

EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



REGULAR SESSION MEETING MINUTES May 16, 2023

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt 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, May 16, 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, Ms. Tasheena Shiggs – Deputy County Clerk, Ms. Marie Todd – County Manager Assistant, Mrs. Sarah Mausolf – HR Director, Mr. Chris Reed – IT Director, Ms. Maraya Durham – IT Specialist, Mr. Mark Lastinger – Public Information Coordinator, Ms. Katie Dunnigan - Zoning Manager, Ms. Chelsie Fernald – Planner, Mrs. Samantha Easton – Permit Technician, Mr. Mark Barnes – Finance Director, Ms. Angela Stanley – Engineering Project Manager, Mrs. Alison Bruton – Purchasing Agent, Ms. Jody Jones – Accounting Generalist I and Mr. Seth Zeigler – Parks & Recreation Manager.

CITIZEN PARTICIPATION

Ms. Monica Everett, Mr. Alec Metzger, Ms. Tammy Pack, and Mr. Michael Maddox.

I- CALL TO ORDER

Chairman Corbitt called the meeting to order at 5:03pm.

II- ROLL CALL

Wesley Corbitt, Chairman
Forrest Floyd
Roger Burdette
Jamie Deloach
Reginald Loper
Phil Kieffer, Vice Chair

III – INVOCATION

Chairman Corbitt provided the invocation.

IV- PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APROVAL

County Manager Callanan stated that Consent Agenda item #7 and Unfinished Business items #3-5 will be postponed to the June 6, 2023 meeting.

Commissioner Deloach made a motion to approve the resolution to approve the agenda with the noted changes. Commissioner Burdette seconded the motion. The motion carried unanimously.

VI – MINUTES

Chairman Corbitt made a motion to approve the May 2, 2023 regular meeting minutes as presented. Commissioner Loper seconded the motion. The motion carried unanimously.

VII- PUBLIC COMMENTS

Chairman Corbitt stated comments shall pertain to agenda items only. Should you wish to make

VIII- CORRESPONDENCE

Chairman Corbitt stated documents from this meeting are located in the Clerk's office and on the Board of Commissioner's website.

IX - Keith Lancaster - 5:05pm

TO DISCUSS PAVING OF DIRT ROADS WITHIN THE COUNTY.

Keith Lancaster expressed his thoughts regarding dirt roads in the county. The county should implement a plan to pave dirt roads in the area. Mr. Lancaster suggested to the Board that at least one dirt road should be paved a year.

X - CONSENT AGENDA

Commissioner Loper made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve to renew the Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for the Georgia Department of Human Services - Division of Family and Children Services, Lease #3362. **(2)** Consideration to approve to renew the communications tower Lease Agreement with the State Properties Commission for antenna/receiver space. **(3)** Consideration to approve to renew the Memorandum of Understanding with Effingham County Board of Education for the use of schools as disaster shelters. **(4)** Consideration to approve to renew the Memorandum of Understanding with Effingham County Board of Education for the use of seven (7) school buses for the purposes of evacuation in the event of a disaster. **(5)** Consideration to approve to renew a Lease Agreement between Effingham County Board of Commissioners and the State Properties Commission for office space for the Department of Juvenile Justice, Lease #8588. **(6)** Consideration to ratify and affirm an amendment to the Capacity Agreement between Effingham County and the Georgia Department of Corrections. ~~**(7)** Consideration to approve to renew the intergovernmental Agreement between the Effingham County School District, Effingham County BOC and the Effingham County Sheriff's Office for School Resource Officers for fiscal year 2024.~~ **(8)** Consideration to approve to renew the Intergovernmental Agreement for Mental Health/Drug Court for the Ogeechee Judicial Circuit. **(9)** Consideration to approve an Easement Agreement for Georgia Power Company related to a property located at U.S. Hwy 80, Guyton Map# 301 Parcel# 27. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

XI - UNFINISHED BUSINESS

3 BYRDS DEVELOPMENT, LLC - PUBLIC HEARING (1): The Planning Board recommends approval of a request by 3 Byrds Development, LLC to rezone 39.46 acres located on Hwy 30 from AR-1 to R-3 to allow for a 213-unit multi-family residential development Map# 352 Parcel# 18 in the First District (*postponed 04/04/23 and 05/02/2023*).

Planner Fernald explained this is the new concept plan, which shows only one entrance at highway 30 and a stub out to the neighboring property. There are five (5) added lots from the previous 213-lot plan. The new concept plan meets all R-3 requirements.

Matt Byrd of 3 Byrds Development, LLC explained the homes will be at an entry level price point, which consist of three (3) bedrooms and two (2) and a half bathrooms and garage.

Speaking in objection, Michael Maddox expressed concerns with water, sewer and the subdivision being developed next to his subdivision.

The Board engaged in a discussion regarding fencing.

Commissioner Floyd made a motion to approve the request to rezone 39.46 acres from AR-1 to R-3, with the following conditions:

1. A Sketch Plan must be approved before site development plans are submitted.
2. Future use of the above-referenced property being rezoned shall meet R-3 zoning district requirements.
3. Owner must obtain a Timber Permit from Development Services prior to removal of trees.
4. All wetland impacts must be approved and permitted by USACE
5. 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.
6. A Traffic Impact Assessment must be submitted during the development plan review process, pursuant to Effingham County Traffic Study Requirements, and the entrance shall meet the requirements of the Access Management and Encroachment Regulations for Effingham County Roads (rev. 2022)

Commissioner Loper seconded the motion. Burdette opposed. The motion carried four to one.

3 BYRDS DEVELOPMENT, LLC – SECOND READING (2): Consideration to approve the Second Reading of an application by 3 Byrds Development, LLC to rezone 39.46 acres located on Hwy 30 from AR-1 to R-3 to allow for a 213-unit multi-family residential development Map# 352 Parcel# 18 in the First District (*postponed 04/04/23 and 05/02/2023*)

Commissioner Floyd made a motion to approve the 2nd reading. Commissioner Loper second the motion. Commissioner Burdette opposed. The motion carried four to one.

As a result of the motion on the previous related public hearing not being unanimous (*as outlined in the Effingham County Rules of Procedures*), Commissioner Floyd rescinded his motion to approve the Second Reading and motioned to postpone the Second Reading to the 06/06/2023 meeting. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #3 TO TASK ORDER 21-25-004 WITH ROBERTS CIVIL ENGINEERING FOR THE FDRE FOR ASH ROADS DESIGN AND CONSTRUCTION MANAGEMENT (POSTPONED FROM THE MAY 2, 2023 BOC MEETING) (3)

This item was postponed at agenda approval.

CONSIDERATION TO APPROVE CHANGE ORDER #2 TO LMIG 2022 SUPPORT AND CM SERVICES AGREEMENT WITH ROBERTS CIVIL ENGINEERING (POSTPONED FROM THE MAY 2, 2023 BOC MEETING) (4)

This item was postponed at agenda approval.

CONSIDERATION TO APPROVE CHANGE ORDER #2 FOR TASK ORDER 22-25-006 FOR THE TSPLOST INTERSECTIONS DESIGN AND CONSTRUCTION MANAGEMENT WITH ROBERTS CIVIL ENGINEERING (POSTPONED FROM THE MAY 2, 2023 BOC MEETING) (5)

This item was postponed at agenda approval.

TERAMORE DEVELOPMENT, LLC as agent for ASHLEY FLEETWOOD & ANGELA USHER – SECOND READING (6): Consideration to approve the Second Reading of an application by Teramore Development, LLC as Agent for Ashley Fleetwood & Angela Usher requests a variance from required development buffers located on Shawnee Road & GA Highway 21 North Map# 264A Parcels# 20&21 in the Third District (*postponed 05/02/2023*)

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

XII - NEW BUSINESS**CONSIDERATION TO APPROVE THE FIRST READING OF THE BUDGET FOR FISCAL YEAR 2023-2024 (1)**

Finance Director Barnes prepared a PowerPoint presentation and gave an overview of the draft fiscal year 2024 budget. The presentation consists of Financial Climate for FY 2024, General Fund Overview, Preliminary Millage Rate Comparison, General Fund Personnel, General fund Details, Special Funds Overview, Special Funds Personnel, Special Funds Details, All Funds - Capital and additional information. A 5% COLA and an up-to 3% merit is being proposed. The proposed expenditures for fiscal year 2024 are at \$47,923,640.

Commissioner Deloach made a motion to approve the 1st reading of the FY 2024 budget. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT FOR NORTHGATE INDUSTRIAL PARK, PHASE I, LOCATED OFF OLD AUGUSTA ROAD, CONSISTING OF 5 LOTS. MAP # 478 PARCEL # 2 IN THE FIFTH DISTRICT (2)

Planner Fernald explained Northgate Industrial Park is located on Old Augusta Road next to Leo at the Sanctuary. The plat shows a five (5) parcel split. General Way, which is the private road within Northgate will remain private until construction is completed.

Vice Chair Kieffer made a motion to approve the major subdivision final plat for Northgate Industrial Park, Phase I as presented. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED, FINAL PLAT AND INFRASTRUCTURE AGREEMENT SUBMITTED BY NEXT PHASE DEVELOPMENT COMPANY, LLC FOR SHADOWBROOK, PHASE 5C LOCATED OFF OF LOG LANDING ROAD, CONSISTING OF MAP # 428 PARCEL # 21 IN THE FOURTH DISTRICT (3)

Planner Fernald explained Shadowbrook, Phase 5C will consist of thirty (30) lots and roads and infrastructure are in place and have been inspected by EOM. Water and sewer will be provided by the City of Springfield. An infrastructure agreement has been included with the final plat. The bond recommendation has been approved for \$18,310.00, which is ten (10) percent (%) of drainage, concrete work, and paving. The county attorney has reviewed and approved the warranty deed.

Commissioner Loper made a motion to approve the final plat and infrastructure agreement for Shadowbrook Phase 5C, and accept the roads and stormwater infrastructure identified in the warranty deed. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE QUOTE #2022-549153 FROM EVOQUA FOR REPLACEMENT EQUIPMENT NEEDED AT THE WASTEWATER TREATMENT PLANT (4)

Purchasing Agent Burton explained both clarifier drives at the wastewater treatment plant need to be replaced. This quote is for one (1) clarifier drive, the other will be requested in next year's budget. Evoqua is the only vendor that has a clarifier drive that will not require major plant modifications.

Commissioner Burdette made a motion to approve of Quote #2022-549153 from Evoqua for replacement equipment needed at the Wastewater Treatment Plant. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 023-006 FOR SURPLUS OF VARIOUS ITEMS (5)

Purchasing Agent Burton explained this resolution consist of vehicles and miscellaneous items from Magistrate Court and a chair from the Elections Office.

Commissioner Deloach made a motion to approve the Resolution of Surplus. Commissioner Burdette

CONSIDERATION TO APPROVE TO SUBMIT AN APPLICATION AND PROJECT LIST FOR THE LMIG 2023 SAFETY ACTION PLAN AND ACCEPTANCE OF FUNDING (6)

Purchasing Agent Bruton explained this program focuses on low-cost safety improvements that are likely to reduce the frequency and severity of crashes. Total cost of the projects, which is money received is \$170,000. The proposed application listing is in a packet given to the board and the application is due by May 19, 2023.

Commissioner Deloach made a motion to approve to submit an application and project list for the LMIG 2023 Safety Action Plan and acceptance of funding. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A TERMINATION LETTER FOR GLOBAL TEL*LINK CORPORATION ("GTL") FOR THE INMATE TELEPHONE AND VIDEO VISITATION SERVICE AGREEMENT (7)

Purchasing Agent Bruton explained the Prison is requesting to terminate the current agreement. The termination will occur after sixty (60) days from the date on the letter. The contract end date is July, 17, 2023 and the termination is effective July 15, 2023.

Commissioner Burdette made a motion to approve of Termination Letter for Global Tel*Link Corporation ("GTL") for the Inmate Telephone and Video Visitation Service Agreement. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MASTER LICENSE AND SERVICE AGREEMENT AND ADDENDUM FOR HOMEWAV FOR THE EFFINGHAM COUNTY PRISON FOR INMATE TELEPHONE AND VIDEO VISITATION SERVICES (8)

Purchasing Agent Bruton explained the jail is currently using this program and this will take the place of the previous program stated above at the Prison.

Commissioner Burdette made a motion to approve of Master License and Service Agreement for HomeWAV for the Effingham County Prison. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 023-007 FOR A PRE-APPLICATION TO THE DNR LAND & WATER CONSERVATION FUND (LWCF) (9)

Finance Director Barnes explained the application for the Atlas walking trail grant was approved at the previous meeting. Georgia DNR requires a resolution for the application process.

Commissioner Floyd made a motion to approve the resolution for the LWCF grant pre-application. Commissioner Deloach seconded the motion. The motion carried unanimously.

XIII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Mr. Tim Callanan

TSPLOST

- Meeting with the County Attorney to go over draft IGAs and referendum language

Commissioner Burdette

Unfinished Business #2 Second Reading

- Build a fence around the development for safety reasons.

Chairman Corbitt

Meetings

- Meeting with surrounding cities to discuss possible sewer authorities.
- Setbacks on county roads
- Mapping of Land Use with R-5 and R-3 in the next sixty (60) days

Commissioner Deloach

EOM Question

- Will get with County Manager Callanan tomorrow

Commissioner Loper

Speed Limits

- Speed limit of 55 in front of Webb's Feeding store
- County Manager Callanan to follow up with the Sherriff's department

Vice Chair Kieffer

Discharging of Firearms

- Discharging of a firearm within 900 feet from a residence
- Would like to reduce the distance

XIV- EXECUTIVE SESSION

Executive session was not held at this meeting.

XIV - EXECUTIVE SESSION MINUTES

Commissioner Deloach made a motion to approve the May 2, 2023 executive session minutes. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

XIV - ADJOURNMENT

The meeting adjourned at 6:52pm on a motion made by Commissioner Deloach, seconded by Commissioner Floyd. The motion carried unanimously.



Wesley Corbitt, Chairman



Stephanie D. Johnson, County Clerk