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 17, 2022 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. Stephanie Johnson – County Clerk, Mr. Eric Larson – Assistant County Manager, Mr. Clint Hodges – Fire Chief & EMA Director, Ms. Tasheena Shiggs – Deputy County Clerk, Mrs. Sarah Mausolf – HR Director, Mr. Chris Reed – IT Director, Mrs. Teresa Concannon – Planning and Zoning Manager, Mr. Mark Barnes – Finance Director, and Mrs. Alison Bruton – Purchasing Agent

CITIZEN PARTICIPATION
Mr. Tony Chariello, Ms. Debbie Trowell, Mr. Randy Trowell, Mr. C. R. Sanders, Mr. Scott Rogers, Mr. Ted Carellas, Mr. Blake Crater, Ms. Mary Charles-Howard, Mr. Mike Vaquer, and Mr. Durham White

PARTICIPATION VIA TELECONFERENCE
None announced.

I- CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:03 pm

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

III – INVOCATION
Chairman Corbitt provided the invocation.

IV- PLEDGE TO THE AMERICAN FLAG
The pledge was sounded in unison.

V – AGENDA APROVAL
Commissioner Burdette made a motion to approve the agenda with correction to New Business #9 (from Greenline Architects to Copper Construction). Commissioner
VI - MINUTES
Commissioner Kieffer made a motion to approve the May 3, 2022 regular meeting minutes as presented. Vice Chair Deloach seconded the motion. The motion carried unanimously.

VII - PUBLIC COMMENTS
Chairman Corbitt stated comments shall pertain to agenda items only, you must speak clearly into the microphone and state your full name for the record.

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 - CONSENT AGENDA
Vice Chair Deloach made a motion to approve the following Consent Agenda items: (1) Consideration to approve to ratify and affirm submittal of a Grant Application to Schwab Charitable Brent Yates Fund and accept the Grant Award in the amount of $4,250. (2) Consideration to approve to ratify and affirm submittal of a Grant Application to Georgia Trauma Commission (GTC) EMS Trauma Related Equipment Grant and accept the Grant Award in the amount of $11,978.80. (3) Consideration to approve renewal of pre-event Contract with CERES Environmental for Disaster Debris Removal. (4) Consideration to approve a Clinical Services Agreement between Effingham County Prison and Effingham County Hospital. (5) Consideration to approve renewal of Contracts for Otis Elevators for service at the Administration Complex located at 802 and 804 S. Laurel Street. (6) Consideration to approve to renew the rental Agreement with Action Pact (formally Concerted Services, Inc.) for space in the Effingham County Annex. (7) Consideration to approve the reappoint Shaundese Duncan and David Atkins to the Coastal Workforce Development Board (CWDB). Commissioner Loper seconded the motion. The motion carried unanimously.

X - OLD BUSINESS
SECOND PUBLIC HEARING FOR THE ABANDONMENT OF LACEY TROWELL ROAD AND APPROVAL OF THE CERTIFICATE OF ABANDONMENT (1):

Asst. County Manager Larson explained this is the second of two (2) public hearings concerning the abandonment Lacey Trowell Road for County maintenance. The first notice to the public was approximately thirty (30) days ago for the April 19, 2022 Commissioners’ meeting. The residents of Lacey Trowell Road have requested the County consider permanent closure of the road. There is no right of way, it is simply an abandonment of the County’s maintenance responsibilities. A petition was made of 100% of the adjoining and attached property owners. There is a statement from Fire, Sheriff, and EMS in agreement with the proposal. Once abandoned, the property owners will have the responsibility for maintenance from this point forward.
There were no public comments on this item.

Vice Chair Deloach made a motion to approve the abandonment of County maintain and claims of prescriptive easement for Lacey Trowell Road. Commissioner Loper seconded the motion. The motion carried unanimously.

XI- NEW BUSINESS

CONSIDERATION TO APPROVE RESOLUTION# 022-025 RECOGNIZING ABERCORN BAPTIST CHURCH’S 200TH ANNIVERSARY (1):

County Clerk Johnson explained Staff was approached by a representative for the church requesting that this resolution be approved by the Board. The resolution was read aloud.

Commissioner Kieffer made a motion to approve Resolution# 022-025 in recognition of the Abercorn Baptist Church as presented. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT FOR SAVANNAH GATEWAY INDUSTRIAL HUB AREA 2, LOCATED OFF OF MCCALL ROAD, CONSISTING OF 7 LOTS. MAP# 450F PARCEL# 21 IN THE SECOND DISTRICT (2):

Planning and Zoning Manager Concannon explained this is a partial subdivision as they prepare to submit site development plans and develop the property.

Speaker Scott Rogers explained there is no plan for a berm, only to abide by the 300-foot buffer. He also stated that he would like a statement from the Board on why the item is being considered for postponement.

Commissioner Burdette stated that he would like to see a berm included to protect the school. The Board discussed if a berm could be required before the applicant can move forward.

Commissioner Burdette made a motion to postponed this item to 06/07/2022 commission meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT FOR EARLY STREET SUBDIVISION, CONSISTING OF 5 LOTS. MAP# 388 PARCEL# 4 IN THE FOURTH DISTRICT (3):

Planning and Zoning Manager Concannon explained this is the final plat for Early Street subdivision. The property was rezoned last year. A sketch plan has been approved and the lots are ready for sale. The plat is located at the Department of Public Health for signing. There are two (2) lots frontage on Early Street. The remaining three (3) have access for unpaved easements from Early street.
Commissioner Loper made a motion to approve the final plat for Early Street subdivision. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FROM ENTERPRISE FLEET MANAGEMENT FOR VEHICLE PURCHASE (4):

Purchasing Agent Bruton explained one vehicle is for EMS and one is for EMA. Both vehicles were in this year’s budget.

Commissioner Burdette made a motion to approve of Vehicle Orders for EMA and EMS. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RENEWAL OF A PRE-EVENT CONTRACT WITH THOMPSON CONSULTING FOR DISASTER DEBRIS MONITORING & FINANCIAL RECOVERY SERVICES (5):

Purchasing Agent Bruton explained Thompson Consulting services requested another renewal. In addition to the renewal, a fee increase has been requested in accordance with the consumer price index.

Commissioner Burdette made a motion to approve to renew the Disaster Debris Monitoring & Financial Recovery Services contract with Thompson Consulting Services for FY23. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD CONTRACT 22-30-001 TO SIGNATURE TENNIS COURTS, INC. FOR TENNIS COURT REPAIR AT BAKER’S POND (6):

Purchasing Agent Bruton explained in April Staff posted a Request For Quotes (RFQ) to repair and resurface the tennis courts at Baker’s pond. Four (4) submittals were received. A break down was given to the Board. Parks and Landscaping staff has reviewed the submittals and recommended approval to Signature Tennis Courts, Inc.

Commissioner Burdette made a motion to approve of Award of Contract 22-30-001 to Signature Tennis Courts, Inc. for the tennis court repair at Baker’s Pond. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #4 WITH APAC-ATLANTIC, INC. FOR THE BLUE JAY/MCCALL ROAD INTERSECTION IMPROVEMENTS (7):

Purchasing Agent Bruton explained this change order is for additional edge line rumble strips for the road section paved covered in change order number #3. This is the old section of Blue Jay between the curve and the railroad tracks. The cost for the additional work is $1,992.00.
Commissioner Burdette made a motion to approve of the Change Order #4 for APAC-Atlantic, Inc. for the Blue Jay/McCall Road Intersection Improvements in the amount of $1,992.00. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH GEORGIA HI-LO TRAIL, INC. TO CONSTRUCT A MOUNTAIN BIKE TRAIL PARK AT PINEORA PARK (8):

Asst. County Manager Larson introduced Ms. Mary Charles-Howard. This is a partnership to maintain some of the existing trails in one of our parks for the use of biking, in addition to other current uses. Ms. Charles-Howard's program is offering maintenance of the trail and a partnership to the park to hold camps.

Speaker Mary Charles-Howard explained she is a landscape architect and the director of the Hi-Lo Trail. This year they received a $450,000.00 grant to expand the program. The kids bike league teaches kids ages second grade through eighth grade how to ride mountain bikes. Two (2) sites were reviewed in Effingham County and Pineora Ballpark seems to be the best fit for the project. There are existing trails at Pineora Ballpark so minimum work is required. The goal is to start on June 20, 2022. There would be sixty (60) kids for one week, thirty (30) kids in the morning and thirty (30) kids in the evening. Coaches will be brought in from all over the state. Hi-Lo Trail will serve the community and teach local residents to be coaches and kids to be expert mountain bikers. Registration opened up approximately three (3) weeks ago. Hi-Lo Trail started their own SORBA chapter. SORBA is Southern Off-road Mountain Biking Association, with national insurance. SORBA and Georgia Hi-Lo Trail are non-profit organizations. The cost for camp will be $75 for one week and for those who are at need or in foster care the cost will be $5 for one week. Bikes and helmets will be provided. The camp would be open one (1) week in the summer, one (1) Saturday a month after that, and then a three-day winter workshop.

The Board engaged in a conversation with Ms. Mary Charles-Howard and County Attorney Mr. Lee Newberry regarding the MOU.

Vice Chair Deloach made a motion to approve a MOU for a mountain bike trail park with Georgia Hi-Lo Trail and SEGA-SORBA with a termination date of June 30, 2022. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CHANGE ORDER #3 WITH COPPER CONSTRUCTION RELATED TO CHANGES AT THE ADMINISTRATIVE COMPLEX (9):

Asst. County Manager Larson explained this change order with Copper Construction is a summary change order to finalize the contract and additional tasks which occurred in those final days of construction. There was additional flooring, additional carpentry and adding of rooms. This is the third change order for Copper Construction.
The closeout change order for the project is $76,914.01. Calendar time was added to the project for one hundred and forty (140) days making the completion date of the project January 8, 2023.

Commissioner Burdette made a motion to approve Change Order 3 in the amount of $76,914.01 and a time extension of 140 days. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD A CONTRACT FOR THE 2021 FULL DEPTH RECLAMATION WITH ASPHALT EMULSION (FDRE) ROAD RESURFACING PROJECT EXPENDITURES (10):

Asst. County Manager Larson explained the design of the FDRE project, which is TSPLOST funded under contract with Robert Civil Engineering on June 15, 2021. A pavement design and bid package has been prepared for the roads included in the FRD program. The County paid a contract of $449,285. An invitation to bid went out for construction of the FDRE project on February 23, 2022. Roads included are: Courthouse Road Extension, Archer Road, Bethany Road, Bird Road, Clark Road, Corinth Church Road, Floyd Avenue, Old Augusta Road North, Old Dixie Highway South, Whitaker Road, Mount Pleasant Road, and Scuffletown Road.

There was a base bid for chip seal with a hot mix alternative. The funding available for TSPLOST for FDRE was approximately $7.5 million. Extensive advertising was done to get vendors to show interest in this project and to ensure contractors were contacted. There was a mandatory pre-bid where eight (8) potential bidders registered. When bids were due April 18th, there were no bids received. Some of the registered bidders were contacted because of that outcome. The County has entered into a negotiation with the most qualified prime contractor that was registered.

These are FDRE contractors that can act as a prime. Ranger Construction was the best option for that. Ranger Construction has given a proposal to do all of the roads in the package for $15,485,303, which exceeds the budget. After paying design fees, there is approximately $7 million in funds with TSPLOST available. What is being recommended is a contract with Ranger Construction in the amount of $7,085,068.50. A prioritization has been established by speaking with the Commissioners in the districts that have roads included. A list of roads by priority are: Scuffletown Road, Corinth Church Road, Archer Road, Old Augusta Road North, Old Dixie Highway South, and Mount Pleasant. The plan is to complete as many roads on the list until all of the funds are gone. The roads that are not treated through this contract will be put on the next list of roads. Courthouse Road Extension will have to be treated with a separate contract because of its extensive size.

Vice Chair Deloach made a motion to approve of Contract 22-25-008 to Ranger Construction in the amount of $7,085,068.50, to implement to list of project roads presented at the May 17th BOC meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE TO AWARD A CONTRACT FOR CONSTRUCTION FOR THE 2020 TSPLOST INTERSECTION – KOLIC HELMHEY AT SEES PROJECT (11):

Asst. County Manager Larson explained this is the first of ten (10) intersections that were awarded to Roberts Civil Engineering for design under the TSPLOST funding. The design fee for this intersection alone was $72,242.00. On April 14, 2022 bid package #1 was put together; it was for this one project. The budget for construction was $726,058.00, which was the remaining funds as allocated by the TSPLOST referendum. There was a mandatory pre-bid with four (4) potential bidders present. On yesterday, one (1) bid was received from Griffin Contracting. Their bid was $677,804.00, which is under budget for that particular line item.

Commissioner Burdette made a motion to approve of Contract 22-25-009 with the recommended contractor in the amount of their low and qualified bid for 2020 TSPLOST Intersection – Kolic Helmy at SEES project. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED FROM THE EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY TO ACCEPT AN EASEMENT LOCATED OFF OF OLD RIVER ROAD AT SAVANNAH PORTSIDE INTERNATIONAL PARK, PHASE 1 (12)

Speaker Mr. Ted Carellas explained this is the entry road to the Savannah Portside International Parkway off of Old River Road. This road is being turned over to the County for maintenance purposes. One of the tenants in the building cannot get trucks there because GPS is not displaying this as a public road. The road will be extended. Once extended, it will be built to the County standards.

Vice Chair Deloach made a motion to approve the dedication of right-of-way as described on PB 28 PG 882 and the warranty deed. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AWARD OF A CONTRACT TO POND FOR THE 2022 STORMWATER MASTERPLAN PROJECT (13)

Asst. County Manager Larson explained this is for the engineering consultant to perform the Stormwater Master Plan. This project is 50 percent (%) funded with the Coastal Incentive Grant that started this year and continues into next year. A Request for Proposal (RFP) was prepared and sent out to six (6) IDC Engineering Consultants that were pre-qualified for stormwater services; four (4) of those firms attended a mandatory pre-proposal conference, three (3) of those firms responded with a proposal (Alliance, POND, and W.K. Dixon). The lowest cost and best proposal was from POND and Company. Staff is recommending POND for the Master Plan with the total project contract amount of $220,600.00.

A hydrologic and hydraulic model of the County will be done that will look at the major streams, major road crossings, and watershed in the existing condition and future
condition. Also, looking at both flooding and water quantity issues and water quality issues. Future land use maps will be used to determine what the future growth patterns are going to be and where growth is going to happen. This is mandated as part of the ms4 Program.

Vice Chair Deloach made a motion to approve to Award an engineering consultant contract to Pond and Company for the 2022 Stormwater Masterplan Project for a NTE Total of $220,600.00. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AMENDMENT TO THE TASK ORDER WITH ALLIANCE CONSULTING ENGINEERS TO PROVIDE CONSULTANT SERVICES TO COLLECT DATA ALONG THE Ogeechee Run AND LITTLE Ogeechee River RELATED TO THE WASTE LOAD ALLOCATION (14)

Asst. County Manager Larson explained currently Alliance Consulting Engineers is under contract for wastewater and reuse master plan. In a previous task order they were assigned to surface discharge at Little Ogeechee Run. The first task order consist of what was required by Georgia EPD which was a tide study to prove that the discharge point was not tidally influenced. The study was completed, EPD returned inquiring salinity data, which was not originally requested. Now, probes are being redeployed to measure salinity levels in the water for a period of fourteen (14) days.

Vice Chair Deloach made a motion to approve the amendment to the task order in the amount of $9,500 for Alliance Consulting Engineers to provide tide study services to assist GA-E PD with the Waste Load Allocation of Ogeechee Run. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO MOVE ALL UGA EXTENSION OFFICE PERSONNEL OFF THE COUNTY PAYROLL AND ONTO A CONTRACT WITH THE UNIVERSITY OF GEORGIA (15)

County Manager Callanan explained this was mentioned approximately last year but due to the start of budget processing, the decision was made to hold off until this year. The Extension Office is set up as a hybrid agency where some of their employees are paid exclusively by UGA, some are paid by the County, and some are paid by both. This option is better for both the County and employees. The County will enter into a contract based on those amounts on an annual basis.

County Extension Coordinator Blake Carter explained there are three (3) positions that are county funded and three (3) positions that are UGA hybrid. Everyone will still be county employees, but their checks will be from UGA. Benefits will be paid for by UGA and holiday schedules will be through UGA.

Commissioner Kieffer made a motion to approve for ECBOC to contract with UGA for Extension Office personnel, removing these six positions from County payroll and paying them via contract. Vice Chair Deloach seconded the motion. The motion carried
CONSIDERATION TO APPROVE RESOLUTION# 022-026 TO IMPOSE A MORATORIUM ON R-3 AND R-6 ZONING DISTRICTS UNTIL AUGUST 16, 2022 (16)

County Manager Callanan explained this is similar to the last moratorium that was presented. Effectively, it is a 90-day moratorium. It will be related to any petition to rezone to R-3 (multifamily) and R-6 (high density single family). The purpose of this is to revise the ordinances to address single-family neighborhoods becoming exclusive single-family rental neighborhoods.

Mr. Mike Vaquer of Home Builders Association of Greater Savannah mentioned a letter was sent to Commissioners and Staff. There are at least two (2) counties that have taken the initiative to look at build-to-rent subdivisions. Clayton County has decided not to allow that particular type of use. Cherokee County has decided that creating a specific land-use to allow build-to-rent single-family within a certain subdivision. Instead of placing a moratorium on rezoning for R-3 and R-6, consider having the consultant study this single-family build-to-rent and determine with their recommendations for the county's consideration.

County Manager Callanan stated there are a number of changes to be made to the moratorium resolution. First, change four (4) months to ninety (90) days. Second, remove the word “commercial”. Third, anywhere where it says “R-6 multifamily” replace that with “R-3 multifamily”. Lastly, the date will be changed to May 17, 2022.

Commissioner Burdette made a motion to approve the resolution to impose a moratorium on rezoning land for R-3 multifamily and R-6 single family development, with corrections stated by the County Manager. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO CANCEL THE JULY 5, 2022 BOARD OF COMMISSIONERS MEETING (17)

Chairman Corbitt stated that he will approve as long as everyone is aware that there may be a need for a Special Called meeting to address other business.

Vice Chair Deloach made a motion to approve to cancel the July 5, 2022 Board of Commissioners meeting. Commissioner Burdette seconded the motion. The motion carried unanimously.

XII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

COUNTY ENGINEER’S REPORT ON CAPITAL PROJECT STATUS. (1)

Tim Callanan
Water and Sewer
  - A third joint meeting was held
  - Staff and EOM toured Oglethorpe Power today
IDA Meeting
- Meeting in Bryan County tomorrow

Welcome Sign on 21
- An email was sent with two (2) design options

Budget Meetings
- Sit down within the next three weeks

Stephanie Johnson
EOM April 2022 Report
- Given to the Board

McCall Park Ribbon Cutting
- Schedule is ready for June 10th ribbon cutting at 10:00am

Retreat – August 26-28, 2022
- A suggestion of possible retreat days

Commissioner Floyd
Zeigler Road – Development Flooding
- Get a follow-up schedule from EOM

Commissioner Burdette
Public Relations Employee
- To communicate with the public better through social media platforms

Vice Chairman Deloach
Buffer Ordinances
- A potential Buffer workshop with engineers

Broadband Issues
- No internet connection in Clyo and Meldrim area

Chairman Corbitt
Meeting with GDOT on Parkway and EPD on wastewater
- County Manager to talk with Ms. Ann Purcell

XIII- EXECUTIVE SESSION
Executive session was not held at this meeting.

XIV – EXECUTIVE SESSION MINUTES
Vice Chair Deloach made a motion to approve the May 3, 2022 executive session minutes as presented. Commissioner Kieffer seconded the motion. The motion carried unanimously.

XV – ADJOURNMENT
At 7:43pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Loper seconded the motion. The motion carried unanimously.

Wesley M. Corbitt, Chairman

Stephanie D. Johnson, County Clerk