EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
June 18, 2024

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Jamie Deloach, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, June 18, 2024 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329.

STAFF PARTICIPATION

Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy Clerk, Ms. Marie Todd – Executive Assistant, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Ms. Maraya Durham – IT Specialist, Mr. Steve Candler – Development Services Director, Ms. Chelsie Fernald – Senior Planner, Ms. Samantha Easton – Planner II, Ms. Kim Barlett – Planner I, Mr. Mark Barnes – Finance Director, Mrs. Sarah Mausolf – HR Director, Mr. Jonathan Hulme – County Engineer, and Mr. Mark Lastinger – Public Information Officer.

CITIZEN PARTICIPATION

Shelly Payne, Scott Allison, Willam Cunningham, John Boston, Mike Davis, Byrant Ligon, Ed and Cathy Cook, David McCeany, Joan Bushey, Ken Bushey, Angla Richardson, Martin Richardson, Cory Haggray Sr, Craig Johnson, Franklin Norris, Clint atts, Randy Nease, Bernadine Nease, Michael J. Mabry, and Wesley Parrish.

I- CALL TO ORDER

Vice Chair Burdette called the meeting to order at 5:01pm

II- ROLL CALL

Wesley Corbitt, Chairman – *Absent*
Forrest Floyd
Roger Burdette, Vice Chairman
Jamie Deloach
Phil Kieffer

III – INVOCATION

Commissioner Deloach provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

Commissioner Floyd made a motion to approve the agenda as presented.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

VI– MINUTES

Commissioner Deloach made a motion to approve the June 4, 2024 regular meeting minutes as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

Vice Chair Burdette stated comments shall pertain to agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak.

VIII – CORRESPONDENCE

Vice Chair Burdette stated documents from this meeting are located in the Clerk's office and on the Board of Commissioner's website.

IX – CONSENT AGENDA

Commissioner Deloach made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve Amendment 3 to the Agreement with the City of Guyton for the use of an inmate work detail **(2)** Consideration to approve Amendment 3 for the Agreement between the City of Pooler and Effingham County for the use of an inmate work detail **(3)** Consideration to approve Amendment 1 for the Agreement with the City of Port Wentworth for the use of an inmate work detail **(4)** Consideration to approve Amendment 3 for the agreement with the City of Rincon for the use of an inmate work detail **(5)** Consideration to approve Amendment 3 to the agreement with the City of Springfield for the use of an inmate work detail **(6)** Consideration to approve to accept a Grant Award from GEMA for the Local Emergency Management Performance Grants (EMPG) program and authorize the purchase of a boat and equipment for EMA and Fire Rescue **(7)** Consideration to approve to renew the Fire Protection Services Agreement with the City of Guyton **(8)** Consideration to approve the reappoint Linda McDaniel to the Department of Family and Children Services (DFCS) Board **(9)** Consideration to approve to reappoint Rebecca Boston to the Coastal Regional Commission Council as non-public representative. Commissioner Floyd seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, APPENDIX C, ARTICLE II - DEFINITIONS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 06/04/2024*) (1):

Commissioner Deloach made a motion to approve the 2nd Reading. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, APPENDIX B - SUBDIVISIONS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*1st reading approved, 06/04/2024*) (2):

Commissioner Kieffer made a motion to approve made a motion to approve the 2nd Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI – NEW BUSINESS

CONSIDERATION TO APPROVE TO POST A PLACARD AT THE CLYO COMMUNITY CENTER BUILDING LOCATED AT 545 FAIR STREET IN HONOR OF FRANK YOUNG JR. (1):

County Clerk Johnson explained there has been a request from a constituent for the posting of a plaque on the Clyo Community Center building in honor of an individual who was killed at the age of 19 in the Vietnam War.

Commissioner Deloach made a motion to approve posting a plaque at the Clyo Community Center building honoring. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PAYMENT TO REFUND TAXES FOR A PROPERTY LOCATED ON OLD AUGUSTA ROAD MAP# 477 PARCEL# 14, 14A IN THE FIFTH DISTRICT (2):

Chief Appraiser Groover explained there was an error on Mr. Haggray's property taxes, but he did not appeal within his 45-day notice. As a result, the Board of Assessors could not make any changes, and the refund request was denied.

Attorney Chris Rouse explained when a property owner disagrees with the evaluation of their property, the Georgia legislature has established a statutory process to follow. In this case, the procedure wasn't followed, and it appears that the taxpayer is trying to do an in-run around the Georgia legislature's provided procedure for handling this.

The Board engaged in a discussion and decided to approve the refund request based off the 2022 values.

Commissioner Kieffer made a motion to approve Mr. Haggray request for a tax refund, less the taxes owed based on the 2022 values. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM SPATIAL ENGINEERING TO SCAN TAX MAPS FOR PRESERVATION FOR HISTORICAL INFORMATION (3):

Chief Appraiser Groover explained a budget of $16,470 is requested for Spatial Engineering to scan and catalog 1,200 tax maps before they deteriorate completely.

Commissioner Kieffer made a motion to approve the Proposal from Spatial Engineering for $16,470. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF A BUDGET ORDINANCE AND ADOPTION OF THE FISCAL YEAR 2024-2025 (4):
Finance Director Barnes gave an overview of slight adjustments since the first reading.

Commissioner Deloach made a motion to approve the 2nd Reading. Commissioner Floyd seconded the motion. The motion carried unanimously.

BRYANT LIGON as agent for **T & T 9G, LLC – PUBLIC HEARING (5):** The Planning Board recommends denial of a request by Bryant Ligon as agent for T & T 9G, LLC to rezone +/- 288.36 acres located on Midland Road from AR-1 & I-1 to PD-R to allow for residential development Map# 396 Parcel# 62 & 62A in the Second District (*denied, 05/02/2023*)

Senior Planner Fernald explained this application was denied in May of last year. The applicant is proposing a maximum of 465 units with two single-family detached lots, the first measuring 50 feet by 120 feet and the other measuring 37 feet by 120 feet. The rezoning is consistent with the future land use plan. There has been a reduction in the number of units, the elimination of townhomes, and a proposal to delay the certificate of occupancy until the completion of the roundabouts and parkway.

Speaking for: Josh Yellin explained there have been significant changes to the project from 2023 until May, including the elimination of all town homes. The density on this site is incredibly low at 2.69 units per acre, and 34% of the project is going to be reserved for open space. The applicant has proposed a 50-foot buffer around the entire project and has widened the entrance to the project to exceed the requirements of the Effingham County ordinance. The site has been prioritized, updated, and will have covered bus stops, playgrounds, splash parks, wildlife outlooks, and very large open space. The site has also been committed to the production, distribution and repair (PDR) text, and the developer agrees to not apply for certificates of occupancy until certain key conditions are met. The applicant has taken this project and made it even better by changing the product type, increasing amenities, and increasing green space.

Speaking in objection: Marty Seckinger, Angela Richardson, Jared Tipton, John Boston, Shelly Payne, and Clinton Watts expressed concerns with flood plains, traffic, lot sizes, possibility of being rental properties, and school capacity.

Scott Allison with Coleman Company explained they are in the process of getting a FEMA flood study. If approved, FEMA will determine the base flood elevation based on the results of the flood study.

The Board engaged in a discussion regarding emergency exits, size of the homes, drainage, and vinyl thickness.

Vice Chair Burdette made a motion to approve the request to rezone +/- 288.36 acres

from AR-1 & I-1 to PD to allow for residential development with the following conditions:

1. A Preliminary Plat shall be approved by the Effingham County Board of Commissioners.
2. Site Development Plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 – Flood Damage Prevention.
3. All wetland impacts must be approved and permitted by USACE.
4. A Traffic Impact Assessment shall be submitted during the development plan review process.
5. FEMA study must be completed before the site plan is shown.
6. The 14-foot width of entrance extended from 12.

Commissioner Floyd seconded the motion. Commissioner Deloach opposed. Commissioners Burdette, Floyd and Kieffer favor the motion. The motion carried 3 to 1.

BRYANT LIGON as agent for **T & T 9G, LLC – SECOND READING (6):** Consideration to approve the Second Reading of a request by Bryant Ligon as agent for T & T 9G, LLC to rezone +/- 288.36 acres located on Midland Road from AR-1 & I-1 to PD-R to allow for residential development Map# 396 Parcel# 62 & 62A in the Second District.

This item was postponed to 07/02/2024 due to added stipulation.

CONSIDERATION TO APPROVE A MEMORANDUM OF AGREEMENT BETWEEN EFFINGHAM COUNTY GEORGIA AND MONTGOMERY COUNTY GEORGIA AND ET AL FOR AN EMERGENCY EVACUATION SHELTER (7):

Fire Chief and EMA Director Hodges explained a statewide evacuation plan has been updated, with Montgomery County recently added. If entered into this agreement with GEMA, the American Red Cross, and the Department of Public Health, Brewton Parker College would be the site of the evacuation.

Commissioner Deloach made a motion to approve a Memorandum of Agreement with Montgomery County, GEMA, GA DHS, GA DPH, and American Red Cross for sheltering of Critical Transportation Needs (CTN) evacuees. Commissioner Floyd seconded the motion. The motion carried unanimously.

THE PLANNING BOARD RECOMMENDS APPROVAL WITH CONDITIONS FOR AN APPLICATION BY CHAD ZITTROUER, KERN & CO. FOR A SITE PLAN LOCATED ON OLD AUGUSTA ROAD SOUTH, FOR "PRO-GRADE SOUTH" ZONED B-3 MAP# 475 PARCELS# 58B IN THE FIFTH DISTRICT (8):

Planner II Easton explained the applicant is proposing an office building with an attached maintenance shop, a fuel depot behind the maintenance shop, and a screen storage area for mulch stockpiling. The applicant is proposing a 30-foot vegetative buffer on the North and East property lines and a 10-foot buffer to the West to run parallel to Old Augusta Road South. The site plan has been withdrawn from the planning board process.

Commissioner Kieffer made a motion to approve the Site Plan for "Pro-Grade South" with the following conditions:

1. A 911 Address for each building must be obtained before development plans are submitted.
2. An Encroachment Permit must be obtained for both access points.
3. All wetland impacts must be approved and permitted by USACE.
4. A lighting plan showing down lighting must be submitted during development plan review.

Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A LIMITED WARRANTY DEED TO ACCEPT AN ELEVATED TANK SITE LOCATED AT THE GEORGIA INTERNATIONAL TRADE CENTER (9):

Development Services Director Candler explained he and County Engineer Hulme independently inspected the elevated water tank and the parcel underneath it and determined that both were compliant with county regulations. The attorney has been given the deed and the water tank is already in operation.

Commissioner Deloach made a motion to approve the dedication. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH A JOB DESCRIPTION FOR A SPECIAL EVENTS COORDINATOR FOR THE RECREATION DEPARTMENT (10):

HR and Risk Management Director Mausolf explained a position was included in the budget just approved to help coordinate events and oversee some of the part-time staff in the Recreation Department as the county expands.

Commissioner Deloach made a motion to approve the job description and title and authorize publication and distribution. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH A NEW JOB DESCRIPTION AND TITLE FOR A COMMUNITY PLANNER AND LAND USE PLANNING ANALYST (11):

HR and Risk Management Director Mausolf explained there are two (2) new job descriptions and titles for development services. The community planner will replace the current planner, and the land use planning analyst will replace the fire inspector.

Commissioner Deloach made a motion to approve the job descriptions and titles and authorize publication and distribution. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT 23-RFP-059 - EMERGENCY TRANSPORTATION FOR DISASTER EVACUATION WITH WYNN TRANSPORTATION HOLDINGS, LLC (12):

Fire Chief and EMA Director Hodges explained this is a part of the shelter agreement that was issued earlier. Proposals were requested from companies that could handle evacuations on our behalf if forced to evacuate.

Commissioner Deloach made a motion to approve of Contract 23-RFP-059 for Emergency Transportation for Disaster Evacuation with Wynn Transportation Holdings, LLC. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL WITH ACCG FOR THE FISCAL YEAR 2025 ACCG-IRMA RENEWAL (13):

HR and Risk Management Director Mausolf explained Staff attempted to receive additional quotes for coverage from other providers with no success. According to Mr. Joe Dan Thompson at ACCG, some of the counties increased last year and are coming back this year. Therefore, either they were dropped and refused to renew with the new carrier, or they realized that staying with ACCG was preferable.

Commissioner Deloach made a motion to approve of FY25 ACCG-IRMA Renewal in the amount of $936,878. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RENEW THE FIRE SERVICES AGREEMENT WITH THE CITY OF SPRINGFIELD (14):

Fire Chief and EMA Director Hodges explained the agreement is a continuation of the agreement that was originally signed in 2015 with the City of Springfield for the provision of fire protection services.

Commissioner Deloach made a motion to approve renewal of the Fire Services Agreement with the City of Springfield for one year from July 1, 2023 to June 30, 2024. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RENEW THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE EFFINGHAM COUNTY SCHOOL DISTRICT, EFFINGHAM COUNTY BOC AND THE EFFINGHAM COUNTY SHERIFF'S OFFICE FOR FY25 (15):

County Manager Callanan explained this is the annual renewal of the agreement with the Board of Commissioners, the Sheriff's Office, and the Board of Education regarding funding for student resource officers. Although the values have increased as salaries have increased, the share has not changed with 75% handled by the Board of Education and 25% by the Board of Commission.

Commissioner Floyd made a motion to approve Board approval to allow the intergovernmental agreement between the Effingham County School District, Effingham County BOC and the Effingham County Sheriff's Office to renew for fiscal year 25. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION FOR APPROVAL A PROPOSAL FROM FORESITE GROUP FOR THE DEVELOPMENT OF A BICYCLE AND PEDESTRIAN PLAN (16):

County Engineer Hulme explained in this proposal, Foresite Group proposes

developing a bike and pedestrian plan, which will consider connecting different modes of transportation, providing a safe path for bicycles and pedestrians, as well as providing design guidelines and an implementation plan.

Commissioner Kieffer made a motion to approve of the Proposal from Foresite Group for the Development of a Bicycle and Pedestrian Plan in the amount of $50,000.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PURCHASE ORDER 23-RFQ-056 WITH HARRISON CONTRACTING FOR EXTERIOR PAINTING AT THE CEM COMPLEX (17):

Director of Park & Landscape Zeigler explained that Harrison Contracting was awarded the contract as they were the lowest qualified bidder for the project.

Commissioner Deloach made a motion to approve of PO 23-RFQ-056 with Harrison Contracting for exterior painting at the CEM Complex in the amount of $56,975. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RENEWAL OF THE AGREEMENT WITH TARHEEL MEDICAL BILLING DBA COLLETON SOFWARE, INC. FOR EMS BILLING SERVICES (18):

Finance Director Barnes explained in this contract we will be charged 5.69% of collections. This contract is good for a year and may be terminated at any time with 90 days' written notice.

Commissioner Deloach made a motion to approve to ratify the renewal of the proposal from Tarheel Medical Billing dba Colleton Software, Inc. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM PLATINUM PAVING AND CONCRETE FOR GRACEN ROAD (19):

County Engineer Hulme explained a proposal has been submitted by Platinum Paving Concrete to pave Gracen Road, re-stripe the road, and repair the shoulders.

The Board engaged in a discussion regarding current issues with the road.

Commissioner Deloach made a motion to approve of the Proposal from Platinum Paving & Concrete for Gracen Road in the amount of $196,415.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM JAT CONSULTING SERVICES, INC. AND MOMENTUM FOR FINANCIAL PROCESSES REVIEW (20):

County Manager Callanan explained Staff contacted Davenport for recommendations regarding firms that could assess the finance department to evaluate how it could be better structured so that it could further grow. As a result, we chose a firm comprised of two (2) former finance directors.

Commissioner Deloach made a motion to approve of the Proposal from JAT Consulting Services, Inc. and Momentum for Financial Processes Review in an amount up to $25,000. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-020 PERTAINING CONDEMNATION FOR THE STAFFORDSHIRE DRAINAGE EASEMENT (21):
County Manager Callanan explained that the redesign to address drainage issues in Staffordshire involves expanding ponds and developing an outfall that can reach Blue Jay. There was an attempt to work things out with the property owner, but was not successful, so we must move forward as planned.

Commissioner Deloach made a motion to approve Resolution# 024-020 pertaining condemnation for the Staffordshire drainage easement. Commissioner Floyd seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan
Highway 21 and McCall Traffic Light

- A signal warrant has been awarded
- Will have two (2) left turn lanes on each side of McCall.
- Preliminary plans came in on Friday

County Clerk Johnson
Reminder

- Dinner with Rincon Staff and Council - July 18th at 6:00pm
- EOM Monthly report for May emailed.
- Strategic Planning Retreat – August 15-17, 2024 at Jekyll Island

Commissioner Deloach
Request

- Hodgeville and Scuffletown turn lane
- Guard rail request from nearby property owner

City of Guyton

- Intergovernmental agreement with Enterprise

Commissioner Kieffer
Transportation Advisory Board discussion

XIII – EXECUTIVE SESSION

At 6:57pm, Commissioner Deloach made a motion to go into executive session for discussion of personnel, property, and pending litigation. Commissioner Kieffer seconded the motion. The motion carried unanimously.

At 7:56pm, Commissioner Deloach made a motion to reconvene. Commissioner Floyd

seconded the motion. The motion carried unanimously.

XIV – ADJOURNMENT

At 7:56pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

R C Burdette

Roger Burdette, Vice Chairman

S. Johnson

Stephanie D. Johnson, County Clerk