(TENTATIVE) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

January 07, 2025 – 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."

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

Agenda

Watch us live on our YouTube page:

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

I. **Call to Order**

II. **Roll Call**

III. **Invocation**

IV. **Pledge to the American Flag**

V. **Election of Vice Chairperson** *(ballot voting by the Commissioners)*

VI. **Agenda Approval** - Consideration of a resolution to approve the agenda.

VII. **Minutes -** Consideration to approve the December 3, 2024 work session and regular meeting minutes

VIII. **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.

IX. **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

X. **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. **[2025-001 Change Order]**

   Consideration to ratify and affirm Change Order #5 with McWright, LLC for the Admin Building Renovation/Construction Project

2. **[2025-002 Agreement]**

   Consideration to renew the Memorandum of Understanding with Effingham County United Methodist Campground for use as a critical workforce shelter and/or post-event shelter (Critical Workforce Shelter Initiative)

3. **[2024-003 Quote]**

   Consideration to approve to ratify and affirm Enterprise vehicle leases for the Effingham County Sheriff's Office

4. **[2025-004 Agreement]**

   Consideration to ratify and affirm the Agreement with Terracon Consultants, Inc. for pavement core analysis on McCall Road

5. **[2025-005 Deed]**

   Consideration to approve a Warranty Deed as submitted by Cynthia R. Rahn and H. Arden Reiser to accept the right-of-way of Berry Lane located off of Berryville Road within Berryville Pines Subdivision

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

1. **[2024-673 Second Reading]**

   Consideration to approve the Second Reading to amend **Article XIII, Chapter 62** - *Signs, Billboards, and Interstate Signs* of the Effingham County Code of Ordinances (*1st reading approved, 12/03/2024)*

2. **[2024-675 Second Reading]**

   Consideration to approve the Second Reading of an amendment to the Code of Ordinances, **Part II; Appendix C, Article V - Table of Permitted Uses** *(1st reading approved, 12/03/2024)*

3. **[2024-676 Second Reading]**

   Consideration to approve the Second Reading to amend **Article VII - Planning Board Criteria** of the Effingham County Code of Ordinances *(1st reading approved, 12/03/2024)*

4. **[2024-697 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends approving an application by **Lynn Grimes** to **rezone** +/- 3.21 acres located at 1411 Goshen Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 451 Parcel# 24** in the **Second District** *(postponed at the request of the applicant, 12/03/2024)*

5. **[2024-698 Second Reading]**

   Consideration to approve the Second Reading of an application by **Lynn Grimes** to **rezone** +/- 3.21 acres located at 1411 Goshen Road from **AR-1 to AR-2** to allow for permitted uses in AR-2 **Map# 451 Parcel# 24** in the **Second District** *(postponed at the request of the applicant, 12/03/2024)*

6. **[2024-699 Public Hearing]** *Chelsie Fernald*

   The Planning Board recommends approving an application by **Lynn Grimes** to **rezone** +/- 2.33 acres located at 1411 Goshen Road from **AR-2 to AR-1** to allow for permitted uses in AR-1 **Map# 451 Parcel# 24A** in the **Second District** *(postponed at the request of the applicant, 12/03/2024)*

7. **[2024-700 Second Reading]**

   Consideration to approve the Second Reading of an application by **Lynn Grimes** to **rezone** +/- 2.33 acres located at 1411 Goshen Road from **AR-2 to AR-1** to allow for permitted uses in AR-1 **Map# 451 Parcel# 24A** in the **Second District** *(postponed at the request of the applicant, 12/03/2024)*

8. **[2024-702 Second Reading]**

   Consideration to approve the Second Reading of an application by **Hunter Maclean c/o Josh Yellin** as agent for **Cassie Hinely** to **rezone** +/- 247.2 acres located on Sandhill Road from non-conforming **AR-1 to PD-R** to allow for residential development **Map # 289 Parcel # 9** in the **First District** *(postponed, 12/03/2024 due to added conditions)*

XII. New Business

1. **[2025-006 Quote]** *Noel Webb*

   Consideration to approve of a quote from Vantage Financial to lease 10 ruggedized Getac laptops and mounting systems for EMS ambulances

2. **[2025-007 Agreement]** *Sarah Mausolf*

   Consideration to approve an amendment to Administrative Services Agreement for the employee benefit program with Meritain Health Inc.

3. **[2025-008 Appointments]** *Stephanie Johnson*

   Consideration to approve individuals for appointment to the Planning Board (Districts 2,3,4,5)

4. **[2025-009 Appointment]** *Stephanie Johnson*

   Consideration to approve to appoint Traci Wells to the Board of Assessors to fulfill an unexpired term of office for the District 1 seat

5. **[2025-010 Final Plat]** *Chelsie Fernald*

   Consideration to approve an amendment to the Park West Final Plat for the Park West Amenity Center

6. **[2025-011 Agreement]** *Mark Barnes*

   Consideration to approve to ratify and affirm a Contingency Amendment for the Office of Planning and Budget Water/Sewer Infrastructure Grant Program

7. **[2025-012 Agreement]** *Tre Wilkins*

   Consideration to approve an Agreement for Baker Hill Development for water and sanitary sewer infrastructure

8. **[2025-013 Site Plan]** *Elizabeth Sapp*

   Consideration to approve a **Site Plan** for **SGIH Parcel 3F** located on Catfish Drive, zoned I-1 **Map # 433 Parcel # 1** in the **Second District**

9. **[2025-014 Purchase]** *Danielle Carver*

   Consideration to approve the purchase of furniture for the Effingham County Administrative Building and Clarence E. Morgan facility

10. **[2025-015 Change Order]** *Danielle Carver*

    Consideration to approve Change Order #6 with McWright for the Admin Building Renovation/Construction Project

11. **[2025-016 Proposal]** *Danielle Carver*

    Consideration to approve the revised Proposal from Pond & Company for Atlas Sand Mine Phase 1 park design and related tasks

12. **[2025-017 Bid Award/Contract]** *Danielle Carver*

    Consideration to approve 25-ITB-080 Bid award and Contract to Reeves Construction Company for the Blue Jay Road Widening and Maintenance Resurfacing Project

13. **[2025-018 Quote]** *Danielle Carver*

    Consideration to approve Quotes 270827-01, 270831-01 and 270832-01 for the purchase of 2 motor graders and 1 excavator to replace the existing units

14. **[2025-019 Change Order]** *Danielle Carver*

    Consideration to approve Change Order# 1 for the Hodgeville Sanitary Force Main Project for the final design phase from EMC Engineering Services, Inc.

15. **[2025-020 Proposal]** *Danielle Carver*

    Consideration to approve a Proposal with Musco Sports Lighting for McCall Park, which includes turnkey installation of LED sports lighting systems for the softball fields

16. **[2025-021 Proposal]** *Danielle Carver*

    Consideration to approve a Proposal for the OpenGov Capital Budgeting module to enhance the county's capital budget management capabilities, streamline reporting processes, and improve transparency

17. **[2025-022 Proposal**] *Danielle Carver*

    Consideration to approve a Proposal from Pond and Company for design development, construction documentation, and administration services for the development of Meldrim Community Park, Clyo Community Center, and Effingham Recreation Complex

18. **[2025-023 Agreement]** *Danielle Carver*

    Consideration to approve an Agreement for On-Call Environmental Services with Resource & Land Consultants (RLC)

19. **[2025-024 Bid Award/Contract]** *Danielle Carver*

    Consideration to approve 25-ITB-074 Bid award and contract to JA Long, INC for the I-7B Hodgeville at Blue Jay Road Roundabout Project

20. **[2025-025 Bid Award]** *Danielle Carver*

    Consideration to approve to award a Contract for 24-ITB-069SR-21 at McCall Signal Construction to Moye Electric

21. **[2025-026 Contract]** *Danielle Carver*

    Consideration to approve to ratify and affirm t a Contract to Ruby-Collins, Inc. for the 24-ITB-065 Waste Water Treatment Plant Construction Project Bid

22. **[2025-027 Policy]** *Jonathan Hulme*

    Consideration to approve revisions to Effingham County Stormwater Management Local Design Manual

23. **[2025-028 Funds/ Letter]** *Tim Callanan*

    Consideration to approve a Financial Commitment and Letter of Support for Planters Communications' Broadband Equity, Access, and Deployment (BEAD) program application

24. **[2024-029 Agreement]**

    Consideration to approve a Memorandum of Understanding between Effingham County and SFG GITC WEST, LLC and DCP Purchaser Inc., Diamond Concrete Products Holdings, LLC and Hollingshead Materials LLC located off of Highway 21 South

XIII. Reports from Commissioners & Administrative Staff

XIV. Executive Session - Discussion of Personnel, Property and Pending Litigation

XV. Executive Session Minutes - Consideration to approve the December 3, 2024 executive session minutes

XVI. Planning Board - 6:00 pm

1. **[2025-030 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Jack Williford** for a **variance** from ordinance Section 3.4, to allow for a reduction in required buffers located at 1745 GA Highway 17 South **Map # 297 Parcel # 59C** in the **First District**

2. **[2025-031 Second Reading]**

   Consideration to approve the Second Reading of a request for a variance from ordinance Section 3.4 to allow for a reduction in required buffers. located at 1745 GA Highway 17 South **Map # 297 Parcel # 59C** in the **First District**

3. **[2025-032 Public Hearing]** *Chelsie Fernald*

   Consideration to approve an application by **Kayden Gower** for a **conditional use** located at 322 Satinwood Road to allow for a **Rural Business** for a kennel and dog training facility in AR-1 zoning **Map # 271 Parcel # 14** in the **Third District**

4. **[2025-033 Second Reading]**

   Consideration to approve the Second Reading of an application by **Kayden Gower** for a **conditional use** located at 322 Satinwood Road to allow for a **Rural Business** for a kennel and dog training facility in AR-1 zoning **Map # 271 Parcel # 14** in the **Third District**

XVII. Adjournment