EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
March 19, 2024

The Board of Commissioners of Effingham County, Georgia, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, March 19, 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 County Clerk, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Maraya Durham – I.T. Specialist, Mrs. Sarah Mausolf – HR & Risk Management Director, Mr. Mark Barnes – Finance Director, Ms. Alison Bruton – Procurement and Capital Projects Manager, Mr. Mark Lastinger – Public Information Officer, Mr. Greg Hood – Chief Code Enforcement Officer, and Mr. Jonathan Hulme – County Engineer.

CITIZEN PARTICIPATION

Murray Marshall, Joe Marshall, Joel Stuart, Penny West, Joshua Parrish, Kevin Forbes, JC Helmy, Craig Johnson, David Exley, and Sharee McKenzie.

I- CALL TO ORDER

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

II- ROLL CALL

Chairman Corbitt called the meeting to order at 5:08pm

III – INVOCATION

Commissioner Deloach provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

County Clerk Johnson stated that there will be a removal of New Business #10. Commissioner Kieffer made a motion to approve a resolution to approve the agenda with the noted changes. Commissioner Deloach seconded the motion. The motion

carried unanimously.

VI– MINUTES

Commissioner Deloach made a motion to approve the March 5, 2024 regular meeting minutes. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

Chairman Corbitt 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

Chairman Corbitt stated documents from this meeting are 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 to renew a Memorandum of Understanding between Effingham County Board of Education and Effingham County Board of Commissioners for ambulance services at various Board of Education events **(2)** Consideration to approve to renew a Technical Service Support Agreement with Stryker **(3)** Consideration to approve to ratify and affirm a Proposal for additional Scope of Work with Weston and Sampson for the HMP Update **(4)** Consideration to approve a Location agreement with the Historic Effingham Society for the use of the "Early Street House" located at 204 Early Street for the Old Days in Effingham annual event. Commissioner Burdette 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 V - TABLE OF PERMITTED USES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*APPROVED 1ST READING, 03/05/2024*) (1)

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

CONSIDERATION TO APPROVE THE SECOND READING OF AN ORDINANCE TO AMEND CHAPTER 62- SIGNS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (*APPROVED 1ST READING, 03/05/2024*) (2)

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

JAMES DASHER as agent for **LAIN NOLAN EARL JR. – SECOND READING (3):** Consideration to approve a Second Reading of an application by James Dasher as agent for Lain Nolan Earl Jr. to rezone 185 acres located at 311 Earl Lain Road from AR-1 to R-5 to allow for a residential development. Map# 435 Parcel# 19 in the Second District (*1st reading approved, 03/05/2024*)

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

KEVIN FORBES as agent for **T&T EXLEY PROPERTIES/ THOMAS AND HUTTON ENGINEERING CO. – SECOND READING (4):** Consideration to approve the Second Reading of an application by Kevin Forbes as agent for T&T Exley Properties/ Thomas and Hutton Engineering Co. to rezone 1051 acres located on Highway 21 from PD to PD to allow for the amendment of a Planned Development. Map# 446D Parcel# 6, 9, & 11 in the Second District (*approved 1st reading, 03/05/2024*)

Senior Planner Fernald explained all the conditions requested at the previous meeting have been added. The 450 feet requirement was removed, and the acreage is 24.9 acres, and will remain commercial. The acreage will remain commercial, and that was in the original plan. Staff and the applicant went through the PD text we met and made sure that all conditions were placed in the text in the proper way.

Joel Stuart expressed his concerns with stormwater regulations.
Murray Marshall explained the additional requirements on water leaving the property for drainage are not being taken away from the state's requirements.

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

PENNY WEST – PUBLIC HEARING (5): The Planning Board recommend approving an application by Penny West to rezone 5 acres located at 3768 Old Dixie Highway South from AR-1 to AR-2 to allow for new home sites. Map# 339 Parcel# 6 in the Third District.

Senior Planner Fernald explained Effingham County Code of Ordinances allows mobile homes within the AR-2 zoning district, and staff has spoken again with the applicant. She will reside on a property adjacent to this property.

Speaking in objection: Joshua Parish expressed concerns of property value.

Owner Penny West and the Board engaged in a discussion regarding rental properties.

Commissioner Deloach made a motion to deny. The motion dies due to lack of a second.

Commissioner Kieffer made a motion to approve the request to rezone +/- 5 acres from AR-1 to AR-2 to allow for new home sites, with the following conditions:

1. A plat must be approved and signed by Development Services, then recorded,

before zoning can take effect.
Commissioner Floyd seconded the motion. Commissioners Floyd, Burdette and Kieffer favored the motion. Commissioner Deloach opposed the motion. The motion carried 3 to 1.

PENNY WEST – SECOND READING (6): Consideration to approve the Second Reading of an application by Penny West to rezone 5 acres located at 3768 Old Dixie Highway South from AR-1 to AR-2 to allow for new home sites. Map# 339 Parcel# 6 in the Third District.

This item was automatically postponed to April 2, 2024 due to lack of a unanimous vote.

XI – NEW BUSINESS

PRESENTATION OF THE FISCAL YEAR 2023 AUDITED FINANCIAL REPORT BY LANIER, DEAL & PROCTOR (1)

Finance Director Barnes provided a PowerPoint and gave an overview of financial statements for fiscal year 2023, which included: Operating Revenues, Operating Expenses, Fund Balances, General Fund Balance, Highlights and Accomplishments, and Summary of Audit Results.

CONSIDERATION TO APPROVE TO TRANSMIT THE FISCAL YEAR 2023 AUDITED ANNUAL FINANCIAL REPORT TO THE STATE OF GEORGIA (2)

Commissioner Kieffer made a motion to approve to Affirm the audited annual financial report and approve the audit and submission to the State of Georgia. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO THE ADMINISTRATIVE SERVICES AGREEMENT WITH MERITAIN HEALTH, INC. (3)

HR and Risk Management Director explained as of January 1st, this year, an amendment to the ASA has been approved.

Vice Chair Burdette made a motion to approve of Amendment to Administrative Services Agreement. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN APPLICATION BY ALEC METZGER, FOR A SKETCH PLAN LOCATED ON NOEL C. CONAWAY ROAD, FOR "BUCKINGHAM PLANTATION PHASE 3" ZONED R-6 MAP# 375 PARCELS# 50 IN THE SECOND DISTRICT (4)

Planner II Easton explained the Sketch Plan was approved back in 2021. However, the notice to proceed did expire after one year. Therefore, this is just a formality. The only change that has been made is that a stub out that was required by previous staff has been removed. There are no plans to expand to the parcel that the stub out was on.

Vice Chair Burdette made a motion to approve the sketch plan for "Buckingham Plantation Phase 3". Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 024-015 FOR THE SURPLUS OF VARIOUS ITEMS (5)

Procurement and Capital Projects Manager Bruton explained this is a list of vehicles that need to be replaced.

Commissioner Deloach made a motion to approve of the Resolution of Surplus. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM VERTIV SERVICES FOR UPS MAINTENANCE AGREEMENT (6)

Procurement and Capital Projects Manager Bruton explained this agreement is an annual renewal, but due to a change in price from last year, a new proposal has been issued. It relates to UPS maintenance at the MACC Center and three (3) county tower sites located at 601 North Laurel Street.

Commissioner Kieffer made a motion to approve of the proposal with Vertiv Services for UPS Maintenance Agreement in the amount of $17,285.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL CONTRACT WITH SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY FOR EFFINGHAM COUNTY'S PARTICIPATION IN A HOUSING NEEDS ASSESSMENT (7)

Procurement and Capital Projects Manager Bruton explained the IGA participants in this agreement include Savannah Economic Development Authority, Bryan County, Bulloch County, Chatham County, Effingham, City of Savannah, Georgia Department of Community Affairs, and the Georgia Authority. The purpose is to conduct a comprehensive analysis of the housing market and to provide housing market needs assessment and planning services for four (4) county area. Effingham's contribution towards this would be $20,000.

Commissioner Deloach made a motion to approve of Intergovernmental Agreement for Effingham County participation in a Housing Needs Assessment and $20,000 funding. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT 23-ITB-051 WITH MCLENDON ENTERPRISES FOR THE HODGEVILLE RESURFACING PROJECT (8)

Procurement and Capital Projects Manager Bruton explained this project includes the resurfacing of Hodgeville Road and intersection improvements at Hodgeville and Forest Haven and Hodgeville and Scuffle Town. Staff recommends awarding the contract to McLendon.

Vice Chair Burdette made a motion to approve of Contract 23-ITB-051 with McLendon Enterprises for the Hodgeville Resurfacing Project in the amount of $2,764,686.33. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FIELD PRACTICUM AGREEMENT WITH THE NATIONAL MEDICAL EDUCATION & TRAINING CENTER TO ALLOW STUDENTS TO OBTAIN CLINICAL HOURS THROUGH EMS (9)

Procurement and Capital Projects Manager Bruton explained EMS Director, Wanda McDuffie, requested that one of these students be able to train with her staff. This type of agreement has been approved in the past. A copy of the agreement has been forwarded to ACCG for review as well as their certificate of insurance.

Vice Chair Burdette made a motion to approve of Field Practicum Agreement with the National Medical Education & Training Center. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A STANDARDS OF OPERATING POLICY AND PROCEDURE MANUAL FOR THE OFFICE OF CODE ENFORCEMENT (10)

This item was removed at agenda approval.

CONSIDERATION TO APPROVE TO AMEND THE PURCHASE AND SALE CONTRACT WITH LARRY B. SAXON JR. TO REDUCE THE SALE PRICE FOR A PARCEL IDENTIFIED AS MAP# 301 PARCEL# 32 IN THE FIRST DISTRICT (11)

County Manager Callanan explained the property is an additional four acres adjacent to the Atlas Reservoir, which we are purchasing. After some due diligence and an appraisal, the price was negotiated down from $350,000 to $312,500.

Commissioner Floyd made a motion to approve the Amendment of Purchase Agreement for Tax Parcel No. 03010032. Commissioner Deloach seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

Town Hall Updates

- District 2 Town Hall meeting will be April 11, 2024
- Located at South Effingham High School

XIII – EXECUTIVE SESSION

At 6:30pm, Commissioner Kieffer made a motion to go into executive session for discussion of personnel, property, and pending litigation. Commissioner Deloach seconded the motion. The motion carried unanimously.

At 6:58pm, Commissioner Deloach made a motion to reconvene. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XIV – ADJOURNMENT

At 6:58pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Vice Chair Burdette seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

S. Johnson

Stephanie D. Johnson, County Clerk