p.m.

Session 2: 1:00 p.m. – 4:00 p.m.

### **Segment #4 - TBD (Entire Staff)**

*Bridging The DEI Gap*

Session 1: 9:00 a.m. – 11:00 p.m.

Session 2: 2:00 p.m. – 4:00 p.m.

### **Segment #5 - TBD (Entire Staff)**

*Conflict Resolution*

Session 1: 9:00 a.m. – 11:00 p.m.

Session 2: 2:00 p.m. – 4:00 p.m.

### **Segment #6 - TBD (Entire Staff)**

*Leadership Level I*

Session 1: 9:00 a.m. – 11:00 p.m.

Session 2: 2:00 p.m. – 4:00 p.m.

### **Segment #7 - TBD (Leadership Team)**

*Leadership Level II, The UNcommon Leader, and Shepherding Template*

Session 1: 9:00 a.m. – 12:00 p.m.

Session 2: 1:00 p.m. – 4:00 p.m.

\*\*\**(The time for each training session is subject to change based on an appropriate schedule for the participants.)*

## **Additional Training Information**

- Personality Assessments are included in the participant cost of the Understanding Human Behavior Training.

## **Added Bonuses**

As a part of the proposed training program, MI Global will include the following:

- **Free access to the personality assessment Team Charting Tool**  
*(This feature plots the personality types of an organization's team members in one circular chart.)*
- **Free access to the Interaction Guide**  
*(This feature creates a guide that shows how two personality types should interact for better efficiency and productivity.)*
- A special group file loaded with pre-paid personality assessment access codes will be created for the City of Guyton. The City of Guyton will be able to access the file and assign the access codes to current and new employees as desired. When all of the loaded access codes are depleted, the City of Guyton may purchase additional access codes.
- Each participant will receive a certificate of completion.
- The City of Guyton's City Manager will be afforded periodic consultations related to the proposed training material and implementation of training objectives for a period of twelve (12) months after the completion of the proposed training.

## **Payment Schedule**

**TBD** - \$1,750.00 *(advance for personality assessments and training materials)*

**TBD** - \$2,575.00 *(Segment #1 payment)*

**TBD** - \$2,575.00 *(Segment #2 payment)*

**TBD** - \$2,575.00 *(Segment #3 payment)*

**TBD** - \$2,575.00 *(Segment #4 payment)*

**TBD** - \$2,575.00 (*Segment #5 payment*)

**TBD** - \$2,575.00 (*Segment #6 payment*)

**TBD** - \$2,575.00 (*Segment #7 final payment*)

**\*\*\***(*The payment schedule will begin based on the scheduled dates of the training segments.*)

## **Conclusion**

The proposed Training Program has been created based on the training needs conveyed by the City of Guyton. The proposed training program is open to any corrections or modifications deemed necessary by the City of Guyton.

**IF YOU HAVE ANY QUESTIONS, CONTACT:**

Dr. Miller Barger  
Phone: (912) 398-8148  
Email: miller@mindsetintegrationspecialist.com



**Russell R. McMurry, P.E., Commissioner**  
One Georgia Center  
600 West Peachtree Street, NW  
Atlanta, GA 30308  
(404) 631-1000 Main Office

June 9, 2020

Honorable Russ Deen  
Mayor  
City of Guyton  
310 central Boulevard  
Guyton, Georgia 31312

Georgia Project No.: N/A, Effingham County  
GDOT PI No.: 0009870, Call No. 6  
Contract Item Agreement – Water and Sewer Facilities  
Final Cost Summary

Dear Mayor, Deen,

McLendon Enterprises Inc., as contractor for the Department of Transportation, was awarded a contract on Friday, January 20, 2017, to proceed with the proposed construction on the above numbered project.

The installation of the City of Guyton's facilities in conflict with the project has been included in the project as requested. Attached is an executed counterpart of the **Contract Item Utility Agreement** dated January 31, 2017 addressing the City of Guyton's reimbursement of this work to the Department. The agreement is supported by your initial estimate of **\$124,338.30** of which the Department will bear 0% or **\$0.00** and City of Guyton will bear 100% or **\$124,338.30**, however the actual bid cost of the betterment work is **\$98,290.80** of which the Department is responsible for **0%** or **\$0.00** and City of Guyton is responsible for **100% of the betterment cost** of **\$98,290.80**. The Department requested a check in the amount of **\$98,290.80 on February 10, 2017**. As per the records The Department has not received the check from City of Guyton.

The project has been completed and accepted by the Department as of May 14, 2019.

The total cost paid by the Department to the Contractor for the betterment cost for the installation of City of Guyton's water and sewer facilities under this project is **\$129,196.83** as per the attached final cost summary. The Department did not receive the actual bid betterment cost amount check of **\$98,290.80** from City of Guyton. Please send the Department a check to my attention in the amount of **\$129,196.83** payable to the Georgia Department of Transportation, Office of Utilities, P.O. Box 931900, Atlanta, Georgia 31193-1900.





# INVOICE

Invoice# INV-013550

**Balance Due**  
**\$129,196.83**

Bill To  
**City of Guyton**  
310 Central Boulevard  
Guyton, GA 31312

Invoice Date : 03.11.2024  
Reference : Effingham - City of  
Guyton- CIA 1 of 1  
PI# : 0009870

#	Description	Qty	Rate	Amount
1	Water and Sewer Items Placed in GDOT contract	1.00	129,196.83	129,196.83
			<b>Sub Total</b>	129,196.83
			<b>Total</b>	<b>\$129,196.83</b>
			<b>Balance Due</b>	<b>\$129,196.83</b>

PLEASE RETURN BOTTOM PORTION WITH YOUR PAYMENT

## City of Guyton

<b>Invoice Number</b>	INV-013550
<b>Invoice Date</b>	03.11.2024
<b>Amount Due</b>	\$129,196.83

**Make all checks payable to:**  
Georgia Department of Transportation  
P.O. Box 931676  
Atlanta, GA 31193-1676

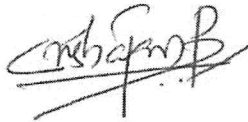
**Make payments by ACH or Wire to:**  
Routing# - 121000248  
Account# - 29794840000000001

**Make online payments:**  
Customer ID: 467866000003412035  
Billing Zip: 31312  
[www.e-billexpress.com/ebpp/GDOT](http://www.e-billexpress.com/ebpp/GDOT)

Mayor, Honorable Russ Deen  
Project No, N/A, Effingham County  
PI No-0009870, Call No 6  
Contract Item Agreement – Water and Sewer Facilities  
Final Cost Summary  
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Please contact Marcela Coll, State Utilities Preconstruction Manager, if further information is needed at 404-347-0606 or by mail addressed to State of Georgia, Office of Utilities, One, Georgia Center, 600 West Peachtree St, 10th Floor, Atlanta, Georgia 30308, or e-mail [mcoll@dot.ga.gov](mailto:mcoll@dot.ga.gov).

Very truly yours,



Shajan Joseph, P.E  
Assistant State Utilities Administrator  
For: Patrick Allen, P.E.  
State Utilities Administrator

PA: SPJ: MGC: AM

Attachments (Agreement and Estimate)

cc:

Marc Mastronardi, Director of Construction  
Rob McCall Jr., District 5 Engineer  
Dallory Rozier, District 5 Utilities Manager  
Marcela Coll, Utilities Preconstruction Manager  
Danah Bonny, Utilities Preconstruction Specialist  
Brian Brooks, Accounting Manager  
Emma DeLouis, Financial Manager  
Marilyn Landers, Accountant 3

State 17 + 119 Roundabout