

**THE EFFINGHAM COUNTY**  
**COMMISSIONERS' MEETING**

The Board of Commissioners of Effingham County, Georgia, Mr. C. D. Zeigler, Chairman, Mr. Reginald S. Loper, Sr., Vice-Chairman, Mr. Robert Brantley, Mrs. Vera Jones, Mr. Steve Mason, and Mr. Phil Kieffer met in regular session at 5:00 p.m. on Tuesday, February 07, 2012 in the Commissioners' Meeting Room at the Effingham County Administrative Complex.

**PERSONS ATTENDING THE MEETING**

Mr. Eric Gotwalt, County Attorney, Mr. David Crawley, County Administrator, Mr. Adam Kobek, Community Relations Director, Mr. Toss Allen Civil Engineer, Mrs. Patrice R. Crawley, County Clerk, Mrs. Joanna Wright, Finance Director, Mr. Jack Garvin, Mr. Frank Warner, and Mr. Alec Metzger.

**CALL TO ORDER**

Chairman Zeigler called the meeting to order.

**INVOCATION AND PLEDGE TO THE AMERICAN FLAG**

Chairman Zeigler gave the invocation and led the Pledge to the American Flag.

**AGENDA APPROVAL**

Commissioner Jones made a motion to approve the Agenda (\_\_\_\_\_).  
Commissioner Kieffer seconded the motion. The motion carried unanimously.

**MINUTES**

Commissioner Kieffer made a motion to approve the minutes for January 17, 2012. Commissioner Brantley seconded the motion. The motion carried unanimously.

**PUBLIC COMMENTS**

Chairman Zeigler stated that if anyone would like to discuss an Agenda Item, they may do so when that item is presented.

**CONSENT AGENDA**

Chairman Zeigler read out loud the Consent Agenda Items. Commissioner Loper made a motion to approve:

(01) CONSIDERATION TO APPROVE ERRORS AND RELEASES FOR PROPERTY TAX AS SUBMITTED BY THE TAX COMMISSIONER;

(02) CONSIDERATION TO APPROVE ERRORS AND RELEASES FOR MOBILE HOME TAX AS SUBMITTED BY THE TAX COMMISSIONER;

(03) CONSIDERATION TO APPROVE THE SECOND READING TO AMEND MAP AND PARCEL NUMBER 352-58 FOR REZONING 83.29 ACRES FROM PD TO AR-1 LOCATED ON NOEL C. CONAWAY HIGHWAY;

(04) CONSIDERATION TO APPROVE THE SECOND READING TO AMEND MAP AND PARCEL NUMBER 386-43 FOR REZONING OF 1 ACRE FROM AR-1 TO AR-2 LOCATED AT 510 SISTER FERRY ROAD WITH THE FOLLOWING STIPULATIONS:

1. Each lot shall meet the requirements of the AR-2 Zoning District.
2. Site development plans shall comply with the Effingham County Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

(05) CONSIDERATION TO APPROVE THE SECOND READING TO AMEND MAP AND PARCEL NUMBER 378-41 FOR A VARIANCES USE TO ALLOW FOR A CAMPER TO BE USED AS A TEMPORARY DWELLING LOCATED AT 2887 U.S. HWY 80 WITH THE FOLLOWING STIPULATIONS:

1. The variance shall be permitted for one year only.

(06) CONSIDERATION TO APPROVE THE SECOND READING TO AMEND MAP AND PARCEL NUMBER 415-6 FOR REZONING OF 3.06 ACRES FROM AR-1 TO AR-2 LOCATED AT 1274 BLUEJAY ROAD WITH THE FOLLOWING STIPULATIONS:

1. Each lot shall meet the requirements for the AR-2 Zoning District.
2. Site development plans shall comply with the Effingham County Water Resources Protection Ordinance and the Storm Water Management Local Design Manual.
3. All wetland impacts shall be permitted by the USACE.
4. Subdivision plat shall be approved by the Health Department and the Zoning Office.

Commissioner Jones seconded the motion. The motion carried unanimously.

**OLD BUSINESS**

**EFFINGHAM COUNTY AMENDMENT TO SECTION 5.3.1.3 OF THE EFFINGHAM COUNTY ZONING ORDINANCE TO ALLOW FOR UP TO FOUR CHICKENS TO BE KEPT IN**

**THE BACKYARD IN THE R-1 ZONING DISTRICT – PUBLIC HEARING (01):** Zoning Administrator Shaw explained that with the combination of food illness scares and poor economy there has been an increased interest in keeping backyard chickens. Staff believes that this amendment strikes the right balance between the desires of those folks wanting backyard chickens and the surrounding neighborhood.

Mr. Jack Perkins stated his concerns regarding the amendment.

Commissioner Mason made a motion to deny the request to amend section 5.3.1.3 of the Effingham County Zoning Ordinance. Commissioner Brantley seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE THE SECOND READING TO AMEND THE OFFICIAL CODE OF EFFINGHAM COUNTY BY ADDING A BUYER OF PRECIOUS METAL ORDINANCE (02):** County Clerk Crawley explained that the Sheriff has requested that the Board draft an ordinance for companies that buy precious metals. The ordinance will require that buyers of precious metals keep the metals on hand for a certain time frame. Law enforcement can review the logs of the buyers to see if they have bought any stolen precious metals.

Commissioner Brantley made a motion to approve the amendment to the Official Code of Effingham County by adding a buyer of precious metal ordinance (see minute book page \_\_\_\_\_). Commissioner Jones seconded the motion. The motion carried unanimously.

**NEW BUSINESS**

**CONSIDERATION TO APPROVE THE RENEWAL INTERAGENCY AGREEMENT BETWEEN THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA AND EFFINGHAM COUNTY FOR THE USE OF INMATE LABOR (01):** Warden Spears stated that the Effingham County Prison has provided inmate labor by contract to Bamboo Farms in Savannah, Georgia last year. The University of Georgia reimburses the county for the officer's salary, provides a vehicle, fuel and all the equipment for the detail. The Bamboo Farms uses 12 inmates Monday through Friday.

Vice-Chairman Loper made a motion to approve the renewal interagency agreement between the Board of Regents of the University System of Georgia and Effingham County for the use of inmate labor (see minute book page \_\_\_\_\_). Commissioner Brantley seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH U.S. GEOLOGICAL SURVEY DRILLING FOR CORE SAMPLES (02):** County Engineer Liotta explained that the U.S. Geological Survey (USGS) is conducting a research project and preparing a new detailed geologic map of Chatham and Effingham Counties. Geologic mapping includes observations of natural outcrops as well as shallow and deep drilling to characterize the subsurface. In addition to increasing the knowledge base regarding local geology, the information they intend to gather will be very useful to better understanding of the Floridan Aquifer.

Commissioner Brantley made a motion to approve a Memorandum of Understanding with U.S. Geological Survey Drilling for core samples (see minute book page \_\_\_\_\_). Vice-Chairman Loper seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A CONTRACT AND ISSUE A NOTICE TO PROCEED FOR OLD AUGUSTA ROAD PHASE 2A, 2B, SIGNAL INSTALLATION, GRADING, DRAINAGE, BASE AND PAVING BEGINNING AT CHIMNEY ROAD AND ENDING AT CR307 (03):** Civil Engineer Allen explained that Effingham County is seeking to construct a project for the improvement of 4.25 miles of grade, drain, base and pave on Old Augusta Road beginning at Chimney Road and ending at CR307 and a signal installation on Old Augusta Road at SR21. The Board approved at their January 17<sup>th</sup> meeting to award the contract to Baker Infrastructure Group, Inc. All the necessary documents have been received from Baker Infrastructure Group, Inc. and staff recommends approving the contract and issue the notice to proceed.

Vice-Chairman Loper made a motion to approve a contract and issuing a notice to proceed for Old Augusta Road Phase 2A, 2B, Signal Installation, grading, drainage, base and paving at Chimney Road and ending at CR307 (see minute

book page \_\_\_\_\_). Commissioner Brantley seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE THE BUDGET CALENDAR FOR FISCAL YEAR ENDING JUNE 30, 2013 (04):** Community Relations Director Kobek explained that the county administrative staff typically proposes an annual budget calendar so the Board, Elected Officials, Department Heads, and staff fully comprehend the budget schedule.

Commissioner Jones made a motion to approve the budget calendar for Fiscal Year Ending June 30, 2013. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A WORK AUTHORIZATION AND VALUE ENGINEERING OPTIONS FOR GOSHEN STATION (05):** Community Relations Director Kobek explained that the Board authorized construction documents for the Goshen Station early in 2011. The apparent low bidder was Lavender Construction and all bids received were higher than the anticipated project budget. At the board's November, 2011 meeting direction was given to negotiate a final price with Lavender Construction, while not eliminating the buildings essential needs. The final cost will be \$1,673,501.

Vice-Chairman Loper made a motion to approve a work authorization and value engineering options with Lavender Construction for Goshen Station (see minute book page \_\_\_\_\_). Commissioner Brantley seconded the motion. Commissioner Kieffer opposed the motion. Chairman Zeigler, Vice-Chairman Loper, and Commissioners Brantley, Jones and Mason voted in favor of the motion. The motion carried.

**CONSIDERATION TO APPROVE A WORK AUTHORIZATION FOR GEOTECHNICAL SERVICES FOR THE SHERIFF'S OFFICE AND JAIL (06):** Community Affairs Director Kobek stated that the Board elected to construct the new Sheriff's Office and Jail on the site of the current facility at their January 3<sup>rd</sup> meeting. Several project items are the County's responsibility and are excluded from our existing contract with the design team. These items include survey, geotechnical, materials testing and any environmental assessments that may be required. These items are all

included in the project budget. Staff recommends the board approving a work authorization with Terracon and the cost of \$8,572.

Commissioner Mason made a motion to deny staff recommendation and to go with Whitaker Laboratories, Inc. at the cost of \$5,050. There was no second, the motion died.

Commissioner Jones made a motion to approve a work authorization for geotechnical services for the Sheriff's Office and Jail with Terracon (see minute book page \_\_\_\_\_). Commissioner Brantley seconded the motion. Commissioner Mason opposes the motion. Chairman Zeigler, Vice-Chairman Loper, and Commissioners Brantley, Jones, and Kieffer vote in favor of the motion. The motion carried.

**CONSIDERATION TO APPROVE A WORK AUTHORIZATION FOR SURVEY SERVICES FOR THE SHERIFF'S OFFICE AND JAIL (07):** Community Relations

Director Kobek explained that proper survey information of the Sheriff's Office and Jail project will assist the preconstruction team with design and is important for preliminary pricing. Staff recommends a full boundary and topographic survey of the entire hill site and recommends EMC Engineering to do this work.

Commissioner Kieffer made a motion to approve a work authorization with EMC Engineering for survey services for the Sheriff's Office and Jail with the price of \$15,900. Commissioner Jones seconded the motion. Chairman Zeigler and Commissioner Mason opposed the motion. Vice-Chairman Loper and Commissioners Brantley, Jones, and Kieffer voted in favor of the motion. The motion carried.

**CONSIDERATION TO APPROVE A PAYMENT OF FUNDS TO THE CITY OF GUYTON FROM THE GENERAL FUND USING FUND BALANCE (08):** Finance Director

Wright stated that the County entered into a service delivery agreement with the municipalities this past year. As part of the agreement the county agreed to provide additional funding for municipalities. The City of Guyton has submitted a request in the amount of \$138,301.74. The County does have adequate funds on hand but they are not budgeted. The funds are shown as restricted within the county's audit.

Commissioner Jones made a motion to approve a payment of funds to the City of Guyton from the General Fund using fund balance in the amount of \$138,301.74. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE APPOINTING BRAD GREEN TO THE TAX ASSESSOR BOARD (09):** County Clerk Crawley explained that John Kieffer will be coming off of the Tax Assessor Board in March and Brad Green is interested in serving on this Board. If approved, Mr. Green will go ahead and attend the necessary training before taking his seat on the Board. His term will end March, 2016.

Commissioner Jones made a motion to approve appointing Brad Green to the Tax Assessor Board. Commissioner Brantley seconded the motion. The motion carried unanimously.

**REPORTS FROM COMMISSIONERS AND ADMINISTRATIVE STAFF**

Vice-Chairman Loper discussed the following:

- ◆ Sales tax on Natural Gas will not affect Effingham County

Commissioner Mason discussed the following:

- ◆ Trash trucks not covering up the truck
- ◆ Paperless Agenda – staff will have a conclusion by March 1<sup>st</sup>

Commissioner Kieffer discussed the following:

- ◆ Local Elected Officials meeting on Thursday

County Administrator Crawley discussed the following:

- ◆ The Extension Office will be providing dinner for the Board of Commissioners at the February 21<sup>st</sup> meeting
- ◆ Recent news articles states that Chatham County does not define Effingham County workers as local in consideration of their 76% local participation goal for their new jail
- ◆ The Coastal Workforce Board will have a job fair this Friday at 9:00 am at the Annex
- ◆ Staff meet with the Davis family to discuss Herbert Kessler road alignment
- ◆ Budget schedule with Elected Officials and Department Heads have been set
- ◆ Request received from the Herald at advertising in the Effingham Living.
- ◆ Workshop scheduled for the next Commissioners meeting with Short Term Work Program, Jail Financing, Water and Sewer debt discussion and Impact fees to be the topics
- ◆ How should Ordinances be brought to the Board? Present Ordinance Request to the Board for feed back before drawing them up.
- ◆ Monthly financials are attached

Mr. Jack Garvin wanted to know if the changes to the Chairman At Large legislation were going to read that two Commissioners have to approve an item

before it can be placed on the Commissioners Agenda. Board directed Mr. Garvin to talk to the State Representatives.

Mr. Frank Warner would like to meet with the Commissioner in the Eden area and get a copy of the Comprehensive Plan.

**EXECUTIVE SESSION**

At 6:36 p.m., Chairman Zeigler made a motion to go into Executive Session to discuss personnel, property, and pending litigation. Vice-Chairman Loper seconded the motion. The motion carried unanimously.

County Administrator Crawley and Commissioners discussed property and pending litigation. (See copy of Chairperson's affidavit on minute book page number \_\_\_\_\_).

**RECONVENED**

At 7:27 p.m., Chairman Zeigler made a motion to reconvene into regular session. Commissioner Brantley seconded the motion. The motion carried unanimously.

**ADJOURNMENT**

At 7:28 p.m., Chairman Zeigler made a motion to adjourn the meeting. Commissioner Brantley seconded the motion. The motion carried unanimously.

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C. D. Zeigler, Chairman

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Patrice R. Crawley, County Clerk