(FINAL) BOARD OF COMMISSIONERS REGULAR MEETING AGENDA

Effingham County Georgia
Board of Commissioners

August 18, 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."

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

Agenda

Watch us live on our YouTube page:

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

I. **Call to Order –** ***5:09 PM***

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

III. **Invocation –** *offered by Commissioner Burdette*

IV. **Pledge to the American Flag –** *led by Commissioner Burdette*

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

VI. **Minutes**

1. Consideration to approve the August 4, 2026 regular 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. **[2026-369 Grant]** *Approved*

   Consideration to ratify and affirm acceptance of the Hazard Mitigation Grant Program (HMGP) Grant to Update the Countywide Hazard Mitigation Plan

2. **[2026-370 Easement]** *Approved*

   Consideration to ratify and affirm the Permanent and Temporary Easement rights associated with Bryan County for the Regional Water Supply Project.

3. **[2026-371 Statement Letter]** *Approved*

   Consideration to approve the Georgia Department of Transportation (GDOT) Local Administered Project (LAP) Procurement Statement required for Effingham County's application to become a GDOT-certified Local Administered Project (LAP) agency

4. **[2026-372 Contract]** *Approved*

   Consideration to ratify and affirm the Contract Amendment No. 1 with Legacy Water Group, LLC for CMAR Phase I - Effingham Regional Water Supply Facilities

~~5. **[2026-373 Proposal]**~~

   ~~Consideration to approve Amendment No. 1 to the Albeck Group, LLC Proposal for Program Management Services and address the continuation of professional program management services for vertical construction~~

ADDITION TO THE AGENDA

6. **[2026-392 Resolution]** *Approved*

   Consideration to approve Resolution# 026-025 honoring the life of MaryJane Holloway Hamilton

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

1. **[2026-353 Ordinance, 1st Reading]** *Akela Wright (Approved, 1st Reading)*

   Consideration to approve the First Reading to amend **Article III, Section 3.4- Buffers** of the Code of Ordinances of Effingham County *(Postponed, 08/04/2026 at request of Staff)*

2. **[2026-354 Agreement]** *Jonathan Hulme (REMOVED, at agenda approval)*

   Consideration to approve an Intergovernmental Agreement (IGA) between Effingham County and the City of Rincon establishing responsibilities for the design, right-of-way acquisition, utility coordination, construction, cost sharing, and long-term maintenance of the SERN East-West Road Project *(Postponed, 08/04/2026 at request of Staff)*

XI. New Business

1. **[2026-374 Proclamation]** *Stephanie Johnson (Approved)*

   Consideration to approve Proclamations designating August 22, 2026 as Effingham Champions Day

2. **[2026-375 Agreement]** *Laura Bassett (Approved)*

   Consideration to approve an Intergovernmental Agreement between the Effingham County Board of Commissioners, the Effingham County Board of Elections and Registration, and the City of Springfield to conduct the City's November 3, 2026 municipal election

3. **[2026-376 Ordinance, 1st Reading]** *Josh Moody (Approved)*

   Consideration to approve to amend **Chapter 14 –** *Buildings and Building Regulations*. **Article II –** *Construction Codes* of the Effingham County Code of Ordinances

4. **[2026-377 Agreement]** *Jonathan Hulme (Approved)*

   Consideration to approve Modification No. 1 to the Professional Services Agreement with Moffatt & Nichol for construction administration, inspection, testing, and project closeout services associated with the Sand Hill Road and Blue Jay Road Roundabout project

5. **[2026-378 Task Order]** *Jonathan Hulme (Approved)*

   Consideration to approve Task Order No. 4B under Master Services Contract No. 23-RFQU-061 with Thomas & Hutton for Construction Engineering Inspection services on five additional road projects

6. **[2026-379 Agreement]** *Mark Barnes (Approved)*

   Consideration to approve to ratify and affirm the execution of loan documents related to Georgia Environmental Finance Authority (GEFA) Loan GFAAPP001A

7. **[2026-380 Budget Resolution]** *Mark Barnes (Approved)*

   Consideration to approve Resolution# 026-024 to amend the Fiscal Year 2027 Budget

8A. **[2026-373 Proposal]** *Moved from Consent Agenda# 5 (Approved)*

   Consideration to approve Amendment No. 1 to the Albeck Group, LLC Proposal for Program Management Services and address the continuation of professional program management services for vertical construction

8B. **[2026-381 Agreement]** *Danielle Carver(Approved w/a change)*

   Consideration to approve a Professional Services Agreement with Albeck Group, LLC for Program Management for Vertical Construction for the period of September 1, 2026 through June 30, 2029

9. **[2026-382 Contract]** *Danielle Carver (Approved)*

   Consideration to approve the award of RFP No. 26-RFP-125, Audit Services, to Nichols, Cauley & Associates, LLC.

10. **[2026-383 Annexation]** *Stephanie Johnson(Approved)*

    Consideration to acknowledge a Petition for Annexation as submitted by the City of Rincon for a property owned by Milton Jr. and Glenda Rahn consisting of approximately 39.58 acres located on Lexington Ave Ext Map# 447 Parcel# 13C01

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

XIII. **Executive Session** - Discussion of Personnel, Property and Pending Litigation – **7:36 PM**

XIV. **Executive Session Minutes** - No executive session was held, no minutes to be approved.

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

1. **[2026-384 Public Hearing]** *Akela Wright (Approved)*

   Consideration to approve an application by **Melissa Reagan** for a **conditional use** to allow for an Agritourism business in AR-1 located at 580 Ralph Rahn Road, **Map # 411 Parcel # 24** in the **Fourth District**

2. **[2026-385 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading for an application by **Melissa Reagan** for a **conditional use** to allow for an Agritourism business in AR-1 located at 580 Ralph Rahn Road **Map # 411 Parcel # 24** in the **Fourth District**

3. **[2026-386 Public Hearing]** *Akela Wright (DENIED)*

   Consideration to approve an application by **Normal Life of Georgia as agent for Mid-Town Georgia** for a **conditional use** to allow for a group home in AR-1 located at 208 Lord Effingham Drive **, Map #465H Parcel # 6B** in the **Second District**

4. **[2026-387 Second Reading]** *(DENIED)*

   Consideration to approve the Second Reading for an application by **Normal Life of Georgia as agent for Mid-Town Georgia** for a **conditional use** to allow for a group home in AR-1 located at 208 Lord Effingham Drive **Map # 465H Parcel # 6B** in the **Second District**

5. **[2026-388 Public Hearing]** *Akela Wright (DENIED)*

   Consideration to approve an application by **Jennifer Maddaloni** as agent for **Mid-Town Georgia, LL**C for a **conditional use** to allow for a group home in AR-1 located at 124 Westwood Drive, **Map # 455H Parcel # 208A** in the **Second District**

6. **[2026-389 Second Reading]** *(DENIED)*

   Consideration to approve the Second Reading for an application by **Jennifer Maddaloni as agent for Mid-Town Georgia** for a **conditional use** to allow for a group home in AR-1 located at 124 Westwood Drive **Map # 465H Parcel # 208A** in the **Second District**

7. **[2026-390 Public Hearing]** *Akela Wright (Approved)*

   Consideration to approve an application by **Steve Watkins agent for Casey Tessanne** for a **conditional use** to allow for a telecommunication tower in AR-1 located at 464 Fourth Street Extension, Guyton **Map # 320 Parcel # 11** in the **Third District**

8. **[2026-391 Second Reading]** *(Approved 2nd Reading)*

   Consideration to approve the Second Reading for an application by **Steve Watkins as agent for Casey Tessanne** for a **conditional use** to allow for a telecommunication tower in AR-1 located at 464 Fourth Street Extension **Map # 320 Parcel # 11** in the **Third District**

XVI. Adjournment – ***8:02 pm***