

EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



REGULAR SESSION MEETING MINUTES

March 21, 2023

The Board of Commissioners of Effingham County, Georgia, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Mr. Reginald Loper, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, March 21, 2023 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, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mrs. Sarah Mausolf – HR Director, Ms. Jasmine Kirkland – Assistant Director of HR, Mr. Matthew Cruikshank – Deputy Director of IT, Mr. Mark Lastinger – Public Information Coordinator, Mrs. Teresa Concannon – Planning Manager, Ms. Katie Dunnigan – Zoning Manager, Mr. Mark Barnes – Finance Director, Ms. Angela Stanley – Engineering Project Manager, Mrs. Alison Bruton – Purchasing Agent, Ms. Jody Jones – Accounting Generalist I, and

Ms. Jennifer Keyes – Real Property Appraiser.

CITIZEN PARTICIPATION

Mr. Tony Chiariello, Mr. Jim Willis, Mr. Warren Ratchford, Mr. Alec Metzger.

I- CALL TO ORDER

Vice Chair Kieffer called the meeting to order at 5:02pm.

II- ROLL CALL

Wesley Corbitt, Chairman – *Absent*

Forrest Floyd

Roger Burdette

Jamie Deloach

Reginald Loper

Phil Kieffer, Vice Chair

III – INVOCATION

Commissioner Deloach provided the invocation.

IV– PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

Commissioner Deloach made a motion to approve the resolution to approve the agenda. Commissioner Loper seconded the motion. The motion carried unanimously.

VI – MINUTES

Commissioner Deloach made a motion to approve the March 7, 2023 regular meeting minutes as presented. Commissioner Burdette seconded the motion. The motion carried unanimously.

VII- PUBLIC COMMENTS

Vice Chair Kieffer 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

Vice Chair Kieffer stated documents from this meeting are located 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 the 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 an Indefinite Delivery Contract (IDC) for Engineering and Architectural Services for one (1) year with WK Dickson. **(3)** Consideration to approve a Location Agreement for the Historic Society of Effingham to utilize the Early Street House building and grounds for the "Old Days in Effingham" annual event. **(4)** Consideration to approve and publish a new Job Description for Facilities Maintenance. **(5)** Consideration to approve and publish a new Job Description for a Senior Code Enforcement Officer in the Development Services department. **(6)** Consideration to approve an amended Contract (2023-08.02) from the Coastal Regional Commission (CRC) related to congregate and home delivered meals. **(7)** Consideration to ratify and affirm submittal of a Grant Application to, and acceptance of a Grant award from ACCG-GSIWCG Online Driver Training Incentive Grant Program. **(8)** Consideration to approve the Third Amendment to the Lease Agreement between Effingham County and Renasant Bank. Commissioner Burdette seconded the motion. The motion carried unanimously.

X- UNFINISHED BUSINESS

THE RATCHFORD FIRM AS AGENT FOR STEFANOS LAND HOLDING, LLC – SECOND READING (1): CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY THE RATCHFORD FIRM AS AGENT FOR STEFANOS LAND HOLDING, LLC FOR A CONDITIONAL USE LOCATED ON OLD RIVER ROAD TO PERMIT A SHIPPING CONTAINER FACILITY, ZONED I-1. MAP# 305 PARCEL# 4B IN THE FIRST DISTRICT (THIS ITEM WAS POSTPONED 03/07/2023).

Commissioner Floyd made a motion to approve the 2nd reading. Commissioner Burdette second the motion. The motion carried unanimously.

THE RATCHFORD FIRM AS AGENT FOR STEFANOS LAND HOLDING, LLC – SKETCH PLAN (2): THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY THE RATCHFORD FIRM AS AGENT FOR STEFANOS LAND HOLDING, LLC REQUESTS APPROVAL OF A SKETCH PLAN FOR A SHIPPING CONTAINER STORAGE FACILITY ON OLD RIVER ROAD, ZONED I-1. MAP# 305 PARCELS# 3,4,4A,4B MAP# 305A PARCEL# 46,47 IN THE FIRST DISTRICT (THIS ITEM WAS POSTPONED 03/07/2023).

Planning Manager Concannon explained the details outlined in the proposed Sketch Plan.

Commissioner Floyd made a motion to approve the request of a conditional use to permit a Shipping Container Facility, with the following conditions:

1. Stacking of shipping containers is prohibited.
2. Land disturbance and site development plans must comply with the Effingham County Water Resources Protection Ordinance, the Stormwater Management Local Design Manual, and Chapter 34 - Flood Damage Prevention.
3. All wetland impacts must be approved and permitted by USACE, and the Jurisdictional

Determination must be submitted during the site development plan review process.

4. Site development plans must meet the requirements of Section 5.12 I-1 Industrial Districts and Section 3.16A Shipping Container Facility.
5. A traffic study must be submitted during the development plan review process, per Effingham County Traffic Study Requirements.
6. The vegetative area of 305-4B, which is identified by the sketch plan as wetlands, and runs parallel to Old River Road, shall not be disturbed and is to remain as an internal buffer.
7. No more than 80 containers shall be stored, or otherwise stationary, within the area of conditional use.
8. Access shall be permitted solely via Old River Road.
9. Signage shall be erected to direct truck entry and exit.

Commissioner Burdette seconded the motion. The motion carried unanimously.

XI- NEW BUSINESS

CONSIDERATION TO APPROVE A TAX REFUND REQUEST AS SUBMITTED BY MANNING GRAHAM AS REPRESENTATIVE FOR PEARL INTERMODAL LOCATED ON OLD AUGUSTA ROAD (1)

Real Property Appraiser Keyes explained the property was zoned I-1 in 2022 due to the geographical regions. Once notified of the error, the property was reverted back to AR-1. On June 13, 2022, an assessment notice was sent out to every property owner. The assessment notice can also be accessed online. The property owner then has forty-five (45) days from the date that they received their assessment notice to appeal. If a written appeal is not presented, the Tax Assessor's assume that the owner agrees with that value. The property was not appealed. Therefore, the 2022 tax year was closed.

Property owner Manning Graham stated that he paid approximately \$1,700 in taxes the previous year and in year 2022 he paid approximately \$31,000 in taxes.

The Board engaged in discussion with Mr. Manning Graham and County Attorney Newberry regarding the intent use for the property and possible changes made to the

property.

Commissioner Deloach made a motion to approve to refund the difference of the industrial zoning from the previous AR-1 zoning. Commissioner Burdette seconded the motion. The motion carried unanimously.

PRESENTATION OF THE FISCAL YEAR 2022 AUDITED FINANCIAL REPORT BY LANIER, DEAL & PROCTOR (2)

Finance Director Barnes prepared a PowerPoint and gave an overview of financial statements for fiscal year 2022, which included: Operating Revenues, Operating Expenses, Fund Balances, General Fund Balance, Highlights and Accomplishments, and Summary of Audit Results.

Certified Public Accountant, Kate Proctor outlined additional details of the audit related to revenues and expenditures and the audit findings related to the Tax Commissioner's Office.

CONSIDERATION TO APPROVE TO TRANSMIT THE FISCAL YEAR 2022 AUDITED ANNUAL FINANCIAL REPORT TO THE STATE OF GEORGIA (3)

Finance Director Barnes explained this request is to submit the audited annual financial report to the State of Georgia.

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

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED SUBMITTED BY CLAY PRICE, OF SIMCOE INVESTMENT GROUP, LLC, FOR BLUEJAY COMMONS, PHASE 2 LOCATED OFF OF BLUEJAY ROAD WHICH CONSISTS OF 85 LOTS MAP # 432 PARCEL # 48 IN THE SECOND DISTRICT (4)

Planning Manager Concannon explained approximately a month ago, Phase 1 of Blue Jay Commons was approved. This request is for Phase 2, which consist of 85 lots. A final inspection was done. The county attorney has approved the deed as to form. Planning Board has reviewed the plat. A bond has been submitted for ten (10) of the total cost of the reuse water, sewer, and storm drainage infrastructure and paving.

Commissioner Burdette made a motion to approve the final plat for Blue Jay Commons, Phase 2, and accept the roads, water, reuse, sewer, and stormwater infrastructure identified in the warranty deed. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE QUOTE 38016294 AND PROPOSAL FROM OPENGOV FOR A PERMITTING & LICENSING SYSTEM (5)

Purchasing Agent Burton explained this program allows citizens and contractors to be able to apply for permit online and get status updates. Building inspectors will be able to utilize tablets in the field and update inspection results on site. Code enforcement officers will receive notifications through software. The quote is broken up into three

(3) parts.

Commissioner Deloach made a motion to approve of Quote 38016294 and Proposal from OpenGov for a Permitting & Licensing System for the Development Services Department. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM EAGLEVIEW FOR PICTOMETRY FLIGHTS FOR THE TAX ASSESSORS OFFICE (6)

Purchasing Agent Bruton explained the first flight will take place approximately January-February of 2024. There are no payments due until the flight takes place. This contract is for a six (6) year term, which includes two (2) flight projects.

Real property Appraiser Keyes explained there will be four (4) flights. The first set will fly the entire County. The aircraft will take pictures of all four (4) sides of the structures to use for assessments. The second set of flights will target the industrial areas. Change finder and sketch finder software found approximately \$174,000 of taxable money. The aircraft also detects natural disasters and give those aerials within two (2) weeks.

Commissioner Loper made a motion to approve of Proposal from EagleView for Pictometry Flights. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #2 TO TASK ORDER 21-25-004 WITH ROBERTS CIVIL ENGINEERING FOR THE FDRE FOR ASH ROADS DESIGN AND CONSTRUCTION MANAGEMENT (7)

Purchasing Agent Bruton explained the original agreement included thirteen (13) different roads. Change order #1, there was a \$65,000 deduction, where six (6) of those roads were moved to a different agreement with Roberts. Change order #2 reflects a partial adjustment to cover additional fees that were incurred within the February March 2023 invoices, in the amount of \$16,000.

Commissioner Burdette made a motion to approve of Change Order #2 to Task Order 21-25-004 with Roberts Civil Engineering for the FDRE for Ash Roads Design and Construction Management in the amount of \$16,000.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PURCHASE ORDER WITH CUSTOM TRUCK AND BODY WORKS, INC. FOR THE PURCHASE OF A TYPE III AMBULANCE (8)

Purchasing Agent Bruton explained there is still uncertainty regarding the receipt times for the five ambulances currently on order. This caused staff to look at other available options. A quote was provided by Custom Truck and Body Works in the amount of \$199,582.00 for one Type III 14-foot ambulance.

Commissioner Loper made a motion to approve of PO Q-00396-1 with Custom Truck and Body Works, Inc. for the purchase of a Type III Ambulance in the amount of \$199,582.00. Commissioner Deloach seconded the motion. The motion carried

CONSIDERATION TO APPROVE CHANGE ORDER #6 FOR AGREEMENT 22-25-010 WITH MCLENDON ENTERPRISES RELATED TO THE SANDHILL COMPLEX AND CORINTH CHURCH ROAD (9)

Purchasing Agent Burton explained McLendon Enterprises was awarded a contract for the LMIG 2022 and other projects. This Change Order includes an increase for asphalt leveling at the Sandhill Recreation Complex and repaving and base repairs on Corinth Church Road.

Commissioner Burdette made a motion to approve of Change Order #6 for Agreement 22-25-010 with McLendon Enterprises, Inc. for \$1,127,581.82 for asphalt leveling at the Sandhill Recreation Complex and repaving and base repairs at Corinth Church Road. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #3 FOR CONTRACT 22-25-008-1 TO RANGER CONSTRUCTION FOR THE FDRE OF ASH ROADS (10)

Purchasing Agent Bruton explained this Change Order includes an overall contact deduction in the amount of \$2,867,052.94 for the FDRE of ash roads. Staff recommends approval.

Commissioner Burdette made a motion to approve of Change Order #3 for Contract 22-25-008-1 to Ranger Construction for the FDRE of Ash Roads for a new contract total of \$6,224,845.29. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO SUBMIT TWO (2) COMMUNITY PROJECT FUNDING REQUEST FORMS TO THE OFFICE OF REPRESENTATIVE EARL 'BUDDY' CARTER (11)

Finance Director Barnes explained Staff is requesting approval to submit two Community Project Funding Request forms the Office of Representative Earl 'Buddy' Carter. The House Committee on Appropriations is accepting Community Project Funding (CPF) requests from Members of the U.S. House of Representatives for Fiscal Year 2024. This is in addition to the standard programmatic and language-based requests. Only state and local government entities, public institutions, and certain non-profit entities are eligible to submit and receive funding through CPF.

Commissioner Deloach made a motion to approve the submittal two CPF Requests to the Office of Representative Earl 'Buddy' Carter. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 023-004 RELATED TO THE ANTICIPATED MEMORANDUM OF UNDERSTANDING FOR THE NEW OPIOID SETTLEMENTS AND FOR PARTICIPATION IN SAID SETTLEMENTS (12)

Finance Director Barnes explained Staff is recommending approval of the resolution to accept the anticipated New Opioid Settlements MOU and participation in these settlements. No MOU for the New Opioid Settlements has yet been finalized but with the participation deadline of April 18, 2023 approaching, BBGA strongly recommends

that all Georgia subdivisions that wish to participate approve to do so as soon as possible.

Commissioner Burdette made a motion to approve the resolution to approve the anticipated New Opioid Settlements MOU and agree to participate in these settlements. Commissioner Deloach seconded the motion. The motion carried unanimously.

XII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

Budget Department Meetings

- Meetings are almost complete; meetings will be scheduled with the BOC to discuss the overall budget

Ms. Stephanie Johnson

EOM Report

- February 2023

Commissioner Burdette

Hodgeville Road

- Discussion about finding an alternate route to move trucks from Hodgeville Road

Commissioner Deloach

Work Session

- Asked when next work session would be held; Staff confirmed April 18th

Corinth Church Road

- Road work on this road has been completed

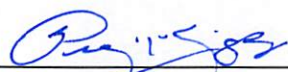
XIII- EXECUTIVE SESSION

At 6:33 pm Commissioner Deloach made a motion to enter executive session to discuss Personnel, Property and/or Pending Litigation. Commissioner Floyd seconded the motion. The motion carried unanimously.

At 7:32 pm, Commissioner Loper made a motion to reconvene the regular meeting. Commissioner Burdette seconded the motion

XIV - ADJOURNMENT

The meeting adjourned at 7:33 pm on a motion made by Commissioner Loper, seconded by Commissioner Deloach. The motion carried unanimously.



Phil Kieffer, Vice Chairman



Stephanie D. Johnson, County Clerk