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
MAY 20, 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, May 20, 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. Xerxes Sabb – I.T. Support Specialist, Mrs. Sarah Mausolf – HR and Risk Management Director, Ms. Danielle Carver – Procurement and Contracts Manager, Ms. Lauren Shuman – Purchasing Technician, Ms. Kimberly Barlett – Community Planner, Ms. Jennifer Rose – GIS Technician, Mr. Tre Wilkins – Project Manager Wilkins, Mr. Joshua Moody – Building Inspector, Mr. Mark Lastinger – Public Information Coordinator, Mr. Mark Barns – Finance Director, Mr. Seth Zeigler – Director of Parks & Landscape, Mr. Griffin Korzeniewski – Solid Waste Coordinator and Mr. Ted Goudeau – Maintenance Director.

CITIZEN PARTICIPATION

Ricky Truluck, Jenny Blakenship, Theron Rahn, Christopher Lewis, and Jeffrey Pollard.

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

III – INVOCATION

Pastor Dave Stier of Bible Lutheran Church offered the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was led by Chairman Rahn.

V – AGENDA APPROVAL

County Clerk Johnson announced the postponement of Consent Agenda item #1 to 06/03/2025 at the Sheriff's Office request. Removal of Consent Agenda item #4 at Staff's request. Removal of Unfinished Business item #1 at the Board's request. Postponement of Planning Board item # 5 and #6 to 06/03/2025 at Commissioner Deloach's request.

Vice Chair Deloach made a motion to approve the agenda with the noted changes. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VI – MINUTES

Vice Chair Deloach made a motion to approve May 6, 2025 Board of Commissioners work session and regular meeting minutes. Commissioner Burdette 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 in 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 – CONSENT AGENDA

Commissioner Helmly recused herself from voting due to family relation for item #3.

Commissioner Kieffer made a motion approve the following Consent Agenda items: ~~**(2025-267)** Consideration to approve to allocate opioid settlement funds in the amount of $4,500.00 to cover the cost of enrolling ten (10) Effingham County Sheriff's Office deputies in the "Operational Readiness for Police Officers: Opioid Use Disorder (OUD)" training program~~ **(2025-268)** Consideration to approve to renew the Contract with Spatial Engineering, Inc. for GIS Services **(2025-269)** Consideration to approve to ratify and affirm a revised Contract amount with Legacy Water Group, LLC for the Hodgeville Sanitary Sewer Force Main project (IFB #23-ITB-060) ~~**(2025-270)** Consideration to approve to renew the Clinical Services Agreement between Effingham County and the Effingham Hospital, Inc.~~ Commissioner Floyd seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

CONSIDERATION TO APPROVE TO AMEND AND PUBLISH SECTION 2.02 - EQUAL OPPORTUNITY AND INCLUSION OF THE HUMAN RESOURCES STANDARDS OF PRACTICE (*Postponed, 05/06/2025*) (1):

This item was removed at agenda approval.

XI – NEW BUSINESS

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND SECTIONS 5.1 - AGRICULTURAL DISTRICTS, 5.9 - NEIGHBORHOOD COMMERCIAL DISTRICT, 5.10 - GENERAL COMMERCIAL DISTRICT, 5.11.- HIGHWAY COMMERCIAL DISTRICT, 5.12 - INDUSTRIAL DISTRICTS AND 4.1A - TABLE OF PERMITTED USES FOR THE EFFINGHAM COUNTY CODE OF ORDINANCES (1):

Commissioner Helmly returned.

Planning Manager Fernald provided an overview of proposed zoning ordinance changes for AR-1, AR-2, AR-3, B-1, B-2, B-3, Light Industrial, and Heavy Industrial districts, building upon prior workshop discussions. The Table of Permitted Uses (TPU) has undergone extensive review and revisions by the Steering Committee. A reference section linking each use to a definition will be added for clarity. This aims to prevent unintended interpretations of use titles.

Commissioner Burdette made a motion to approve an amendment to the Code of Ordinances Appendix C – Zoning Ordinance, Article V. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND ARTICLE II - DEFINITIONS OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (2):

Community Planner Barlett explained the proposed update significantly expands the table of permitted uses by adding approximately 560 definitions, up from the current 93. This enhancement aims to improve clarity, usability, and readability, ensuring a more comprehensive understanding for all users.

Vice Chair Deloach made a motion to approve the revision to Code of Ordinances- Part II- Official Code, Appendix C-Article II- Definitions. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-015 TO AMEND THE FISCAL YEAR 2025 BUDGET (3):

Finance Director Barnes explained this amendment includes two (2) key items: funding for the CRC mini grant, awarded this year and the purchase of Motorola radio equipment for Effingham County Sheriff's Office vehicles.

Commissioner Burdette made a motion to approve the resolution to amend the budget for FY 2025. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE PURCHASE AND SALE CONTRACT FOR THE ACQUISITION OF 13.32 ACRES OF REAL PROPERTY (PARCEL ID 03290033) FROM AMBY DEVELOPMENT, INC., FOR THE PURPOSE OF OLD RIVER ROAD RIGHT OF WAY ACQUISITION (4):

Procurement and Contracts Manager Carver explained Effingham County has entered into a purchase and sale agreement for a 13.32-acre parcel located along Old River Road. The county will assume all associated closing costs, and the Newberry Law Firm will oversee the closing process, subject to board approval.

Commissioner Floyd made a motion to approve the Purchase and Sale Contract and authorize the Chairman and County Manager to execute related documents. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CONTRACT AWARD TO REEVES CONSTRUCTION COMPANY FOR THE TSPLOST-FUNDED RESURFACING OF ROADWAYS IN DISTRICT 3, AS PART OF THE 2025 MAINTENANCE RESURFACING PROGRAM (5):

Procurement and Contracts Manager Carver explained the original contract documents and staff report outlined a scope of 20.1 miles across nine (9) locations, whereas the revised contract specifies 18.5 miles across eight (8) locations. Reeves Construction Company submitted the lowest responsible and responsive bid.

Vice Chair Deloach Commissioner Kieffer made a motion to approve the contract award to Reeves Construction Company. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE COST-SHARING AGREEMENT WITH GTIS ACQUISITIONS, LLC AND TO AUTHORIZE PROCUREMENT FOR THE CONSTRUCTION OF THE OLD AUGUSTA INDUSTRIAL DRIVEWAY, INCLUDING ACCESS IMPROVEMENTS THROUGH A PLANNED ROUNDABOUT AT OLD AUGUSTA ROAD SOUTH AND LOGISTICS PARKWAY (6):

Procurement and Contracts Manager Carver explained a cost-sharing agreement has been approved with GTIS Acquisitions LLC for the construction of a new driveway and the addition of a fourth leg to the roundabout at the intersection of Old Augusta Road South and Logistics Parkway. Under the agreement, the developer will contribute $381,000 toward construction costs and $38,800 toward design expenses.

Commissioner Kieffer made a motion to approve the Transportation Improvement Contribution Agreement with GTIS Acquisitions, LLC. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SUBMISSION OF THE 2025 LMIG SUPPLEMENTAL APPLICATION (GRANT NO. LMIG-2025-27827-SUP) TO THE GEORGIA DEPARTMENT OF TRANSPORTATION (7):

Procurement and Contracts Manager Carver explained the county is seeking funding from GDOT for a comprehensive reconstruction of McCall Road North, spanning from Ralph Rahn Road to Milepost 5.4. The 1.9-mile project includes cement-stabilized base reclamation, a two-foot shoulder widening, and the installation of new asphalt surfacing.

Commissioner Helmly made a motion to approve the submission of the 2025 LMIG Supplemental Application. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TASK ORDER# 10 WITH EOM OPERATIONS FOR THE CONSTRUCTION OF WESTWOOD HEIGHTS DRAINAGE IMPROVEMENTS (8):

Procurement and Contracts Manager Carver explained the county received a single bid for drainage improvements in the Westwood Heights subdivision. Staff explored

alternative procurement options and collaborated with EOM operations to structure a task order, enabling the project to proceed at a significantly reduced cost.

Commissioner Burdette made a motion to approve Task Order 10 with EOM Operations under the Master Services Agreement for FY25 in the amount of $2,865,460.50. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE CONTRACT AWARD TO METALCRAFTS FOR THE REROOFING OF DESIGNATED ROOF AREAS AT CENTRAL HIGH SCHOOL, UTILIZING STATE CONTRACT PRICING THROUGH THE OMNIA COOPERATIVE PURCHASING AGREEMENT (Contract #04-29) (9):

Procurement and Contracts Manager Carver explained the item seeks approval for the contract award to replace the roof over six (6) designated areas at Central High School. The new roof will include a 25-year manufacturer's warranty and a two-year workmanship warranty.

Vice Chair Deloach made a motion to approve the contract award to Metalcrafts for $289,550.00. Commissioner Helmly seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A BIKE PEDESTRIAN PLAN AS A POLICY DOCUMENT FOR COMPREHENSIVE PLANNING OF TRANSPORTATION NEEDS (10):

County Manager Callanan explained the completed product was posted online and will continue to be available online. It provides a framework for operations and highlights the intended pedestrian and bicycle improvements for the road.

Commissioner Floyd a motion to approve the Bike Pedestrian Plan as a policy document for Comprehensive Planning of Transportation needs. Commissioner Burdette seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

- Ribbon cutting for Meldrim playground TBA
- EEOC training facility ribbon cutting TBA
- Admin building ribbon cutting TBA
- McCall Park field lighting installed today
- Baker Pond concrete is currently being poured. Contracts to be presented at a future meeting for the remaining park

Chairman Rahn

- McCall Road traffic light
- Replacement of the Judicial Complex AC system

Commissioner Burdette

- Goshen Road stop work order
- Possibility of RV approvals moved to staff level approval
- EOM Monthly reports review - 10 minutes monthly

Commissioner Deloach

- SPLOST renewal and timelines

- Georgia Trend, Georgia 500 - Brandt Herndon and Susan Kraut to be recognized

Commissioner Helmly

- Purchase of road equipment (products)
- Expressed gratitude to everyone that showed up for the Town Hall meeting

Commissioner Kieffer

- Abercorn Dock update
- Rincon EMS Station update

XIII – EXECUTIVE SESSION

At 6:53pm, Commissioner Burdette made a motion to go into an executive session for discussion of personnel, property, and pending litigation. Commissioner Floyd seconded the motion. The motion carried unanimously.

At 7:44pm, Vice Chair Deloach made a motion to reconvene. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XIV – EXECUTIVE SESSION MINUTES

Commissioner Helmly made a motion to approve May 6, 2025 executive session minutes. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XV – PLANNING BOARD – 6:00 pm

CHRISTOPHER LEWIS – PUBLIC HEARING (01): Consideration to approve an application by Christopher Lewis for a conditional use located at 1536 Blue Jay Road to allow for a Rural Business. Map # 415 Parcel # 12 in the Fourth District.

Community Planner Barlett explained the applicant requests conditional use for a rural business to have an office for two (2) employees on the property. The applicant must obtain a business license.

Speaking for: Christopher Lewis stated that the property will serve as an administrative office for their rental property management activities.

Speaking in objection: Jeffrey Pollard expressed concerns with noise and excessive light during non-business hours.

Commissioner Helmly made a motion to approve the application, and the application is complete with the following conditions:

1. The applicant shall obtain and keep in good standing an Effingham County Business License

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

CHRISTOPHER LEWIS – SECOND READING (02): Consideration to approve the Second Reading of an application by Christopher Lewis for a conditional use located at 1536 Blue Jay Road to allow for a Rural Business. Map # 415 Parcel # 12 in the Fourth District.

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

RALPH RAHN – PUBLIC HEARING (03): Consideration to approve an application by Ralph Rahn for a variance from Section 3.21.1, to allow for the occupation of an RV/Camper, located at 1321 Shawnee-Egypt Road, zoned AR-1. Map# 247A Parcel# 3 in the Third District.

Community Planner Barlett explained the applicant seeks a variance to permit the temporary occupation of an RV or camper as a principal dwelling while constructing the main residence on the parcel.

Speaking for: Theron Rahn indicated that he was present to represent the applicant, as she does not speak English.

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

RALPH RAHN – SECOND READING (04): Consideration to approve the Second Reading of an application by Ralph Rahn for a variance from Section 3.21.1, to allow for the occupation of an RV/Camper, located at 1321 Shawnee-Egypt Road, zoned AR-1 Map# 247A Parcel# 3 in the Third District.

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

CAITLYNN CAVALLO – PUBLIC HEARING (05): Consideration to approve an application by Caitlynn Cavallo for a variance from Section 5.1.4, to allow for the decrease in the required minimum setbacks for AR-1, located at 120 Francis Street, zoned AR-1 Map# 235A Parcel# 45 in the Third District.

This item was postponed to 06/03/2025 at agenda approval.

CAITLYNN CAVALLO – SECOND READING (06): Consideration to approve the Second Reading of an application by Caitlynn Cavallo for a variance from Section 5.1.4, to allow for the decrease in the required minimum setbacks for AR-1, located at 120 Francis Street, zoned AR-1 Map# 235A Parcel# 45 in the Third District.

This item was postponed to 06/03/2025 at agenda approval.

XVI – ADJOURNMENT

At 7:44pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Damon M Rahn

Damon Rahn, Chairman

Stephanie Johnson

Stephanie D. Johnson, County Clerk

APPROVED BY THE BOARD OF COMMISSIONERS
JUNE 3, 2025