Effingham County Georgia
Board of Commissioners

Damon M. Rahn, Chairman at Large
Forrest F. Floyd, District 1
Roger Burdette, District 2
Jamie Deloach, District 3
Elizabeth Helmly, District 4
Phil Kieffer, District 5

REGULAR SESSION MEETING MINUTES
March 18, 2025

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Roger Burdette, Ms. Beth Helmly and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, March 18, 2025 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, Mr. Steve Candler – Development Services Director, Ms. Marie Todd – Executive Assistant Ms. Maraya Durham – I.T. Support Specialist, Mr. Noel Webb – Director of I.T., Mrs. Sarah Mausolf – HR and Risk Management Director, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Pamela Melser – GIS Manager, Mr. Tre Wilkins – Project Manager Wilkins, Mr. Mark Lastinger – Public Information Coordinator, and Mr. Seth Zeigler – Director of Park & Landscape.

CITIZEN PARTICIPATION

None.

I- CALL TO ORDER

Chairman Rahn called the meeting to order at 5:02pm

II- ROLL CALL

Damon Rahn, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach, Vice Chairman
Beth Helmly
Phil Kieffer – *Absent*

III – INVOCATION

Pastor Billy Whitaker of Compassion Christian Church in Rincon offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Commissioner Burdette.

V – AGENDA APPROVAL

County Clerk Johnson announced the withdrawal of New Business item #1 at the applicant's request. Following legal counsel, items #5 and #6 were removed. New Business item #10 has been postponed to April 1, 2025, and item #15 has been removed. Additionally, under the Planning Board, items #1 and #2 have been withdrawn by the applicant.

Commissioner Floyd made a motion to approve the agenda with the noted changes. Commissioner Burdette seconded the motion. The motion carried unanimously.

VI – MINUTES

Commissioner Helmly made a motion to approve the March 4,2025 regular meeting minutes. Commissioner Floyd seconded the motion. The motion carried unanimously.

VII– PUBLIC COMMENTS

Chairman Rahn stated 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

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

IX – APPEARANCE

Tony Monopoli – 5:10pm

Effingham County resident, Tony Monopoli made a statement, expressing serious concerns regarding Elon Musk and the Department of Justice team's recent actions and their impact on federal operations.

X – CONSENT AGENDA

Vice Chair Deloach made a motion to approve the following Consent Agenda items: **(2025-130)** Consideration to approve to ratify and affirm the Lease Agreement for a Dodge Charger for the Effingham County Sheriff's Office as replacement. **(2025-131)** Consideration to approve the award recommendation and execution of the service Contract for 25-RFP-075 EMS Ambulance Billing Services, with Elevos – EMS Acquisition Group, LLC. **(2025-132)** Consideration to approve the updated Terms and Conditions for the Johnson, Mirmiran & Thompson, Inc. (JMT) Agreement related to the Goshen Road Widening Project. **(2025-133)** Consideration to approve Amendment# 1 to the I-7B Hodgeville at Blue Jay Road Roundabout Construction Contract with J.A. Long Inc. **(2025-134)** Consideration to ratify and affirm Change Order# 1 for the Old River Road Maintenance Resurfacing Project (due to modifications in lane closure scheduling during spring break and the addition of asphaltic concrete open-graded crack relief interlayer) **(2025-135)** Consideration to approve to ratify and affirm the Agreement with Terracon Consultants, Inc. for geotechnical engineering services related to the Rahn Station Resurfacing Project. **(2025-136)** Consideration to approve to ratify and affirm the Toast POS Agreements for Clarence Morgan Gym and Sand Hill Concessions to ensure modern, efficient payment processing at these facilities.

(2025-137) Consideration to approve the ratification of two Lighting Services Agreements with Georgia Power for the installation and maintenance of LED lighting at the parking lot of the Effingham County Administrative Building. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI – UNFINISHED BUSINESS

FORREST FLOYD – PUBLIC HEARING (01): Consideration to approve an application by Forrest Floyd for a variance from Section 3.3.1(a) located at 110 St. Matthews Road to allow for an increase in the required height of an accessory structure in the R-1 zoning district Map# 375D Parcel# 39 in the First District (postponed, 03/04/2025).

Commissioner Floyd recused himself from this item.

Development Services Director Candler explained that the applicant seeks a variance from Section 3.31(a) to increase the required height of an accessory structure from 15 feet to 18 feet and 1/8 inch in R-1 zoning. The council intends to address this matter comprehensively in the future.

Speaking for: Forrest Floyd explained that he is seeking a variance from the Homeowners Association (HOA) to proceed with the construction of a garage, as it must comply with their requirements.

Commissioner Burdette made a motion to approve, and the variance will meet the criteria of the current ordinance. Vice Chair Deloach seconded the motion. The motion carried unanimously.

FORREST FLOYD – SECOND READING (02): Consideration to approve the Second Reading of an application by Forrest Floyd for a variance from Section 3.3.1(a) located at 110 St. Matthews Road to allow for an increase in the required height of an accessory structure in the R-1 zoning district Map# 375D Parcel# 39 in the First District (postponed, 03/04/2025).

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

XII – NEW BUSINESS

CONSIDERATION TO APPROVE A TAX REFUND REQUEST AS SUBMITTED BY CESAR LUIS & KIMBERLY LOPEZ FOR A PROPERTY LOCATED AT 267 MOSS LOOP MAP# 452A PARCEL# 114 (1):
This item was withdrawn at applicant's request at agenda approval.

CONSIDERATION TO APPROVE A PROPOSAL FOR UPGRADING THE CCTV SECURITY SYSTEM AT EFFINGHAM COUNTY PRISON (2):
Commissioner Floyd returned.

I.T. Director Webb explained Staff requests approval for the proposed CCTV security system upgrade at Effingham County Prison. The upgraded system will integrate seamlessly with the existing surveillance infrastructure utilized by the Effingham

County Sheriff's Office and jail.

Commissioner Helmly made a motion to approve the proposal for the CCTV security system upgrade, ensuring integration with the Sheriff's Office and Jail surveillance system. Vice Chair Deloach seconded the motion. The motion carried unanimously.

JACK WILLIFORD – SITE PLAN (03): Consideration to approve an application by Jack Williford for a site plan for "Ignite Kingdom" located at 1745 Georgia Highway 17 South. Map# 297 Parcel# 59C & 59D in the First District.

Development Services Director Candler explained the Board approved a site plan requirement for commercial and industrial buildings earlier in 2024. The applicant requested approval for a site plan for a 4,200 square foot building, including septic and well locations, a parking lot, and a detention pond, with additional details to be provided subsequently.

Commissioner Floyd made a motion to approve the site plan. Commissioner Burdette seconded the motion. The motion carried unanimously.

DISCUSSION ON CREATING AN ADDRESSING FEE (4):
GIS Manager Melser explained requests for unincorporated Effingham County addresses should be processed using the OpenGov software application. The estimated staff time required for individual address applications typically ranges from 1 to 1.5 hours. The fee scheduled for 0 to 50 applies to individual residences and subdivisions at $40. For example, an individual building a new home would fall under the 0 to 50 fee schedules, while a subdivision would fall under the 251 to 500 fee schedules, with a cost of $400 per address.

The Board inquired whether any surrounding counties impose addressing fees and when these fees will be implemented.

There was no motion on this item.

DISCUSSION OF AN AMENDMENT TO THE CODE OF ORDINANCES, PART II - OFFICIAL CODE, APPENDIX C - ARTICLE IX - 9.5 - EFFINGHAM COUNTY ZONING IMPACT ANALYSIS (5):
This item was advised to be removed by the attorney at agenda approval.

DISCUSSION OF AN AMENDMENT TO THE CODE OF ORDINANCES - PART II - OFFICIAL CODE, APPENDIX C - ARTICLE IX - 9.2.3 - WITHDRAWAL OF APPLICATION (6):
This item was advised to be removed by the attorney at agenda approval.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND PART II, CHAPTER 74 - SECTION 74- 8 - DESIGNATED TRUCK ROUTES OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (7):
County Manager Callanan explained this is a revision to the truck route ordinance, incorporating feedback from the code enforcement and sheriff's office to enhance enforcement and effectiveness. The changes include updated signage, revised wording, and an expanded network of roads designated for truck routes, particularly those scheduled for upgrades to freight standards. The new ordinance eliminates

general direction language and the requirement to be enroute to a truck route, preventing trucks from using local roads as a general means to reach their destinations.

Commissioner Burdette made a motion to approve the first reading to amend Part II, Chapter 74 - Section 74- 8 - Designated Truck Routes of the Effingham County code of ordinances, with the removal of Rahn Station Road. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ACKNOWLEDGEMENT OF ASSIGNMENT BETWEEN BAKER HILL PARTNERS, LLC AND FC-V FINANCIAL, LP (8):

County Manager Callanan explained this is the assignment of an existing agreement regarding the cost-sharing for extending water and sewer services to a site. The original party has sold the site and now wishes to transfer the agreement to a new entity.

Vice Chair Deloach made a motion to approve an Acknowledgement of Assignment between Baker Hill Partners, LLC and FC-V Financial, LP. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH GOODWYN MILLS CAWOOD LLC (GMC) FOR ARCHITECTURAL AND ENGINEERING SERVICES RELATED TO THE EXPANSION AND RENOVATION OF THE EFFINGHAM COUNTY ANIMAL SHELTER (9):

Project Manager Wilkins explained the next step in renovating and expanding our animal control facility is to establish a not-to-exceed amount for the contract. The total contract value is $427,225, covering countywide services.

Commissioner Burdette made a motion to approve the Architectural and Engineering Services Agreement with GMC. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE BID AWARD AND CONTRACT WITH PAUL S. AKINS COMPANY, INC. FOR THE CENTRAL HIGH SCHOOL RENOVATION PROJECT UNDER BID #25-ITB-072 (10):

This item was postponed to 04/01/2025 at agenda approval.

CONSIDERATION TO APPROVE A RESOLUTION# 025-012 TO SURPLUS VEHICLES, MACHINERY, AND EQUIPMENT WHICH HAVE EITHER BEEN REPLACED OR ARE NO LONGER IN USE BY VARIOUS DEPARTMENTS (11):

Procurement and Contracts Manager Carver explained the county regularly identifies broken, unused, or outdated equipment that must be properly disposed of in compliance with Georgia Code section 36-9-2. The resolution before the Board declares various surplus items, including vehicles, machinery, and equipment from multiple departments, enabling their public sale, disposal, or donation.

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

CONSIDERATION TO APPROVE AN ENTERPRISE LEASE AGREEMENT FOR THE REPLACEMENT OF A DODGE DURANGO FOR THE EFFINGHAM COUNTY SHERIFF'S OFFICE (12):

Procurement and Contracts Manager Carver explained the Sheriff's Office seeks approval to lease a Dodge Durango SRT 392 through Enterprise Effingham Trust under an open-ended equity lease agreement. The corrected capitalized amount is $63,394.

Sergeant First Class Danny Harrington explained a high-performance vehicle is being requested to enhance the ability to enforce traffic laws and apprehend felons, as the current vehicle is inadequate for these tasks. The current vehicle will be retained for other uses.

Commissioner Burdette made a motion to approve the lease agreement for the 2024 Dodge Durango SRT 392. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACTUAL AGREEMENT BETWEEN EFFINGHAM COUNTY, GEORGIA AND SOUTHEAST CORRECTIONS, LLC FOR THE PROVISION OF PROBATION SERVICES FOR THE STATE COURT OF EFFINGHAM COUNTY (13):

Procurement and Contracts Manager Carver explained Southeast Corrections LLC will provide probation services for the state court from March 10, 2025, through March 9, 2030, with a monthly supervision fee of $45 per probationer.

Commissioner Helmly made a motion to approve the Agreement with Southeast Corrections, LLC. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FOR THE PROCUREMENT OF GEOCONEX CAD SYSTEM, DISPATCH VIEWER, AND HARDWARE FOR THE NEW EMERGENCY OPERATIONS CENTER (14):

Procurement and Contracts Manager Carver explained EEMA is relocating to a new emergency operation center and will use this purchase to improve dispatch efficiency.

Vice Chair Deloach made a motion to approve the sole source purchase from GeoConex LLC. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ON-CALL MASTER SERVICES AGREEMENT (MSA) WITH TERRACON CONSULTANTS, INC. FOR GEOTECHNICAL ENGINEERING SERVICES (15):

This item was removed at agenda approval.

CONSIDERATION TO APPROVE A QUOTE AND SERVICE AGREEMENT WITH RICOH USA, INC. (16):

Procurement and Contracts Manager Carver explained the current copier lease and service contract with Ricoh USA are nearing expiration. Staff recommend approving a new 60-month lease agreement through Omnia Partners to ensure continuous service and minimize maintenance issues across county departments.

Commissioner Floyd made a motion to approve the Ricoh lease agreement for copier and printing services. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XIII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

- Updates on the Steering Committee ordinance review
- Projects Update – Hickory Knob, Blue Jay and Hodgeville roundabout, Hodgeville and Kolic-Helmey roundabout
- Two additional repaving packages will be released
- Emergency operations expansion center
- Administrative building move in starting the first week of April with full occupation by mid-April

Commissioner Floyd

- Meldrim park playground equipment update

Commissioner Burdette

- Saddleclub Base Failure Update - caused by a leaking storm water pipe
- Lift pump station on Winsor Road follow up

Commissioner Helmly

- Comments regarding Lowground Road concerns being addressed during the transportation meeting

Ms. Stephanie Johnson

- Board of Health vacancy – consumer representing the county's needy and underprivileged or elderly community

Chairman Rahn

- Addressed the DRT incident

XIV – EXECUTIVE SESSION

At 6:18 pm, Vice Chair Deloach made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Burdette seconded the motion. The motion carried unanimously.

At 7:09 pm, Vice Chair Deloach made a motion to reconvene. Commissioner Burdette seconded the motion. The motion carried unanimously.

XV – EXECUTIVE SESSION MINUTES

No executive session was held, no minutes to be approved.

XVI – PLANNING BOARD – 6:00 pm

KAYDEN GOWER – PUBLIC HEARING (01): Consideration to approve an application by Kayden Gower for a conditional use to allow for a Rural Business for a kennel and dog training facility located at 322 Satinwood Road. Map# 271 Parcel# 14 in the Third District.

This item was withdrawn at applicant's request at agenda approval.

KAYDEN GOWER – SECOND READING (02): 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 Map# 271 Parcel# 14 in the Third District.

This item was withdrawn at applicant's request at agenda approval.

XVII – ADJOURNMENT

At 7:09 pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

Damon Rahn, Chairman

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
APRIL 1, 2025

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