EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA

REGULAR SESSION MEETING MINUTES
April 16, 2024

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, April 16, 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, Ms. Marie Todd – Executive Assistant, Mr. Mark Barnes – Finance Director, Mrs. Samantha Easton – Planner II, Ms. Chelse Fernald – Senior Planner, Ms. Alison Bruton – Procurement and Capital Projects Manager, Mr. Mark Lastinger – Public Information Officer, and Mr. Noel Webb – IT Director.

CITIZEN PARTICIPATION

Chad Zittrouer, Fred McRae, Millie McRae, Bonnie Ward, and David Teal

I- CALL TO ORDER

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

II- ROLL CALL

Chairman Corbitt called the meeting to order at 5:10pm

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 item #7. New Business item #8 and Unfinished Business item #1 will be postponed to 05/21/2024. Commissioner Deloach made a motion to approve a resolution to approve the agenda with the noted changes. Vice Chair Burdette seconded the

motion. The motion carried unanimously.

VI– MINUTES

Commissioner Deloach made a motion to approve the April 2, 2024 regular meeting minutes. Commissioner Floyd 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 a Professional Services Agreement with Schneider Geospatial, LLC for a qPublic.net Add-On for the Tax Assessor's Office **(2)** Consideration to approve to renew a Software Services Agreement between Effingham County Tax Assessor's Office and TrueRoll **(3)** Consideration to approve to renew a Lease Agreement for the radio communications tower with State Properties Commission (Georgia Forestry Commission) **(4)** Consideration to ratify and affirm approval of a Custom Traffic Signpost Agreement between Effingham County Board of Commissioners and Honey Ridge Estates Homeowners Association. **(5)** Consideration to approve the appointment of Roxanne Rigsby to the Region IX EMS Council. **(6)** Consideration of approval to submit a Grant Application for GEMA Local Emergency Management Performance Grants **(7)** Consideration to approve an Easement Agreement between Effingham County Board of Commissioners and Georgia Power Company for Parcel ID 03310022A00 located at Old River Road, Meldrim **(8)** Consideration to approve Resolution# 024-018 related to operations and maintenance and a Lease Agreement between Effingham County Board of Commissioners and the Department of Natural Resources for Tuckasee King Boat Ramp Commissioner Burdette seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE THE SOLID WASTE MANAGEMENT PLAN AS COMPLETED BY ALLIANCE CONSULTING ENGINEERS (*POSTPONED FROM THE APRIL 2, 2024 BOC MEETING*) (1)

This item was postponed to 05/21/2024 at agenda approval.

XI – NEW BUSINESS

FIRST PUBLIC HEARING FOR PERMANENT ABANDONMENT OF A PORTION OF OTIS SECKINGER ROAD (1)

Development Service Director Candler explained it has been requested by the applicant to abandon a portion of Otis Seckinger for road maintenance. There is a proposal to create a cul-de-sac at the end of the remaining area. This is the first of two (2) public hearings, the next public hearing will be May 21, 2024.

MS2 Farms representative, Chad Zittrouer, requested that the county to relinquish the maintenance right of the roadway in order to install a cul-de-sac at some point. This is due to damage to the property and an unapproved roadway.

Speaking against: Fred McRae, Millie McRae, and Bonnie Ward expressed concerns with traffic, emergency services access, the ability to travel to and from the hospital based on a medical condition and bus route access.

There was no vote on this item.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, APPENDIX C - ZONING ORDINANCE, ARTICLE VI, 6.2 YARDS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (2)

Development Service Director Candler explained this change of 6.2 in the zoning ordinance Article 6 allows fences to be located closer to the property line, which most people desire to ensure their entire yard is enclosed. As a result of the ordinance, height will be addressed separately, and detached garages will be included in the total number of accessory structures in any R district and any PDR district.

Commissioner Kieffer made a motion to approve an amendment to the Code of Ordinances Part II Article VI, 6.2 Yards. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 10 - ANIMALS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (3)

Planner II Easton explained Code Enforcement has been receiving an increasing number of code violations related to livestock and fowl in residential zoning districts. The Board approved the chicken ordinance last year after amending the animal ordinance. Several words regarding the permit have been removed, as well as the maximum number per acreage and the $20 chicken permit fee. The ordinance was also updated with the correct terminology, which is the Humane Enforcement Officer. Several amendments have been made to the chicken ordinance, and the lot size for AR-1, AR-2, and R-1 has been reduced to half an acre. A person living in a subdivision is not permitted to keep horses on less than half an acre of land under Section 10-113, keeping of horses. Commercial Agricultural livestock is permitted in AR-1 zoning, Commercial Agricultural Livestock and Fowl are prohibited, AR-2 zoning but all livestock is prohibited in R zoning districts. R-1 zoning reduces the range from 200 feet to 150 feet for chicken ordinance. Chicken coops must be 150 feet from the neighboring

dwelling, and swine must be 900 feet from the neighbor's dwelling in AR-1 and AR-2.

David Teal questioned the permit fees and number of chickens.

Commissioner Floyd made a motion to approve an amendment to the Code of Ordinances Chapter 10 – Animals, amended to include one rooster in R-1 permitted use. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 14 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE II - CONSTRUCTION CODES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES. (4)

Building Official Kessler explained a revision to the ordinance is recommended to adopt chapter one of the International Residential Code. Several policies are covered in the adopted chapter, including the responsibilities and powers of building officials, permit requirements, certificate of occupancy, and the ability to revoke permits. These policies have been practiced in Effingham County for many years.

Commissioner Kieffer made a motion to postpone to 05/21/2024. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING OF AN ORDINANCE TO AMEND PART II - OFFICIAL CODE, CHAPTER 14 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE II - CONSTRUCTION CODES, DIVISION 2 - SECTION 14-56 PERMITS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES. (5)

Development Service Director Candler explained this ordinance addresses site plan approval for non-residential site plans. Prior to any land disturbance or billing permit being issued, a site plan must be approved by a licensed engineer, surveyor or qualified professional. The city is now requiring information about the site, including the 100-year flood zone, delineated wetlands, topography, total acreage, and density on the site plan, in case a rezoning is not included.

Vice Chair Burdette made a motion to approve an amendment to the Code of Ordinances Chapter 14. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RENEW A QUOTE WITH OPENGOV FOR A THREE-YEAR PERIOD FOR PROCUREMENT SOFTWARE (6)

Procurement and Capital Projects Manager Bruton explained renewal quotes were received from OpenGov for the procurement software, which covers the next three (3) fiscal years. The breakdown is provided in the staff report.

Commissioner Floyd made a motion to approve of OpenGov Procurement Renewal for FY25 in the amount of $19,290.44. Vice Chair Burdette seconded the motion. The motion carried unanimously.

~~**CONSIDERATION TO APPROVE A WATER AND WASTEWATER MASTER PLAN COMPLETED BY ALLIANCE CONSULTING ENGINEERS (7)**~~

This item was removed at agenda approval.

CONSIDERATION TO APPROVE A PROPOSAL FROM HUSSEY, GAY, AND BELL FOR THE DESIGN OF THE MIDLAND ROAD SEWER EXTENSION (8)

This item was postponed to 05/21/2024 at agenda approval.

CONSIDERATION TO APPROVE A PROPOSAL FROM HUSSEY, GAY, AND BELL FOR THE DESIGN OF THE BLUE JAY ROAD SEWER EXTENSION (9)

Procurement and Capital Projects Manager Bruton explained it has been requested by the Staff to extend the sewer force main along Blue Jay Road from Hodgeville to Highway 17. The original proposal included in the packet listed Graystone subdivision as the beginning, but that has been updated to reflect Hodgeville as the beginning.

Vice Chair Burdette made a motion to approve of Proposal from Hussey, Gay, and Bell for the Design of the Blue Jay Road Sewer Extension in the amount of $504,920.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM HUSSEY, GAY, AND BELL FOR THE DESIGN OF THE GATEWAY PARKWAY EXTENSION (10)

Procurement and Capital Projects Manager Bruton explained Gateway Parkway will be extended from Effingham Parkway to Hodgeville Road as part of this extension. The Board engaged in a discussion regarding the design.

Vice Chair Burdette made a motion to approve of Proposal from Hussey, Gay, and Bell for the Design of the Gateway Parkway Extension in the amount of $295,200.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A COOPERATIVE SERVICE AGREEMENT BETWEEN EFFINGHAM COUNTY AND THE US DEPARTMENT OF AGRICULTURE (11)

Procurement and Capital Projects Manager Bruton explained we have received a request from the Parks and Landscaping Department, who are experiencing issues with beavers on county property. This agreement will allow them to assist with the problem.

Commissioner Deloach made a motion to approve of Cooperative Service Agreement between Effingham County and the US Department of Agriculture for a total of $1,012.00. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #4 FOR DPR ARCHITECTURE FOR CONTRACT 20-006 FOR A/E SERVICES (12)

Procurement and Capital Projects Manager Bruton explained to provide additional civil and surveying services at Marlow station. Despite the price increase, County Manager Callanan explained two (2) extra buildings are being designed, so a change order would be more appropriate than a new contract.

Commissioner Deloach made a motion to approve of Change Order #3 for DPR Architecture for Contract 20-006 for A/E Services for multiple buildings in the amount of $22,400.00. Vice Chair Burdette seconded the motion. The motion carried

unanimously.

CONSIDERATION TO APPROVE A QUOTE FROM TOAST FOR NEW TERMINAL AT THE CONCESSION STAND AT CLARENCE MORGAN COMPLEX (CEM) (13)
Procurement and Capital Projects Manager Bruton explained a request from Jeffrey Lonon, Director of Recreation, was made to install a second credit card terminal at the CEM concession stand due to an increase in usage. There is a one-time startup fee of $900 for the initial purchase of the machine and $35 a month thereafter.

Commissioner Deloach made a motion to approve of the Quote from TOAST for new terminal at CEM Concessions. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE ENGINEERING EVALUATION AND FEASIBILITY STUDY FOR THE EFFINGHAM COUNTY WATER TREATMENT PLANT - PHASE 1 (14)
County Manager Callanan explained when the water and sewer master plan is approved, it is proposed that a northern intake be built as one of the potential future projects. There are numerous advantages to developing our county's own water treatment facility, however there is obviously a substantial cost associated with such an endeavor. It was therefore deemed necessary for an engineer to perform a feasibility study where they would explore all aspects of the issue and then recommend a course of action to the Board.

Jim Vaughn with GMC explained our goal was to reduce the initial investment, which is why a phase one study was proposed.

Commissioner Floyd made a motion to approve the Engineering Evaluation and Feasibility Study of the Effingham County Water Treatment Plant – Phase 1 for the total cost of $37,000.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART 1- RELATED LAWS, ARTICLE II – BOARD OF COMMISSIONERS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (15)
County Clerk Johnson explained according to legislation that was passed in 2012, our local ordinance did not get amended to comply with that legislation. Therefore, this is mainly a housekeeping issue.

Commissioner Deloach made a motion to approve the First Reading to amend Part 1 – Related Laws, Article II – Board of Commissioners of the Effingham County Code of Ordinances. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AND PUBLISH A NEW JOB DESCRIPTION FOR THE CHILD IN NEED OF SERVICES (CHINS) PROGRAM (16)
HR and Risk Management Director Mausolf explained it is a heavy workload for the

CHINS coordinator to manage, as she must attend all schools in the county, attend court at times, and make home visits. Her data entry and file management needs could be assisted by an administrative assistant. Children who need services can choose this option instead of going through the juvenile court system. It is a voluntary program, and it is an intervention before a record is created.

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

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Manager Callanan

Town Hall Updates

- District 3 Town Hall meeting will be April 23, 2024
- Located at Effingham High School

County Clerk Johnson

State of the County Luncheon

- Being held at Ebenezer Retreat, April 17

ACCG Conference

- All materials are in and will be incorporated with other travel details next week.
- ACCG Conference, April 25-28, 2024

Commissioner Floyd

Burned Trailer clean up on Robeling Road

- Demolition in progress. In contact with the property owner.

Spring paving schedule will be on the next agenda.

Commissioner Deloach

- Will not be in attendance to luncheon.

Gracen Road

- The base has been reinstated and new asphalt is down.

Side of the road tree cutting in districts 1, 3, and 5

Commissioner Kieffer

Abercorn Landing Light

- County Manager to check on update.

Trucks parked on Old Augusta

- Working with code enforcement to stagger schedules with law enforcement.

Chairman Corbitt

Provided an opportunity for candidates to introduce themselves and their campaign.

XIII – EXECUTIVE SESSION

There was no discussion of personnel, property and pending litigation.

XIV – EXECUTIVE SESSION MINUTES

The executive session minutes of April 4, 2024 will be presented at the next regular meeting.

XV – PLANNING BOARD – 6:00pm

SUE ANDERSON as agent for **SB HOMES, LLC – PUBLIC HEARING (01):** Consideration to approve an application by Sue Anderson as agent for SB Homes, LLC to rezone 6.982 acres located on Old Louisville Road from AR-1 to R-1 to allow for an addition to residential lots, Map # 272 Parcel # 27 in the Third District.

Planner II Easton explained part of this rezoning was discussed at the previous meeting. Discussed was 27A of this rezoning to R-1 on Old Louisville Road. This is the remaining 6.982 acres.

There were no public comments on this item.

Commissioner Deloach made a motion to approve the request to rezone +/- 5.272 acres from AR-1 to R-1 to allow for an addition to residential lots with the following conditions:

1. A common access shall be the entrance for this development or rear loading lots with ally way access will be acceptable; to minimize multiple encroachments on Old Louisville Road.
2. This rezoning is only for the 6.982 parcel (272-27)

Vice Chair Burdette seconded the motion. The motion carried unanimously.

SUE ANDERSON as agent for **SB HOMES, LLC – SECOND READING (02):** Consideration to approve the Second Reading of application by Sue Anderson as agent for SB Homes, LLC to rezone 6.982 acres located on Old Louisville Road from AR-1 to R-1 to allow for an addition to residential lots, Map # 272 Parcel # 27 in the Third District.

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

XVI – ADJOURNMENT

At 6:38pm, there being no further business, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

S. Johnson

Stephanie D. Johnson, County Clerk