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
JANUARY 21, 2025 ***(via teleconference)***

The Board of Commissioners of Effingham County, Georgia, Mr. Damon Rahn, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, and Ms. Beth Helmly met virtually at 5:00 pm on Tuesday, January 21, 2025 via Zoom.

ALL HIGHLIGHTED ITEMS WILL BE PRESENTED AT THE FEBRUARY 18, 2025 BOARD OF COMMISSIONERS MEETING

Watch us live on our YouTube page:

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Join Zoom Meeting

https://us06web.zoom.us/j/88387585556?pwd=bDhncFEvSlMwdmN2VW9NWUR5OHduQT09
Meeting ID: 883 8758 5556
Passcode: 645218

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, Mrs. Sarah Mausolf – HR and Risk Management Director, Ms. Danielle Carver – Procurement and Contracts Manager, and Mr. Seth Zeigler – Director of Park & Landscape,

CITIZEN PARTICIPATION
Jamie Kreynbuhl

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
Commissioner Burdette offered the invocation.

~~**IV– PLEDGE TO THE AMERICAN FLAG**~~
~~The pledge was sounded unison.~~

V – AGENDA APPROVAL
Vice Chair Deloach made a motion to approve the agenda as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

VI – MINUTES
Vice Chair Deloach made a motion to approve the January 7, 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 – CONSENT AGENDA
Vice Chair Deloach made a motion to approve the following Consent Agenda items**:** **(2025-034)** Consideration to approve to ratify and affirm a Change Order #5 for the Effingham County CEM Gym Expansion Construction with Lavender & Associates, Inc. **(2025-035)** Consideration to approve to renew the hardware Warranty Agreement with Dominion Voting Systems, Inc., ensuring continued maintenance and support **(2025-036)** Consideration to approve the revised IDC Contract with Moffatt & Nichol for Professional Services **(2025-037)** Consideration to approve a Purchase Order for Musco Sports Lighting, LLC for McCall Park (*the quote was approved at the January 7, 2025 meeting*) **(2025-038)** Consideration to approve to ratify and affirm the updated lease of three (3) 2024 Ford F-150 Police Responder trucks to include the purchase of aftermarket equipment to outfit them for law enforcement use **(2025-039)** Consideration to approve to ratify and affirm the Enterprise vehicle order replacement for Effingham County Sheriff's Office. Commissioner Burdette seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

MICHAEL RAMSEY as agent for **JACK E. RAMSEY, SR TRUST – PUBLIC HEARING (01):** The Planning Board recommends denying an application by Michael Ramsey as agent for Jack E. Ramsey, SR Trust to rezone +/- 279.71 acres located on GA Highway 119 South from AR-1 to R-1 to allow for residential development. Map # 272 Parcel # 32 in the Third District (*postponed, 10/15/2024*)

This item was postponed to February 18, 2025.

MICHAEL RAMSEY as agent for **JACK E. RAMSEY, SR TRUST – SECOND READING (02):** Consideration to approve the Second Reading of an application by Michael Ramsey as agent for Jack E. Ramsey, SR Trust to rezone +/- 279.71 acres located on

GA Highway 119 South from AR-1 to R-1 to allow for residential development Map # 272 Parcel # 32 in the Third District (*postponed, 10/15/2024*)

This item was postponed to February 18, 2025.

BLUE FERN MANAGEMENT/SCOTT ROSENSTOCK as agent for **CHARLES ALE– PUBLIC HEARING (03):** Planning Board recommends denying an application by Blue Fern Management/Scott Rosenstock as agent for Charles Ale requests to rezone +/- 100.34 acres located on Blue Jay Road from AR-1 toR-5 to allow for residential development Map# 351 Parcel# 3 in the First District (*postponed, 10/15/2024*).

This item was postponed to February 18, 2025.

BLUE FERN MANAGEMENT/SCOTT ROSENSTOCK as agent for **CHARLES ALE – SECOND READING (04):** Consideration to approve the Second Reading of an application by Blue Fern Management/Scott Rosenstock as agent for Charles Ale requests to rezone +/- 100.34 acres located on Blue Jay Road from AR-1 to R-5 to allow for residential development Map# 351 Parcel# 3 in the First District (*postponed, 10/15/2024*)

This item was postponed to February 18, 2025.

LUIS CINTRON – PUBLIC HEARING (05): Consideration to approve an application by Luis Cintron for a variance from ordinance Section 6.2.3, to allow for a reduction in accessory structure setbacks located at 106 Bellevue Blvd Map # 416D Parcel # 28 in the Second District (postponed -11/05/2024, 12/03/2024)

This item was postponed to February 18, 2025.

LUIS CINTRON – SECOND READING (06): Consideration to approve the Second Reading of an application for Luis Cintron for a variance from ordinance Section 6.2.3, to allow for a reduction in accessory structure setbacks located at 106 Bellevue Blvd Map # 416D Parcel # 28 in the Second District (*postponed -11/05/2024, 12/03/2024*)

This item was postponed to February 18, 2025.

CONSIDERATION TO APPROVE THE SECOND READING TO AMEND APPENDIX B - SUBDIVISION ORDINANCE, SECTION 5.2.3 OF THE EFFINGHAM COUNTY CODE OF ORDINANCES AND EFFINGHAM COUNTY ACCESS MANAGEMENT PLAN POLICY (1ST READING APPROVED, 12/03/2024) (7):

This item was postponed to February 18, 2025.

JACK WILLIFORD – SECOND READING (8): Consideration to approve the Second Reading of an application by Jack Williford for a variance from ordinance Section 3.4, to allow for a reduction in required buffers located at 1745 GA Highway 17 South. Map # 297 Parcel # 59C in the First District

This item was postponed to February 18, 2025.

XI – NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 025-004 TO RELEASE THE REQUIREMENT TO ISSUE MOBILE HOME DECALS (1):
There was no discussion on this subject.

Vice Chair Deloach made a motion to approve of the resolution as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-003 TO AUTHORIZE THE TAX COMMISSIONER TO EXCEPT CHECKS, CASH, DEBIT CARDS AND/OR CREDIT CARDS FOR PAYMENT ON BEHALF OF EFFINGHAM COUNTY (2):
There was no discussion on this subject.

Commissioner Helmly made a motion to approve of the resolution as presented. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 025-002 AN AMEND TO THE SCHEDULE OF FEES (3):
There was no discussion on this subject.

Commissioner Burdette made a motion to approve of the resolution as presented. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PRELIMINARY PLAT FOR "BLUEJAY APARTMENTS" LOCATED ON BLUE JAY ROAD, ZONED R-3. MAP # 326 PARCEL #17E IN THE FIRST DISTRICT (4):
Director of Development Services Candler explained this preliminary plat approval checklist has been reviewed; however, the final plat will require approval upon completion of construction.

Commissioner Floyd made a motion to approve the Preliminary Plat. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE FIRST READING TO AMEND APPENDIX C - ZONING ORDINANCE, ARTICLE V - USES PERMITTED IN DISTRICTS, SECTION 5.18 - EBENEZER HISTORIC OVERLAY DISTRICT OF THE EFFINGHAM COUNTY CODE OF ORDINANCES (5):
This item was postponed to February 18, 2025.

CONSIDERATION TO APPROVE GDOT LAP APPLICATION TO MAKE EFFINGHAM COUNTY CAPITAL IMPROVEMENT PROJECT COMPETITIVE TO RECEIVE FEDERAL FUNDING FOR FUTURE ROAD PROJECTS. (6):
County Engineer Hulme explained this is to enhance competitiveness for federal funding, particularly for road projects involving collectors and arterial roads. Adherence to these requirements would only be necessary when opting to pursue the federal procurement cycle.

Vice Chair Deloach made a motion to approve of GDOT LAP Application. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE AWARD RECOMMENDATION AND EXECUTION OF THE CONSTRUCTION CONTRACT FOR BAKER PARK, BID 25-ITB-077, WITH C. MERRILL CONSTRUCTION (7):
Procurement and Contracts Manager Carver explained three (3) bids were received for this project. Staff recommend awarding the contract to C. Merrill Construction, as they provided the lowest responsive and responsible bid. The project includes renovations, new installations such as pickleball courts and lighting, and additional

features like a kayak launch and a dog park. The recommended contractor met all specifications and qualifications, with a project duration of 260 calendar days.

Commissioner Burdette made a motion to approve the award of Bid 25-ITB-077 to C. Merrill Construction and authorize execution of the contract. $783,838.00. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #4 FOR SOUTHERN CIVIL, LLC FOR THE HODGEVILLE LIFT STATION 4 CONSTRUCTION (8):

Procurement and Contracts Manager Carver explained this change order addresses the need for a 12-inch Inserta Valve due to unforeseen requirements. To accommodate this, it necessitated an increase in the contract price and a 90-day extension. The change order has been reviewed and approved by Hussey Gay Bell.

Commissioner Burdette made a motion to approve Change Order #4 for Southern Civil, LLC for the Hodgeville Lift Station #4 Construction for an increase of $31,132.00 and to allow a time extension of an additional 90 days. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION FOR APPROVAL OF INTERGOVERNMENTAL LIGHTING AGREEMENTS WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) FOR VARIOUS PROJECTS (9):

Procurement and Contracts Manager Carver explained Effingham County and the Georgia Department of Transportation (GDOT) have collaborated to improve safety and visibility by installing lighting systems at several key intersections, including State Road 30 at Kolic Helmly Road, State Route 17 at Marlow Road and Wesley Drive, and State Route 26 at US 80 and Sandhill Road.

County Manager Callanan explained GDOT requires lighting at roundabouts, and the County will cover the electric bills for those included in the package being funded.

Commissioner Burdette made a motion to approve the Intergovernmental Lighting Agreements as presented. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION FOR APPROVAL OF THE SCOPE, SCHEDULE, AND FEE PROPOSAL SUBMITTED BY JOHNSON, MIRMIRAN & THOMPSON, INC. (JMT) FOR THE GOSHEN ROAD WIDENING PROJECT FROM CR 140/HODGEVILLE ROAD TO SR 21 (10):

Procurement and Contracts Manager Carver explained this proposal from JMT will offer valuation and acquisition services for the Goshen Road widening project. The proposal includes right-of-way services for 113 parcels.

Commissioner Burdette made a motion to approve the Scope, Schedule, and Fee Proposal as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FOR INSTALLATION OF A WELL AND SUPPORTING INFRASTRUCTURE AT MELDRIM PARK WITH SHEPPARD WELL AND PUMP SERVICES (11):

Procurement and Contracts Manager Carver explained three (3) quotes were

received for the well installation at Meldrim Park. Shephard Well and Pump Services provided the lowest quote at $13,000. This project will support the restroom facilities and minimal irrigation needs.

Commissioner Floyd made a motion to approve the selection of Sheppard Well and Pump Services for the project at Meldrim Park for $13,000.00. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE AND PURCHASE ORDER FROM PLAY SOUTH PLAYGROUND CREATORS FOR THE DESIGN AND INSTALLATION OF A PLAYGROUND FOR MELDRIM PARK (12):

Procurement and Contracts Manager Carver explained this purchase order pertains to the design, equipment, and installation of a playground at Meldrim Park by Burke Equipment. The project benefits from discounts provided by PlaySouth and Sourcewell. The county assumed control of the park following lease termination and subsequent removal of existing playground equipment. The playground installation will precede other park improvements, including resurfacing the basketball and pickleball courts, walking trail, and asphalt parking.

Commissioner Floyd made a motion to approve of the Purchase Order for PlaySouth Playground for the design, equipment, and installation at Meldrim Park in the amount of $153,677.60. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE 25-ITB-081 BID AWARD AND CONTRACT TO MCLENDON ENTERPRISES, INC. FOR OLD RIVER MAINTENANCE RESURFACING 2025 PROJECT (13):

Procurement and Contracts Manager Carver explained the Old River Road maintenance resurfacing project received four (4) vendor bids, with McLendon Enterprises, Inc. submitting the lowest bid. Staff recommend alternative one, which involves resurfacing 3.98 miles of roadway from US 80 to the Chatham County line, with the work to be completed within 270 days.

Commissioner Floyd made a motion to approve the contract for the Old River Maintenance Resurfacing 2025 project as presented. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE 25-ITB-079 BID AWARD AND CONTRACT WALDHOUR CONSTRUCTION, LLC FOR THE CONSTRUCTION OF STORAGE BUILDING FOR EFFINGHAM COUNTY SHERIFF'S OFFICE (14):

Procurement and Contracts Manager Carver explained Waldhour Construction LLC submitted the lowest bid for the project, which includes demolishing asphalt, preparing the subgrade, and constructing a 1,250 square foot pre-engineered metal building. The scope of work also encompasses HVAC, electrical work, and drainage installations.

Commissioner Helmly made a motion to approve the contract with Waldhour Construction LLC for the construction of the Sheriff's Office storage building. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO APPOINT JAKE PATRICK TO THE PLANNING BOARD AS REPRESENTATIVE FOR THE SECOND DISTRICT (15):

County Clerk Johnson explained this matter was postponed at the previous meeting. The discussion centered on whether the individual is allowed to participate on multiple boards. No information was found indicating that he is unable to do so. Commissioner Burdette would like to move forward with this appointment.

The Board engaged in a discussion regarding serving on both the IDA and the Planning Board. After conducting further due diligence and consulting with both boards, no grounds were found to oppose his appointment.

Commissioner Burdette made a motion to approve to appoint Jake Patrick to the Planning Board as representative for the second district. Vice Chair Deloach seconded the motion. Commissioner Helmly opposed. The motion carried 4 to 1.

CONSIDERATION TO APPROVE RESOLUTION# 025-005 TO ASSURE COMPLIANCE WITH THE GEORGIA CONSTITUTION BY ASSESSING AND PROVIDING FOR COLLECTION OF A DIRECT ANNUAL TAX TO PAY THE PRINCIPAL AND INTEREST ON GENERAL OBLIGATION BONDS TO BE ISSUED BY THE SCHOOL DISTRICT (16):

County Manager Callanan explained this matter was discussed with Superintendent Ford. It is associated with the ESPLOST and is similar to our TSPLOST and SPLOST. There was the ability to issue debt in advance, to be repaid with those funds. By law, this process must go through the county.

Commissioner Helmly made a motion to approve Resolution# 025-005 to assure compliance with the Georgia Constitution by assessing and providing for collection of a direct annual tax to pay the principal and interest on general obligation bonds to be issued by the school district. Vice Chair Deloach seconded the motion. The motion carried unanimously.

XII – REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

Winter Storm Update

- Two (2) warming shelters open. One in Guyton and one in Pineora.
- County offices will remain closed
- Public information updates can be found on Facebook, Effingham County Emergency Management Agency page, and Rave system
- Resurfacing of Blue Jay
- Field lights at McCall

Commissioner Floyd

- Ash roads concerns due to the storm
- Plan to prepare to cold patch until Spring
- Citizen support line will open tomorrow

Commissioner Helmly

- 581 bill discussion
- In support of the solar flashing traffic lights

Chairman Rahn

- Safe Street for All grant was denied

XIII – EXECUTIVE SESSION

This item was postponed to February 18, 2025.

XIV – EXECUTIVE SESSION MINUTES

This item was postponed to February 18, 2025.

XV – PLANNING BOARD – 6:00 pm

WILL JERNIGAN as agent for **JUANITA RAHN – PUBLIC HEARING (01):** Consideration to approve an application by Will Jernigan as agent for Juanita Rahn for a conditional use to allow for a solar farm in AR-1 located on Little McCall Road Map # 345 Parcel # 37 in the Third District.

This item was postponed to February 18, 2025.

WILL JERNIGAN as agent for **JUANITA RAHN – SECOND READING (02):** Consideration to approve the Second Reading of an application by Will Jernigan as agent for Juanita Rahn for a conditional use to allow for a solar farm in AR-1 located on Little McCall Road Map # 345 Parcel # 37 in the Third District.

This item was postponed to February 18, 2025.

SUE ANDERSON – PUBLIC HEARING (03): Consideration to approve an application by Sue Anderson for a conditional use to allow for the removal of conditions located on Old Louisville Road Map # 272 Parcel # 27 & 27A in the Third District.

This item was postponed to February 18, 2025.

SUE ANDERSON – SECOND READING (04): Consideration to approve the Second Reading of an application by Sue Anderson for a conditional use to allow for the removal of conditions located on Old Louisville Road Map # 272 Parcel # 27 & 27A in the Third District.

This item was postponed to February 18, 2025.

XVI – ADJOURNMENT

At 5:45 pm, there being no further business, Commissioner Helmly 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
FEBRUARY 4, 2025