

**EFFINGHAM COUNTY
BOARD OF COMMISSIONERS MEETING**

October 20, 2015

The Board of Commissioners of Effingham County, Georgia, Mr. Wendall Kessler, Chairman, Mrs. Vera Jones, Vice Chairperson, Mr. Forrest Floyd, Mr. Jamie Deloach, Mr. Reginald Loper and Mr. Phil Kieffer met in regular session 5:00 pm on Tuesday, October 20, 2015 in the Commissioners' Meeting Room at the Effingham County Administrative Complex.

PERSONS ATTENDING THE MEETING

Mr. Edward Newberry, County Attorney, Mr. Toss Allen - County Administrator, Mrs. Stephanie Johnson – County Clerk, Mrs. Fiona Charleton-Purchasing Agent, Mrs. Joanna Wright – Finance Director, Mr. Clint Hodges – Fire Chief, Mr. Ed Myrick – EMA Director, Mr. Clarence Morgan – Recreation Director, Mr. Kevin Hearn – HR Interim Director, Mr. Willie H. Wright Jr., Rev. Jonah German, Mr. C. J. Chance, Mr. Brian Kastick, Mr. John Henry, Mr. Tony Chiariello, Ms. Dinah King, Mr. Jack Garvin, Ms. Claudia Collier, Mr. Mike Vaquer, Ms. Gg Rigsby and Mr. Pat Donahue

CALL TO ORDER

Chairman Kessler called the meeting to order.

INVOCATION

Rev. Jonah German of the Eden Missionary Baptist Church gave the invocation.

PLEDGE TO THE AMERICAN FLAG

Chairman Kessler led the Pledge to the American Flag.

AGENDA APPROVAL

Chairman Kessler asked if there were any changes or corrections to the agenda. There being none, Commissioner Loper made a motion to approve the agenda as read. Commissioner Deloach seconded the motion. The motion carried unanimously.

MINUTES

Vice Chairperson Jones made a motion to approve the October 6, 2015 Commission meeting minutes as read. Commissioner Floyd seconded the motion. The motion carried unanimously.

PUBLIC COMMENTS

Chairman Kessler stated public comment should be limited to agenda items only.

CORRESPONDENCE

Chairman Kessler explained all correspondence and documents from the meeting are located in the Clerk's office and on the Board of Commissioner's website.

CONSENT AGENDA**CONSIDERATION TO APPROVE SANITATION RELEASES AS SUBMITTED BY THE SANITATION DEPARTMENT (01):**

Commissioner Kieffer made a motion to approve the Consent Agenda as stated. Commissioner Loper seconded the motion. The motion carried unanimously.

NEW BUSINESS**CONSIDERATION TO APPROVE TO RENEW A CONTRACT WITH TRAYLOR BUSINESS SERVICES INC. (01):**

Chief Appraiser Bevill explained this contract is renewed yearly. There are only two businesses in the State of Georgia who offer these services. \$7500 has been budgeted for these services.

Commissioner Floyd made a motion to approve the contract as presented. Vice Chairperson Jones seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO UPDATE THE JOB DESCRIPTION FOR ZONING ADMINISTRATOR (02):

Interim Human Resources Director Hearn explained the original description has been revised and the final document with changes has been presented.

Commissioner Loper made a motion to approve the job description as presented. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD A CONTRACT AND ISSUE A NOTICE TO PROCEED TO TIPPINS-POLK CONSTRUCTION, INC. (03):

County Administrator Allen explained a new building is to be constructed to replace the aging Public Works and Fleet Maintenance as per the Short Term Work program. Staff is currently working on delivering that facility.

An Invitation to Bid (ITB No. 16-003) for Construction of a Public Works and Fleet Maintenance Facility was advertised on the Effingham County Board of

Commissioners website; the Georgia Local Government Access Marketplace Website and on the Department of Administrative Services website. Seven (7) bids were received.

The apparent low bidder is Tippins-Polk Construction, Inc. with a bid price of \$571,300.00. The amount of \$550,000 was included in the Short Term work program. Tippins-Polk Construction, Inc. responded in accordance with the Invitation to Bid and provided the required documentation.

There was a discussion among Staff and the Board about the plans on the design of the building and the cost associated with the project.

Commissioner Floyd made a motion to approve the contract and issue a Notice to Proceed to Tippins-Polk Construction, Inc. Vice Chairperson Jones seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A RESOLUTION TO AMEND THE BUDGET FOR FISCAL YEAR 2014-2015 (04):

Finance Director Wright explained the budget will be increased based on the last two added items on the resolution. Finance Director Wright gave a detail explanation of the adjustments made and to be made.

The purchase of property on Old Augusta Road was noted as one of the adjustments made in the Budget. An appraisal of the property is being conducted and should be made available within a week.

The Board and Staff discussed the bookkeeping aspects pertaining to this budget amendment request.

Vice Chairperson Jones made a motion to approve the budget amendment as presented with the verification on the last two items listed regarding the purchase of the land coming from Department 15 reflect the difference between the upcoming appraised value and the purchase price but not to exceed the purchase price.

Chairman Kessler asked that there be a caveat to the motion that when the appraisal is complete a memo is presented to the Board on the results of the appraisal. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A RESOLUTION TO AMEND THE BUDGET FOR FISCAL YEAR 2015-2016 (05):

Finance Director Wright explained this budget amendment is for the quarterly travel which entails moving funds from the various departments for travel and training. This request for approval is within the current budget year. Also

noted, in the past five or six years the budget for travel and training has decreased from \$250,000 down to \$125,000.

Commissioner Loper made a motion to approve the budget amendment for 2015-2016. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN ADDENDUM TO THE FINANCIAL POLICIES TO ADDRESS DONATIONS OF SURPLUS ITEMS (06):

Finance Director Wright explained on various occasion the Board has approved excerpts of the financial policies. This particular addendum is regarding gifts and donations. The verbiage to be added pertains to donation of real or personal property to another government or qualified agency.

There was a dialogue among Staff, County Attorney and the Board regarding State Law and some of the verbiage on the policy as presented.

Vice Chairperson Jones made a motion to remove this item from the agenda and bring back to the Board after changes and review by the County Attorney. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AUTHORIZE THE CHAIRMAN TO EXECUTE THE DRAFT GROUNDWATER WITHDRAWAL PERMIT (07):

County Administrator Allen explained EPD announced a plan to reduce groundwater withdraw in the Red Zone from approximately 60 million gallons a day to about 50 million by 2020 and to 45 million by 2025. The approximately 40 permit holders in the Red Zone have been meeting to determine how to achieve the reductions.

A Notice of Red & Yellow Zone Permit Modifications was issued by EPD in September outlining the reductions that were proposed. Our draft Permit to Use Groundwater was issued in early October. The draft permit calls for our current annual average withdraw limit of 0.429 million gallons per day to be reduced to 0.371 million by 2020 and 0.335 million by 2025.

The Standard Conditions contained in the draft permit are the same as are contained in the exuding permit. The agreement is for conditions, not withdrawals. The Special Conditions are the same excepting the conditions surrounding the transfer of the City of Springfield's groundwater withdraw capacity to our permit.

Commissioner Loper made a motion to approve to authorize the Chairman to sign the draft Groundwater Withdrawal Permit. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AUTHORIZE THE CHAIRMAN TO EXECUTE A LETTER OF INTENT FOR THE PROVISION OF WATER SERVICE TO SAVANNAH COLD STORAGE, LLC (08):

County Administrator Allen explained Savannah Cold Storage, LLC is a proposed cold storage and repacking facility located on the South Tract of the IDA's I-16 Site (Coastline Site). The development is located in close proximity to the existing well and elevated storage tank on the North tract of the IDA's I-16 Site. The owner has requested County water service to be supplied from the existing well and elevated storage tank.

Considering the current commitments that have been made for groundwater and the reductions that are proposed to be made to our groundwater withdraw permit, we will have approximately 145,000 gallons per day (gpd) of excess capacity after 2020 and approximately 110,000 gpd of excess capacity after 2025.

Coastline is requesting a commitment of 45,000 gpd of groundwater capacity; 25,000 gpd during the first phase of development with the balance to accommodate planned expansion of the facility. Savannah Cold Storage, LLC is planning an initial investment of \$12,100,500 to include a 100,000 SF cold storage and repacking facility.

Savannah Cold Storage, LLC intends to initially employ 35 full time jobs at an average salary of 39,000 and increase that number to 74 full time jobs with an average salary of 39,000 by 2020; 85% of the required water is used in the refrigeration process. Reuse water can be substituted if/when it is available. The waterline extension necessary to get water from the existing well and elevated storage tank to the site as well as any improvements required to get power to the existing well, will be paid for by Savannah Cold Storage, LLC. The site will utilize an on-site septic system.

The Board expressed concern about a need for establishing a time period for water availability.

Mr. C.J. Chance and Mr. Brian Kastick of Hussey, Gay, Bell & Deyoung explained there should be a time period stamp on the water availability. A reasonable time period would be 18 to 24 months.

Vice Chairperson Jones made a motion to approve to authorize the Chairman to sign the Letter of Intent to provide water service with the addition this connection be made to the public owned water within twenty four (24) months or they have to reapply. Commissioner Floyd seconded the motion. The motion carried unanimously.

REPORTS FROM COMMISSIONERS AND ADMINISTRATIVE STAFF

County Administrator Allen discussed the following:

1. **Quarterly EMS Report**
 - A copy of the EMS report for the third quarter of 2015 has been provided.
2. **UGA Extension**
 - The minutes of the last UGA Extension meeting has been provided.
3. **ACCG Fall District Meetings**
 - Each fall, ACCG hosts District Meetings throughout the state to bring together county commissioners, county staff, legislators and other invited guests for the primary purpose of preparing for the upcoming legislative session by outlining county legislative priorities.
 - The 12th district meeting will be held on Tuesday, October 27th from 4:30 pm until 6:30 pm and will be followed by dinner.
 - The meeting will be held at Skippers' Fish Camp in Darien.
 - Though registration is not required, ACCG asks that attendees register for the meeting of their choice so that our staff can properly prepare meeting materials and logistics.
 - An Agenda for the meeting has been provided.
4. **ACCG Lifelong Learning Academy**
 - ACCG will be holding training December 2-4, 2015 at the Union County Community Center in Blairsville/Union County.
 - An Agenda for the event is attached.

Commissioner Loper discussing the following:

1. **Surplus House on Hwy 21 Property**
 - Questioned how much longer before the house is moved? There was a discussion among the Staff, County Attorney and the Board about the Attorney writing a letter giving a time period for the house to be moved from the property.

EXECUTIVE SESSION

At 6:07 pm, Commissioner Deloach made a motion to enter executive session to discuss Personnel, Property and Pending Litigation. Commissioner Loper seconded the motion. The motion carried unanimously.

RECONVENE

The Board reconvened at 6:52 pm.

ADJOURNMENT

There being no further business, at 6:52 pm, Commissioner Loper made a motion to adjourn the meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.


WENDALL KESSLER, CHAIRMAN


STEPHANIE JOHNSON, COUNTY CLERK