(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

September 15, 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 knowingly 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."

****PLEASE TURN OFF YOUR CELL PHONE**

Agenda

Watch us live on our YouTube page:

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

I. **Call to Order – 5:04 pm**

II. **Roll Call –** *Floyd/Burdette/Deloach/Helmly/Kieffer Rahn – joined at 5:14 pm*

III. **Invocation –** *devotional and invocation offered by Abigail Williamson, ECHS & 4H student*

IV. **Pledge to the American Flag –** *led by Abigail Williamson*

V. **Agenda Approval** - Consideration of a resolution to approve the agenda. – *(approved w/ moving Consent Agenda Items# 2-4 to New Business# 1A, 1B, 1C and Postponement of New Business# 1)*

VI. **Minutes**

1. Consideration to approve the September 1, 2026 Board of Commissioners meeting minutes *(approved as read)*
2. Consideration to approve the August 29, 2026 work session 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. **[2026-427 Proposal]** *Approved*

   Consideration to ratify and affirm a Proposal Modification No. 1 with Moffatt & Nichol for construction administration services for the Sand Hill Road and Blue Jay Road Roundabout in the revised amount of $214,304.00

2. ~~**[2026-428 Application]**~~ *Moved to New Business 1A*

   ~~Consideration to approve the Local Maintenance & Improvement Grant Application and the official road list and required signature documents for Effingham County's FY 2027~~

3. ~~**[2026-429 Agreement]**~~ *Moved to New Business 1B*

   ~~Consideration to approve a Slope Maintenance Easement Agreement with OCTANS GA, LLC for property adjacent to the Gateway Parkway Area 4 right-of-way~~

4. ~~**[2026-430 Change Order]**~~ *Moved to New Business 1C*

   ~~Consideration to ratify and affirm Change Order No. 5 with J.A. Long, Inc. for additional utility work and construction revisions associated with the Blue Jay Road and Hodgeville Road Roundabout project~~

5. **[2026-431 Agreement]** *Approved*

   Consideration to approve the Georgia Power Lighting Services Agreement for lighting improvements at Pineora Park

6. **[2026-432 Form]** *Approved*

   Consideration to approve the 2027 ACCG Safety Discount Verification Form

7. **[2026-433 Calendar]** *Approved*

   Consideration to approve the Effingham County 2027 Holiday Schedule

8. **[2026-434 Agreement]** *Approved*

   Consideration to ratify and affirm the Professional Services Agreement with OneDigital for RFP No. 26-RFP-126, Benefits Brokerage & Consulting Services

ADDITION TO THE AGENDA

Presentation – Recognition of Roxanne Rigsby as the incoming EMS Director

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

1. **[2026-402 Resolution]** *Brooke Sutherland (Approved)*

   Consideration to approve a Resolution# 026-028 authorizing the County Attorney to institute condemnation proceedings through the Declaration of Taking Method for acquisition of property interests required for Parcel 9 of the Goshen Road Widening Project *(Postponed, 09/01/2026)*

2. **[2026-405 Ordinance, 1st Reading]** *Tim Callanan (Approved)*

   Consideration to approve the First Reading to amend **Part II, Chapter 70, Article I, Section 70.5**- *Fire and Rescue Services* of the Effingham County Code of Ordinances *(Postponed, 09/01/2026)*

3. **[2026-407 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading of an application submitted by **David Bowers** to **rezone** +/- 1.77 acres located at 659 Blue Jay Road from **AR-2 to B-1** to allow

for permitted uses in B-1. **Map # 432 Parcel # 43** in the **Second District** *(Postponed, 09/01/2026 due to added stipulation)*

XI. New Business

1. **[2026-435 Site Plan]** *Akela Wright* ***(POSTPONED at agenda approval)***

   Consideration to approve an application by Jamie Garner as agent for Octans Ga, LLC. for a Site Plan for Project Camellia located at Gateway Parkway Rincon, Ga. **Map # 433 Parcel # 1E** in the **Second District**

1A. **[2026-428 Application]** *Brooke Sutherland (Approved)*

   Consideration to approve the Local Maintenance & Improvement Grant Application and the official road list and required signature documents for Effingham County's FY 2027

1B. **[2026-429 Agreement]** *Tre Wilkins (Approved)*

   Consideration to approve a Slope Maintenance Easement Agreement with OCTANS GA, LLC for property adjacent to the Gateway Parkway Area 4 right-of-way

1C. **[2026-430 Change Order]** *Brooke Sutherland (Approved)*

   Consideration to ratify and affirm Change Order No. 5 with J.A. Long, Inc. for additional utility work and construction revisions associated with the Blue Jay Road and Hodgeville Road Roundabout project

2. **[2026-436 Change Order]** *Brooke Sutherland (Approved)*

   Consideration to approve Change Order No. 3 with JW Oliver Construction, Inc. for additional utility, roadway, traffic control, and construction-related work associated with the Creekside Elementary Entrance project

3. **[2026-437 Proposal]** *Brooke Sutherland (Approved)*

   Consideration to approve Amendment No. 4 Proposal with Johnson, Mirmiran &Thompson, Inc. for the Goshen Road right-of-way services contract for additional appraisal and acquisition services

4. **[2026-438 Proposal]** *Brooke Sutherland(Approved)*

   Consideration to approve Proposal Modification No. 1 with Moffatt & Nichol for construction administration services associated with the Rahn Station Road and McCall Road Roundabout project

5. **[2026-439 Agreement]** *Brooke Sutherland (Approved)*

   Consideration to approve a Master Service Agreement with Surveying And Mapping, LLC (SAM) for professional utility coordination, surveying, and subsurface utility engineering services

6. **[2026-440 Plat/Deed/Agreement]** *Pamela Melser (Approved)*

   Consideration to approve a Final Plat, Warranty Deed, and Infrastructure Agreement for **Lonadine - Phase 4** located at the intersection of Travelers Drive and GA Highway 119 South **[Map# 344 Parcel# 26A]**

7. **[2026-441 Job Description]** *Sarah Mausolf (Approved)*

   Consideration to approve and publish a New Job Title and Job Description for EMS *(Data & Outreach Coordinator)*

8. **[2026-442 Agreement]** *Sydney Edwards (Approved)*

   Consideration to approve the Meritain Health Administrative Services Agreement and plan document amendments required to implement the PrudentRx Copay Program

9. **[2026-443 Change Order]** *Tre Wilkins (Approved)*

   Consideration to approve Change Order# 14 with Paul S. Akins Construction Company for the Central High School capital improvement project *(structural revision & lockers credit)*

10. **[2026-444 Change Order]** *Tre Wilkins (Approved)*

    Consideration to approve Change Order# 15 with Paul S. Akins Company, Inc. for the Central High School Capital Improvement Project *(lead paint abatement)*

11. **[2026-445 Change Order]** *Tre Wilkins (Approved)*

    Consideration to approve Change Order# 16 with Paul S. Akins Company, Inc. for the Central High School Capital Improvement Project *(moisture mitigation)*

12. **[2026-446 Appointment]** *Stephanie Johnson (Approved)*

    Consideration to approve the appointment of Jan Jackson to the Planning Board as representative for the Fourth District

13. **[2026-447 Annexation]** *Stephanie Johnson(Approved)*

    Consideration to acknowledge an Annexation Petition as submitted by the City of Springfield for a property owned by Jacob E. Lang consisting of approximately 0.45 acres located at 111 Beebe Road **Map# 389B Parcel# 8**

14. **[2026-448 Annexation]** *Stephanie Johnson (Approved)*

    Consideration to acknowledge a Petition for Annexation as submitted by the City of Springfield for a property owned by SM McCall LLC consisting of approximately 0.37 acres located at the corner of GA Hwy 21 and McCall Road **Map# 389 Parcel# 7ROW**

XII. **Reports from Commissioners & Administrative Staff –** *T. Callanan/F. Floyd/ R. Burdette/J. Deloach/B. Helmly/P. Kieffer*

XIII. **Executive Session** - Discussion of Personnel, Property and Pending Litigation – **6:39 pm**

XIV. **Executive Session Minutes** - Consideration to approve the September 1, 2026 executive session minutes *(approved as read)*

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

1. **[2026-449 Public Hearing]** *Kimberly Barlett (Approved w/ stipulations)*

   Consideration to approve an application by **Joseph Kelton** for a **conditional use** to allow for automobile paint & body in AR-1 located at 122 Third Street South **Map # 296A Parcel # 99** in the **First District**

2. **[2026-450 Second Reading]** ***Postponed,*** *to 10/06/2026 due to added stipulation*

   Consideration to approve the Second Reading of an application by **Joseph Kelton** for a **conditional use** to allow for automobile paint & body in AR-1 located at 122 Third Street South **Map # 296A Parcel # 99** in the **First District**

XVI. **Adjournment – 7:28 pm**