The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach and Mr. Phil Kieffer met in a work session at 6:00 pm on Tuesday, June 1, 2021 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 601 North Laurel Street Springfield, Georgia 31329. Mr. Reginald Loper was not present for this meeting.

STAFF PRESENT
Mr. Lee Newberry – County Attorney, Mr. Tim Callanan – County Manager, Ms. Stephanie Johnson – County Clerk, Mr. Eric Larson – Assistant County Manager, Mrs. Christy Carpenter – Finance Director and Mrs. Teresa Concannon – Planning and Zoning Manager, Mrs. Sarah Mausolf- Office & Events Coordinator. Mrs. Vicki Dunn – HR Director and Mr. Clint Hodges

CITIZEN PARTICIPATION
Mr. Tony Chiariello, Mr. Jack Garvin and Mr. D’Ve Wilkins

PARTICIPATION VIA TELECONFERENCE
None announced.

I - CALL TO ORDER
Chairman Corbitt called the work session to order at 6:23pm.

II - BUDGET DISCUSSION
County Manager Callanan gave a presentation of the proposed budget for fiscal year 2021-2022. The details included 12 new positons, with a 3.4-million-dollar increase in the personnel budget and growth in SPLOST, Capital and Special Tax District expenditures. This financial plan proposes a general fund at $36,715,083 and using the rollback rate for County M & O millage which is currently estimated at 7.337 mils. There is no Cost of Living Adjustments (COLA) included.

Chairman Corbitt opened up the floor for discussion from those in attendance. There were no comments from the floor. Board members made observations related to the budget presented and defining capital projects to enhance county services.

III - ADJOURNMENT
The work session adjourned at 6:39 pm.

Roger Burdette, Vice Chair

Stephanie D. Johnson, County Clerk
The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, June 1, 2021 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 601 North Laurel Street Springfield, Georgia 31329. Mr. Reginald Loper was not present for this meeting.

STAFF PRESENT
Mr. Tim Callanan – County Administrator, Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Mr. Eric Larson – Assistant County Manager, Mrs. Christy Carpenter – Finance Director, Mr. Clint Hodges – Fire Chief & EMA Director, Mr. Chris Reed – IT Director, Mrs. Vicki Dunn – Human Resources Director, Mrs. Sarah Mausolf - Office Events Coordinator, Mrs. Teresa Concannon – Planning & Zoning Manager and Mr. Matt Cruikshank – Information Technology

CITIZEN PARTICIPATION
Mr. Tony Chiariello, Mr. Jack Garvin and D’Ve Wilkins

PARTICIPATION VIA TELECONFERENCE
None

I - CALL TO ORDER
Chairman Corbitt called the meeting to order at 5:00 pm.

II – INVOCATION
Vice Chair Burdette gave the invocation.

III – PLEDGE TO THE AMERICAN FLAG
The pledge was sounded in unison.

IV - AGENDA APPROVAL
County Clerk Johnson requested to add as New Business Item# 15 - Consideration to approve Change Order# 2 with Copper Construction related to design changes at the New County Administrative Complex.

Commissioner Kieffer made a motion to approve the agenda with the agenda with the noted change. Commissioner Deloach seconded the motion. The motion carried unanimously.
V - MINUTES
Commissioner Deloach made a motion to approve the minutes as read. Commissioner Kieffer seconded the motion. The motion carried unanimously.

VI - PUBLIC COMMENTS
Chairman Corbitt stated public comment shall pertain to agenda items only.

VII - CORRESPONDENCE
Chairman Corbitt explained all correspondence and documents from the meeting are located in the Clerk’s office and on the Board of Commissioners’ website.

VIII - CONSENT AGENDA
Vice Chair Burdette made a motion to approve the following Consent Agenda items: (1) Consideration to approve to renew the Agreement with the City of Rincon for the use of an inmate work detail for a 12-month period (2) Consideration to approve to renew the Fire Services Agreement with the City of Springfield for a one-year period (3) Consideration to approve to renew the Agreement with the City of Springfield for the use of an inmate work detail for a 12-month period. (4) Consideration to approve to ratify and affirm an Acceptance of Award for a Coastal Regional Commission (CRC) Area Agency on Aging (AAA) mini grant (5) Consideration to approve to renew the Memorandum of Understanding with the Effingham County Board of Education for the use of schools as disaster shelters (6) Consideration to approve the Memorandum of Agreement from the Department of Homeland Security and the US Citizenship and Immigration Services (USCIS) for Systematic Alien Verification of Entitlements (SAVE) related to determining immigration status (7) Consideration to approve the Memorandum of Agreement from the Department of Homeland Security and the US Citizenship and Immigration Services (USCIS) for Systematic Alien Verification of Entitlements (SAVE) related to determining immigration status. Commissioner Kieffer seconded the motion. The motion carried unanimously.

IX - NEW BUSINESS
THE PLANNING BOARD RECOMMENDS APPROVING AN APPLICATION BY CHAD ZIPPERER, AS AGENT FOR ERNEST ZIPPERER TO REZONE 4.50 ACRES OUT OF 107.64 ACRES LOCATED ON HODGEVILLE ROAD FROM AR-1 TO B-3 TO ALLOW FOR A STORM WATER BASIN TO SERVICE AN ADJACENT COMMERCIAL PROJECT MAP# 417 PARCEL# 1 IN THE SECOND DISTRICT (01):
Planning & Zoning Manager Concannon explained the request is to rezone additional acreage to allow for encompassing the stormwater basin related to the commercial zoning. There was discussion among the Board and Staff about requiring a condition that the additional acreage be combined with the previously zoned commercial property.
Commissioner Floyd made a motion to approve the request with Planning Board and Staff recommendations and the additional condition that this 4.50 acres shall
be combined with the previously approved commercial property know as Map#417 Parcel#1 as one parcel. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SECOND READING OF AN APPLICATION BY CHAD ZIPPERER, AS AGENT FOR ERNEST ZIPPERER TO REZONE 4.50 ACRES OUT OF 107.64 ACRES LOCATED ON HODGEVILLE ROAD FROM AR-1 TO B-3 TO ALLOW FOR A STORM WATER BASIN TO SERVICE AN ADJACENT COMMERCIAL PROJECT MAP# 417 PARCEL# 1 IN THE SECOND DISTRICT (02):
This item was automatically postponed to the June 15, 2021 meeting due to the additional stipulation as per the Board of Commissioners Rules of Procedure.

CONSIDERATION TO APPROVE THE FIRST READING OF THE 2021-2022 FISCAL YEAR BUDGET AND BUDGET ORDINANCE (03):
Chairman Corbitt stated discussion from the Board would be withheld until the presentation at the 6:00 pm work session. Chairman Corbitt opened the public hearing for comments from the floor. There were no comments.

This item was revisited after the completion of the 6:00 pm work session, Commissioner Deloach made a motion to approve the 1st Reading of the 2021-2022 budget as presented. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 021-033 TO ADOPT THE 2021 FIRE FEES (04):
Finance Director Carpenter explained the fees recommended are as follows:

**Residential** - $120.00 per year + $0.01 per square foot

<table>
<thead>
<tr>
<th>Multi-Family (per structure)</th>
<th>$120.00 per year + $0.01 per sq. ft.</th>
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<tbody>
<tr>
<td>One to Four Units</td>
<td>$80.00 for each additional unit + 0.01/sq. ft.</td>
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<tr>
<td>Five or more Units</td>
<td></td>
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<tr>
<th>Commercial (per structure)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000 sq. ft. or less</td>
<td>$330.00 per year</td>
</tr>
<tr>
<td>5,000 – 15,000 sq. ft.</td>
<td>$555.00 plus $0.022 per sq. ft.</td>
</tr>
<tr>
<td>More than 15,000 sq. ft.</td>
<td>$830.00 plus $0.022 per sq. ft.</td>
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<tr>
<th>Industrial (per structure)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000 sq. ft. or less</td>
<td>$660.00 per year</td>
</tr>
<tr>
<td>5,000 – 15,000 sq. ft.</td>
<td>$1,105.00 plus $0.028 per sq. ft.</td>
</tr>
<tr>
<td>15,000 – 1,000,000 sq. ft.</td>
<td>$1,655.00 plus $0.028 per sq. ft.</td>
</tr>
<tr>
<td>More than 1,000,000 sq. ft.</td>
<td>$30,005.00 plus $0.16 per sq. ft.</td>
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</table>

| Solar Farm                   | $42.00 per Acre                    |
| Vacant Land                  | $0.105 per Acre (with no primary structure) |
Vice Chair Burdette questioned if the county is experiencing a deficit at the current rates. There was some discussion confirming the shortfall and how vacant land should be charged.

Fire Chief Hodges commented on surrounding rates and responses to fire on vacant parcels and use of equipment. The Board embarked upon an in-depth conversation about the need relating to the proposed fees.

Commissioner Deloach made a motion to approve the proposed fire fees for 2021. Vice Chair Burdette seconded the motion. Commissioner Floyd opposed the motion. Commissioners Burdette, Deloach and Kieffer voted in favor of the motion. The motion carried.

CONSIDERATION TO APPROVE RESOLUTION# 021-034 TO ADOPT THE 2022 SANITATION FEES (05):
Finance Director Carpenter explained the contract does allow for a 3% increase each year. There is a slight increase within the recommendation. They are as follows:
- $215 per year (no change)
- Additional trash cart - from $100 to $115 per year
- Additional recycle cart - from $60 to $65 per year
- Elderly Special School exemption - $100 a year (no change)
Sanitation service cost is fully paid for by the sanitation fees.

Vice Chairman Burdette made a motion to approve the proposed sanitation fees for 2022. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 021-035 TO AMEND THE EFFINGHAM COUNTY SCHEDULE OF FEES (06):
Finance Director Carpenter explained the request is for water and sewer tier rates. This request is for the 2nd tier increase to be incorporated over a three-year period. The proposed change will add $3.61 to the average residential bill and $45.06 to the average commercial bill.

Vice Chairman Burdette made a motion to approve Resolution# 021-035 to amend the Schedule of Fees related to water and sewer as presented. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO A FINAL PLAT FOR HONEY RIDGE PLACE, CONSISTING OF 5 LOTS LOCATED ON HONEY RIDGE ROAD MAP# 273 PARCEL# 10 IN THE THIRD DISTRICT (07):
Planning & Zoning Manager Concannon explained the rezoning of the is property was approved at the last meeting. This development consists of five frontage lots to be served by individual wells and septic systems. There is no infrastructure to be conveyed.
Commissioner Deloach made a motion to approve the Final Plat for Honey Ridge subdivision. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT AND WARRANTY DEED FOR PARK WEST, PHASE 5C, CONSISTING OF 40 LOTS LOCATED OFF OF NOEL C. CONAWAY ROAD MAP# 419 PARCEL# 2 IN THE SECOND DISTRICT (08):
Planning & Zoning Manager Concannon explained water, sewer and stormwater infrastructure is being convey for this development. All required documentation has been reviewed and approved.

Vice Chair Burdette made a motion to approve the final plat for Park West phase 5C, and accept the roads, and water, sewer, and stormwater infrastructure identified in the warranty deed. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT 21-29-001-2 WITH M. GAY CONSTRUCTORS, INC. FOR THE REPLACEMENT OF THE HWY 119 FIELD 1 LIGHTS (09):
Assistant County Manager Larson explained this contract is to replace lighting for the rear field at the Morgan Complex. After a second round of bidding, one bid was received.

Commissioner Deloach made a motion to approve Contract #21-29-001-2 with M. Gay Constructors, Inc. for $318,800.00 for the Replacement of the Hwy 119 Field 1 Lights. Vice Chair Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE UPDATED INDEFINITE DELIVERY CONTRACTS (IDC) FOR BLACK & VEATCH CORPORATION, CHA CONSULTING INC. AND KIMLEY HORN & ASSOCIATES, INC. FOR ENGINEERING AND ARCHITECTURAL SERVICES (10):

Assistant County Manager Larson explained these vendors requested exceptions to the standard contract document which were previously approved by the Board relative to indemnity clauses, record auditing, default provisions and termination clauses. The County Attorney has reviewed and approved the changes as presented.

Commissioner Floyd made a motion to approve the updated Indefinite Delivery Contracts (IDC) for Engineering and Architectural Services for Black & Veatch Corporation, CHA Consulting, Inc., and Kimley Horn & Associates, Inc. Vice Chair Burdette seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE CONTRACT ADDENDUMS FOR OTIS ELEVATORS RELATED TO SERVICE AT PINE STREET AND S. LAUREL STREET COUNTY FACILITIES (11):
Assistant County Manager Larson explained this is a five-year renewal of the contract which provides a 7% discount to the existing monthly contract. Vice Chair Burdette made a motion to approve the Contract Addendums and terms and conditions therein. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RENEW THE CONTRACT WITH SPATIAL ENGINEERING, INC. (RIGHTSPOT) FOR GIS SERVICES (12):
Assistant County Manager Larson explained this service was approved by the Board November 2019. The contract is an annual fee of $4800, in addition to project work up to $50,000 which has been accounted for in the FY2022 budget.

The Board questioned Staff about ESRI and Spatial offerings related to scanning, data hosting capabilities and cost for services. Commissioner Deloach made a motion to approve the Contract renewal with Spatial Engineering, Inc. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROPOSAL FROM SPATIAL ENGINEERING FOR SCANNING AND CATALOG SERVICES (13):
Assistant County Manager Larson explained this proposal is a one-time expense for scanning and cataloging of hard copy large format drawings.

Commissioner Kieffer made a motion to approve Scan Drawing Archive – Spatial Engineering OCS-01 in the amount of $114,556.00. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD A NOTICE TO PROCEED TO ALLIANCE CONSULTING ENGINEERS FOR ENGINEERING SERVICES TO DEVELOP WATER AND WASTEWATER MASTER PLANS (14):
Assistant County Manager Larson explained proposal were sought for the project. Four submittals were received; staff recommends approval of Task Order with Alliance Consulting Engineers.

Vice Chair Burdette made a motion to approve to award a Notice to Proceed of an IDC task order to Alliance Consulting Engineers for $195,000. Commissioner Deloach seconded the motion. The motion carried unanimously.
Addition to Agenda

CONSIDERATION TO APPROVE CHANGE ORDER# 2 WITH COPPER CONSTRUCTION RELATED TO DESIGN CHANGES AT THE NEW COUNTY ADMINISTRATIVE COMPLEX (15):
Assistant County Manager Larson explained several items were added to the scope of services that were not included in the original design package: audio/visual equipment installation and an access control package, converting office space, and relocation of a water heater. The resultant change order is $176,460.31. No additional days will be added to the project schedule. The project is on track for a completion date of August 20, 2021. Commissioner Kieffer made a motion to approve Change Order 2 in the amount of $176,460.31 and a time extension of 0 days. Commissioner Floyd seconded the motion. The motion carried unanimously.

X- REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS

County Manager Callanan

- Proposed Budget – thanked the Finance department for their hard work on the budget proposal.

Commissioner Deloach

- TSPLOST Contract Awards – asked for a status update, Staff commented the item is slated to be on the next commission meeting agenda.

Vice Chair Burdette

- Staffordshire Update – asked if plans have yet been received from the developer, Staff commented no new information has been submitted, will follow up with the developer.

Chairman Corbitt

- Solid Waste Plan Update – staff commented additional information is being gathered to present at the July commission meeting.

XI- EXECUTIVE SESSION

No executive session was held.

XII – EXECUTIVE SESSION MINUTES

There were no executive session minutes to be approved.

XIII - ADJOURNMENT

There being no further business, at 6:58 pm, Commissioner Deloach made a motion to adjourn the meeting. Commissioner Floyd seconded the motion. The motion carried unanimously.

Roger Burdette, Vice Chair

Stephanie D. Johnson, County Clerk