(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

June 16, 2026 – 5:00 PM
Effingham County Administrative Complex
Meeting Chambers
804 South Laurel Street, Springfield GA 31329

The Georgia Conflict of Interest in Zoning Action Statue (O.C.G.A. §§ 36-67A-1 et seq.) requires disclosure of certain campaign contributions made by applicants for rezoning actions and by opponents of rezoning application. A rezoning applicant or opponent of a rezoning application must disclose contributions or gifts which in aggregate total $250.00 or more if made within the last two years to a current member of Effingham County Planning Board, Board of Commissioners, or other Effingham County official who will consider the application. The campaign contribution disclosure requirement applies to an opponent of a rezoning application who publishes his or her opposition by appearance before the Planning Board or Board of Commissioners or by any other oral or written communication to a member or members of the Planning Board or Board of Commissioners. Disclosure must be reported to the Board of Commissioners by applicants within ten (10) days after the rezoning application is filed and by opponents at least five (5) days prior to the first hearing by the Planning Board. Any person knowing failing to comply with these requirements shall be guilty of a misdemeanor.

"Individuals with disabilities who require special needs to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities should contact the County Clerk at 912-754-2123 promptly to afford the County time to create reasonable accommodations for those persons."

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Agenda

Watch us live on our YouTube page:

https://www.youtube.com/channel/UC9wRzS6f2pHHZG3IgRk3OUQ

I. **Call to Order – 5:03 pm**

II. **Roll Call –** *Floyd/Burdette/Rahn/Deloach/Helmly/Kieffer*

III. **Invocation –** *Commissioner Helmly offered the invocation*

IV. **Pledge to the American Flag –** *Commissioner Helmly led the pledge*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda *(approved w/ Postponement of Unfinished Business# 6-9 to the July 21, 2026 commission meeting)*

VI. **Minutes**

1. Consideration to approve the June 2, 2026 commission meeting minutes *(approved as read)*

VII. **Public Comments** - Comments shall pertain to the agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak.

VIII. **Correspondence** - The agenda packet for this meeting is posted on the county's website . Any additional documentation presented at the meeting shall be submitted to the Clerk for receipt, recording and distribution to the Board

IX. **Consent Agenda** - This section shall include all routine items for which there will be no discussion. Should a need arise for a debate, the item can be moved to the appropriate area of the agenda.

1. **[2026-268 Agreement]** *Approved*

   Consideration to approve the Georgia Power Lighting Services Agreement for lighting improvements at the Hodgeville and Blue Jay Roads Roundabout

2. **[2026-269 Agreement]** *Approved*

   Consideration to approve the Georgia Power Lighting Services Agreement for lighting improvements at Central High School located at 434 Wallace Drive, Springfield

3. **[2026-270 Agreement]** *Approved*

   Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the Hodgeville Road and Goshen Road Roundabout

4. **[2026-271 Form]** *Approved*

   Consideration to approve an Indication of Roundabout Support Form for the proposed roundabout at SR 17 and Jabez Jones Road

5. **[2026-272 Agreement]** *Approved*

   Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the Hodgeville and Kolic Helmey Road Roundabout

6. **[2026-273 Agreement]** *Approved*

   Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the Hodgeville Road and Goshen Road Roundabout

7. **[2026-274 Agreement]** *Approved*

   Consideration to approve an Intergovernmental Lighting Agreement with Georgia Department of Transportation for the installation, operation, and maintenance of roundabout lighting at the SR 30 and Kolic Helmey Road

8. **[2026-275 Agreement]** *Approved*

   Consideration to approve the Georgia Power Utility Relocation Agreement for work at the Old Augusta Road & Logistic Parkway Roundabout

9. **[2026-276 Agreement]** *Approved*

   Consideration to approve the Georgia Power Lighting Services Agreement for roadway lighting improvements at the SR30 and Midland Road Roundabout

10. **[2026-277 Agreement]** *Approved*

    Consideration to approve to ratify and affirm the Georgia Power Utility Relocation Agreement for work on Blue Jay Road at Creekside Elementary

11. **[2026-278 Agreement]** *Approved*

    Consideration to approve FY27 amendments to the Inmate Labor Agreements with the Cities of Springfield, Rincon, and Port Wentworth for one-year renewals and fee updates based on FY27 correctional officer salary averages and Service Delivery Strategy cost-share adjustments

12. **[2026-279 Form]** *Approved*

    Consideration to approve to ratify and affirm the renewal of the Association County Commissioners of Georgia – Interlocal Risk Management Agency (ACCG-IRMA) property

and liability insurance coverage for Effingham County for the policy period of July 1, 2026 through July 1, 2027

13. **[2026-280 Agreement]** *Approved*

    Consideration to ratify and affirm an Affiliation Agreement between Effingham County Emergency Medical Services (EMS) and Rescue Training, Inc., sponsored by the Chatham County Paramedic Consortium, for the purpose of providing clinical training opportunities for paramedic students within Effingham County EMS operation

14. **[2026-281 Appointment]** *Approved*

    Consideration to approve to reappoint Rebecca Boston to the Coastal Regional Commission Council as the Non-Public Representative for Effingham County

15. **[2026-282 Appointment]** *Approved*

    Consideration to approve to reappoint Rebecca Boston to the Department of Behavioral Health and Development Disabilities Advisory Board

X. Unfinished Business - Contains items held from a previous agenda.

1. **[2026-163 Second Reading]** *DENIED*

   Consideration to approve the Second Reading of an application submitted by **Stanley Martin Homes – Anthony Rocco** as agent for **Brett Hughes** to **rezone** +/- 452.55 acres located on Zittrouer Road from **AR-1** to **R-5** to allow for residential development in R-5 **Map # 374 Parcel # 18, 42, & 42A** in the **First District** *(Postponed - 04/06/2026, 06/02/2026)*

   *** This item was heard at the 6:00 pm planning board section of the meeting***

2. **[2026-254 Public Hearing]** *Akela Wright* (*Approved)*

   Planning Board recommends **approving** an application submitted by **Cynthia Howze as agent for Mary Igou** to **rezone** +/- 21.16 acres located on Abercorn Road from **AR-1** to **HI** to allow for permitted uses in HI. **Map # 477 Parcel # 5** in the **Fifth District** *(Postponed, 06/02/2026)*

   *** This item was heard at the 6:00 pm planning board section of the meeting***

3. **[2026-255 Second Reading]** *(POSTPONED, to 07/21/2026 due to added stipulation)*

   Consideration to approve the Second Reading of an application submitted by **Cynthia Howze as agent for Mary Igou** to **rezone** +/- 21.16 acres located on Abercorn Road from **AR-1** to **HI** to allow for permitted uses in HI. **Map # 477 Parcel # 5** in the **Fifth District** *(Postponed, 06/02/2026)*

   *** This item was heard at the 6:00 pm planning board section of the meeting***

4. **[2026-256 Public Hearing]** *Akela Wright* (*Approved)*

   Planning Board recommends **approving** an application submitted by **Matthew Kuykendall as agent for Connie Riner** to **rezone** +/- 4.76 acres located at 1827 Old Augusta Road South from **AR-1** to **HI** to allow for permitted uses in HI **Map # 477A Parcel # 1** in the **Fifth District** *(Postponed, 06/02/2026)*

   *** This item was heard at the 6:00 pm planning board section of the meeting***

5. **[2026-257 Second Reading]** *(POSTPONED, to 07/21/2026 due to added stipulation)*

   Consideration to approve the Second Reading of an application submitted by **Matthew Kuykendall as agent for Connie Riner** to **rezone** +/- 4.76 acres located at 1827 Old Augusta Road South from **AR-1** to **HI** to allow for permitted uses in HI **Map # 477A Parcel # 1** in the **Fifth District** *(Postponed, 06/02/2026)*

   *** This item was heard at the 6:00 pm planning board section of the meeting***

6. **[2026-264 Public Hearing]** *(POSTPONED, to 07/21/2026 @ agenda approval at applicant' s request)*

   Planning Board recommends **approving** an application submitted by **Lynn Jeffers Jr.** to **rezone** +/- 5.04 acres located at 489 Noel C Conaway Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2, & +/- 1.00 acre from **AR-2** to **B-2** to allow for permitted uses in B-2 **Map # 352 Parcel # 73 & 74** in the **First District** *(Postponed by the Board, 6/02/2026)*

   *** This item will be heard at the 6:00 pm planning board section of the meeting***

7. **[2026-265 Second Reading]** *(POSTPONED, to 07/21/2026 @ agenda approval at applicant' s request)*

   Consideration to approve the Second Reading of an application submitted by **Lynn Jeffers Jr.** to **rezone** +/- 5.04 acres located at 489 Noel C Conaway Road from **AR-1** to **AR-2** to allow for permitted uses in AR-2, & +/- 1.00 acre from **AR-2** to **B-2** to allow for permitted uses in B-2 **Map# 352 Parcel # 73 & 74** in the **First District** *(Postponed by the Board, 06/02/2026)*

   *** This item will be heard at the 6:00 pm planning board section of the meeting***

8. **[2026-266 Public Hearing]** *Kimberly Barlett (POSTPONED, to 07/21/2026 @ agenda approval at applicant' s request)*

   Consideration to approve an application by **Lynn Jeffers Jr.** for a **variance** from Section 3.4, located at 489 Noel C Conaway Road, to allow for the modification of required buffer requirements in B-2 **Map # 352 Parcel # 73** in the **First District** *(Postponed, by the Board 06/02/2026)*

   *** This item will be heard at the 6:00 pm planning board section of the meeting***

9. **[2026-267 Second Reading]** *(POSTPONED, to 07/21/2026 @ agenda approval at applicant' s request)*

   Consideration to approve the Second Reading for an application by **Lynn Jeffers Jr.** for a **variance** from Section 3.4, located at 489 Noel C Conaway Road to allow for the modification of buffer requirements in B-2 **Map # 352 Parcel # 73** in the **First District** *(Postponed, by the Board 06/02/2026)*

   *** This item will be heard at the 6:00 pm planning board section of the meeting***

XI. New Business

1. **[2026-283 Budget Discussion]** *Discussed*

   Discussion of a budget request for the Tax Assessor's office, *(added - Clerk of Court, Magistrate Court, Solicitor's Office and Probate Court)*

2. **[2026-284 Budget, Public Hearing]** *Mark Barnes (Approved 2nd Reading)*

   Consideration to approve the Second Reading of the Budget Ordinance for the Fiscal Year 2026-2027 Budget

3. **[2026-285 Application]** *Jonathan Hulme* (*Approved)*

   Consideration to approve to submit a CSX Right-of-Entry Application for the 9th Street Resurfacing Project in Rincon

4. **[2026-286 Proposal]** *Jonathan Hulme* (*Approved)*

   Consideration to approve the Additional Work Proposal for McLendon Enterprises, Inc. for roadway resurfacing and associated improvements under the TSPLOST - Maintenance Resurfacing 2025 - D3, D4, & D5 project

5. **[2026-287 Change Order]** *Jonathan Hulme* (*Approved)*

   Consideration to approve Change Order No. 4 for the I-07B Roundabout at Blue Jay Road and Hodgeville Road with J.A Long

6. **[2026-288 Agreement]** *Danielle Carver* (*Approved)*

   Consideration to approve Amendment No. 6 to the Master Services Agreement for Professional Services with EOM Operations to renew the agreement for an additional term

7. **[2026-289 Agreement]** *Danielle Carver* (*Approved)*

   Consideration to approve Task Order 12 to the Master Agreement for Professional Services with EOM Operations, a division of EOM Public Works, LLC, for civil engineering services, Municipal Separate Storm Sewer System (MS4) compliance services, Watershed Protection Plan monitoring, and related engineering and consulting services

8. **[2026-290 Agreement]** *Danielle Carver* (*Approved)*

   Consideration to approve Amendment No. 9 to the Agreement for Operations, Maintenance and Management Services with EOM Operations

9. **[2026-291 Contract]** *Danielle Carver* (*Approved)*

   Consideration to award a construction Contract for the Park West (PS-05) Pumping Station Rehabilitation Project to Southern Civil, LLC.

10. **[2026-292 Contract]** *Danielle Carver* (*Approved)*

    Consideration to approve Contract# R220202 with OMNIA Partners for the purchase, installation, and site improvements associated with new playground equipment at the Clarence E. Morgan Complex

11. **[2026-293 Contract]** *Danielle Carver* (*Approved)*

    Consideration to approve Contract# R220202 with OMNIA Partners for the purchase, installation, and site improvements associated with new playground equipment at Clyo Community Park

12. **[2026-294 Policy]** *Stephanie Johnson* (*Approved)*

    Consideration to approve revisions to the Rules of Procedure for the Board of Commissioners

13. **[2026-295 Resolution]** *Tim Callanan* (*Approved)*

    Consideration to approve Resolution# 026-015 to introduce local legislation authorizing a Local Homestead Option Sales Tax (LHOST)

XII. **Reports from Commissioners & Administrative Staff –** *P. Kieffer/B. Helmly/J. Deloach*

XIII. **Executive Session** - Discussion of Personnel, Property and Pending Litigation *(no executive session was held)*

XIV. **Executive Session Minutes** - Consideration to approve the June 2, 2026 executive session meeting minutes *(approved as read)*

XV. **Planning Board** - 6:00 pm

1. **[2026-296 Public Hearing]** *Kimberly Barlett (Approved w/ stipulations)*

   Consideration to approve an application by **Michele Shuman as agent for Beverley Boyles & et al**. for a variance from Section 3.15A(e) located at 1447 GA Hwy 17 South to allow for a nonconforming AR-1 lot to have a residential business **Map # 296 Parcel # 46** in the **First District**

2. **[2026-297 Second Reading]** *Approved 2nd Reading*

   Consideration to approve the Second Reading for an application by **Michele Shuman as agent for Beverley Boyles & et al**. for a **variance** from Section 3.15A(e) located at 1447 GA Hwy 17 South to allow for a nonconforming AR-1 lot to have a residential business **Map # 296 Parcel # 46** in the **First District**

3. **[2026-298 Public Hearing]** *Kimberly Barlett (Approved w/ stipulations)*

   Consideration to approve an application by **Michele Shuman as agent for Beverley Boyles & et al.** for a **conditional use** to allow for a Residential Business in AR-1 located at 1447 GA Hwy 17 South **Map # 296 Parcel # 46** in the **First District**

4. **[2026- 299 Second Reading]** *Approved 2nd Reading*

   Consideration to approve the Second Reading for an application by **Michele Shuman as agent for Beverley Boyles & et al** for a **conditional use** to allow for a Residential Business in AR-1 located at 1447 GA Hwy 17 South **Map # 296 Parcel # 46** in the **First District**

XVI. **Adjournment – 8:48 pm**