The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt, Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Reginald Loper and Phil Kieffer met in regular session at 5:00 pm on Tuesday, June 7, 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. Clint Hodges – Fire Chief & EMA Director, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Eric Larson – Assistant County Manager, Mr. Chris Reed – IT Director, Ms. Maraya Durham – IT Specialist, Mrs. Teresa Connan – Planning and Zoning Manager, Mr. Mark Barnes – Finance Director, Mrs. Alison Bruton – Purchasing Agent, and Mr. Seth Zeigler – Park and Recreation Manager

CITIZEN PARTICIPATION
Mr. and Mrs. David and Joyce Lockard, Mr. James Smith, Ms. Cynthia Boye-Smith, Mr. and Mrs. Joe and Brenda Kerner, Mr. Tommy Allen, Mr. Rex Inman, Mr. Tony Chiariello, Mr. Woody Bagley, Mr. John Wineman, Mr. Chad Hulse, Mr. Ed Patterson, Mr. CJ Chance, Ms. Norma Mattice, Mr. Bernard Reynolds, Mr. Mike Beatty, Mr. Jon Pannell, Ms. Amy Hebert, Mr. Scott Rogers, Mr. Danny McKenzie, Ms., Phyllis Butler, Ms. Beth Helmly, Mr. Jimmy Helmly, Mr. Mike Alderman, Ms. Cheri Mozak, Mr. Stanley Redding Mr. Mike Chevry, Mr. Christopher H. Davis, Mr. Joe Burdick, Ms. Victoria Hargrave, Ms. Libby Letourneau, Mr. Chance Raehn, Mr. Kenny Reddick, Ms. Jennifer Sheldacker, Ms. Lindsay Halligan, Ms. Brandi Thompson, Ms. Emily Dixon, Mr. Bruce Revell, Mr. Joseph Mock, Mr. Eric Halligan, and Mr. Steve Redmond

PARTICIPATION VIA TELECONFERENCE
Mr. Matthew Spaccarelli.

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
Commissioner Burdette provided the invocation.

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

V - AGENDA APROVAL

County Clerk Johnson stated the following: Consent Agenda item #6 and New Business items #16 and #27 are to be removed from the agenda. Planning Board items #7-8 were withdrawn by applicant. Planning Board items #9-10 were request for postponement by applicant to 07/19/2022 Commission meeting. Planning Board items #11-12 were requested for postponement to the 09/06/2022 Commission meeting.

Chairman Corbitt stated that he would approve the agenda with Planning Board items #9-10 and #11-12 as presented, but will entertain a motion to postpone at the Planning Board section of the meeting.

The Board engaged in a discussion about postponements.

Chairman Corbitt decided to address Planning Board items #9-10 at the Planning Board section of the meeting and postpone Planning Board items #11-12 to the 09/06/2022 Commission meeting.

Commissioner Burdette made a motion to approve the agenda with the noted changes. Commissioner Floyd seconded the motion. Commissioner Deloach opposed. The motion carried 4 to 1.

VI - MINUTES
Vice Chair Deloach made a motion to approve May 17, 2022 regular meeting minutes as presented. Commissioner Loper seconded the motion. The motion carried unanimously.

VII - PUBLIC COMMENTS
Chairman Corbitt stated comments shall pertain only to agenda items; 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

Commissioner Kieffer made a motion to approve the following Consent Agenda items: (1) Consideration to approve renewal of the Agreement for Lodging Excise Tax Distribution with the Effingham County Chamber of Commerce (2) Consideration to approve renewal of communications tower lease Agreement with the State Properties Commission for antenna/receiver space (3) Consideration to approve renewal of the Memorandum of Understanding with Effingham County Board of Education for the use of schools as disaster shelters (4) Consideration to
approve a Consulting Services Agreement with Eavenson Consulting Group (5)
Consideration to approve a 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 (6)
Renewal of the fire services agreement with The City of Springfield for a one year
period (7) Consideration to approve Contract 2022-08-3 with the Coastal Regional
Commission for the provision of congregate and home delivered meals for the
2021-2022 budget. Commissioner Loper seconded the motion. The motion carried
unanimously.

X – OLD BUSINESS

GARY FERRELL – PUBLIC HEARING: THE PLANNING BOARD RECOMMENDS
APPROVING AN APPLICATION BY GARY FERRELL FOR A VARIANCE FROM
SECTION 3.3 TO REDUCE REQUIRED ACCESSORY BUILDING SETBACKS,
LOCATED AT 1129 RALPH RAHN ROAD TO ALLOW FOR A REPLACEMENT
ACCESSORY STRUCTURE, ZONED R-1. MAP# 391B PARCEL# 2 IN THE FOURTH
DISTRICT (1):

Planning and Zoning Manager Concannon explained this item was presented at the
May 3, 2022 commission meeting. The neighbor expressed concerns about water
flow from the accessory building, which is too close to the property line, which is the
reason for the variance request. The applicant provided photos of a gutter that is
currently on the building and a proposed drainage solution to move the water more
efficiently.

There were no public comments on this item.

Commissioner Loper made a motion to approve the request for a variance to reduce
setbacks, allowing for a replacement accessory structure, with condition:
1. Meet all requirements for building permit approval.
Vice Chair Deloach seconded the motion. The motion carried unanimously.

GARY FERRELL – SECOND READING: CONSIDERATION TO APPROVE THE
SECOND READING OF AN APPLICATION BY GARY FERRELL FOR A VARIANCE
FROM SECTION 3.3 TO REDUCE REQUIRED ACCESSORY BUILDING SETBACKS,
LOCATED AT 1129 RALPH RAHN ROAD TO ALLOW FOR A REPLACEMENT
ACCESSORY STRUCTURE, ZONED R-1. MAP# 391B PARCEL# 2 IN THE FOURTH
DISTRICT (2):

Commissioner Loper made a motion to approve the 2nd Reading. Commissioner
Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A FINAL PLAT FOR SAVANNAH GATEWAY
INDUSTRIAL HUB AREA 2, LOCATED OFF MCCALL ROAD, CONSISTING OF 7 LOTS.
MAP# 450F PARCEL# 21 IN THE SECOND DISTRICT (3):
Planning and Zoning Manager Concannon explained this item was presented at the May 17, 2022 meeting and was postponed for research on berms between the school and industrial property.

Speaker C.J. Chance of Hussey Gay Bell explained the property would be subdivided to allocate to individual prospects as they come along. Mr. Chance stated the applicant is willing to place berms within the 300-foot buffer as development occurs.

Commissioner Burdette made a motion to approve the major subdivision final plat for Savannah Gateway Industrial Hub Area 2. Commissioner Floyd seconded the motion. The motion carried unanimously.

XI- NEW BUSINESS

CONSIDERATION TO APPROVE THE FIRST READING OF THE FISCAL YEAR 2022-2023 BUDGET ORDINANCE (1):

Finance Director Barnes explained the preliminary digest shows strong property value growth, both in reassessments and new construction. Sales tax revenues have indicated strong growth. The SPLOST approved in 2021 began July 1, 2022. The second transfer of ARP Act funds expected before June 30, 2022.

The General Fund is the main source for day-to-day service delivery for the County. Proposed expenditures are at $44,873,526 for FY 2023, previously adopted at $40,581,948 for FY 2022. This includes proposed $4,000,000 capital contribution to the Joint Development Authority project. The General Fund budget balanced by using a proposed fund balance of $2,338,968 for FY 2023. There is no contingency line item. Preliminary rollback rate used for County M&O estimate 7.337 percent, Non-capital expenses up 6.8 percent.

The General Fund personnel is a summary of all proposed changes. The salary study implementation was split across two years and this draft contains the second half. There is also a proposed one-time disbursement up to 6 percent. Five (5) of the employees' annual salaries based on what increase they received from the salary study. The General Fund's head count is proposed to increase by five (5) overall with eleven (11) additions and six (6) subtractions from payroll. The six (6) subtractions were related to the move to a contract for the UGA extension office. The largest single additions are four (4) full-time paramedics and a full-time public information officer.

Special Funds overview includes all of the departments such as, Fire and Rescue, E-911, Public Works, Recreation, Development Services, and a vast majority of the County's Capital projects. Fiscal Year 2023 budget is proposed at $36 million, which includes all ongoing projects, $11 million worth of American Rescue Plan Act funds, $14.7 million in the proposed County-wide SPLOST bond projects, and $7 million in non-bond new SPLOST projects. The majority of the projects in fiscal year 2023 special funds are due to the new capital projects with the non-capital operation expenses increasing by 4.5 percent, which includes all proposed personnel changes.
The fund balance proposed to be spent from the Special Funds includes $1.5 million from the Fire Fund for the new fire station and bond proceeds that will be sitting in fund balance when the fiscal year commence July 1, 2023.

The Special Fund Personnel second half of salary study – is to be implemented along with the up to five (5) percent one-time disbursement program. The largest single change in personnel is the fifteen (15) new firefighters proposed for the two (2) new fire stations. Four (4) new positions have been added in the middle of the year with a net headcount increase of twenty (20) across the Special Funds. The Two (2) items that stand out the most are the SPLOST 2021 fund and the American Rescue Plan Act fund.

Staff requested Capital Funds totaling $102 million, with $80 million proposed, which includes all of the currently existing projects that are underway. There are forty-four (44) vehicles proposed, thirty-nine (39) of those carried forward from fiscal year 2022. Due to the supply chain delays, a request to forward funds into fiscal year 2023 is being suggested. This Capital figure includes projects to be built based on the $14.7 million SPLOST bond which was earlier approved. This includes $12 million in projects from the prior 2017 SPLOST.

Agency recommended budgets are included in this draft. The property tax millage is set at a later date after budget adoption. This draft uses a rollback County MO rate for the general fund, based on preliminary digest from late May. Indigent medical care millage projected to cover the annual $3.6 million as well as COVID critical need funding from fall 2021. Items from the Schedule of Fees will be before the Board at a future meeting for fire fees, sanitation fees, and water rates.

Vice Chair Deloach made a motion to approve the 1st reading of the FY 2023 budget. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE EFFINGHAM COUNTY CHAMBER OF COMMERCE (2):

Director of the Chamber of Commerce Andy Cripps explained a proposed budget was submitted after conversations about renewing the Tourism Tax agreement. Because there was a tax increase, money was added in the proposed budget for special events. This agreement is based on the need to address the increased costs to provide the services to businesses in the County.

Commissioner Burdette made a motion to approve amendment 1 to the professional services agreement with Effingham County Chamber of Commerce for FY23. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 1 FOR THE AGREEMENT WITH THE CITY OF POOLER FOR THE USE OF AN INMATE WORK DETAIL (3):

Purchasing Agent Bruton explained amendment 1 reflects an increase from $75,000
Commissioner Loper made a motion to approve Amendment 1 for the agreement with The City of Pooler for the use of an inmate work detail. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 1 FOR THE AGREEMENT WITH THE CITY OF RINCON FOR THE USE OF AN INMATE WORK DETAIL (4):

There was no discussion on this item.

Vice Chair Deloach made a motion to approve Amendment 1 for the agreement with The City of Rincon for the use of an inmate work detail. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 1 TO THE AGREEMENT WITH THE CITY OF GUYTON FOR THE USE OF AN INMATE WORK DETAIL (5):

There was no discussion on this item.

Commissioner Loper made a motion to approve Amendment 1 for the Agreement between the City of Guyton and Effingham County for the use of an inmate work detail. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AMENDMENT 1 TO THE AGREEMENT WITH THE CITY OF SPRINGFIELD FOR THE USE OF AN INMATE WORK DETAIL (6):

There was no discussion on this item.

Commissioner Burdette made a motion to approve Amendment 1 for the Agreement between the City of Springfield and Effingham County for the use of an inmate work detail. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH GEORGIA DEPARTMENT OF TRANSPORTATION FOR AN INMATE WORK DETAIL TO PERFORM WORK ON PUBLIC WORKS PROJECTS FOR FISCAL YEAR 2023 (7):

There was no discussion on this item.

Commissioner Kieffer made a motion to approve to renew the agreement with Georgia Department of Transportation for the use of an inmate work detail to renew for FY23. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A QUOTE FROM PLAY SOUTH FOR PLAYGROUND EQUIPMENT FOR MCCALL PARK (8):
MINUTES OF THE June 07, 2022 BOC MEETING CONTINUED

Purchasing Agent Bruton explained Play South provided a quote, which includes a poured in place rubber surfing with an 8-foot fall height. The total cost for the equipment and installation is $200,000, including a $28,759.00 discount.

Commissioner Burdette made a motion to approve Quote #McCall-864-2 from Play South for Playground Equipment for McCall Park for $200,000.00. Vice Chair Deloach seconded the motion. The motion carried unanimously.

APPROVAL OF AMENDMENT TO THE FOOD SERVICES AGREEMENT BETWEEN EFFINGHAM COUNTY AND SUMMIT FOOD SERVICE (9):

Purchasing Agent Bruton explained there is currently an agreement in place with Summit Food Services that provides meals for the prison and Senior Center. They have requested that the current rates for meals adjust to update rates listed, beginning July 1, 2022 through June 30, 2023. This increase is due to the overall inflation increase.

Vice Chair Deloach made a motion to approve Amendment to the Food Services Agreement between Effingham County and Summit Food. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH SCHNEIDER GEOSPATIAL, LLC FOR THE EFFINGHAM COUNTY TAX ASSESSOR’S OFFICE (10):

Purchasing Agent Bruton explained there are two (2) add-on features with this program, which will help the Tax assessor’s office, get better feedback from the citizens of Effingham County. One of those features is a comment card and the other is a sales questionnaire form.

Vice Chair Deloach made a motion to approve of Professional Services Agreement with Schneider Geospatial, LLC for the Effingham County Tax Assessor’s Office. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE QUOTE OG-0003699 AND PROPOSAL FROM OPGENOV FOR A PROCUREMENT MANAGEMENT SYSTEM (11):

Purchasing Agent Bruton explained this request would help streamline the entire procurement process. There is an annual fee of $17,497.00. Also, an additional one-time fee up to $19,000 for training and implementation.

Commissioner Burdette made a motion to approve of Quote OG-0003699 and Proposal from OpenGov for a Procurement Management System for $17,497.00 for the first year and a not-to exceed training/implementation fee of $19,000.00. Vice Chair Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO ACCEPT A DONATION FROM MR. KEITH SAPP FOR MCCALL PARK IMPROVEMENTS (12)
Finance Director Barnes explained Mr. Keith Sapp gave a generous donation to the County for the ball field and the ongoing improvements at McCall Park. The donation amount is $100,000. Given the amount, the financial policies require it come to the Board for approval.

Commissioner Burdette made a motion to approve to accept the donation from Mr. Keith Sapp for the McCall Park improvements. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO DISBURSE TSPLOST BOND PROCEEDS FUNDS TO THE CITIES OF SPRINGFIELD AND GUYTON (13)

Finance Director Barnes explained Staff is recommending approval to true-up the SPLOST bond proceed distributions to Springfield and Guyton based the T-SPLOST tax receipts that the County received from the state. Springfield would receive $54,579.24 and Guyton would receive $29,770.15. Back in April, the final disbursement to the cities for their share of the T-SPLOST bond proceeds was approved. Since the department of revenue began disbursing funds one month earlier than expected, this true up is required.

Vice Chair Deloach made a motion to approve to disburse funds to Springfield and Guyton. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE ESTABLISHMENT OF TWO (2) NEW BANK ACCOUNTS FOR SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) 2021 FUNDS (14)

Finance Director Barnes explained Staff requested approval to create two (2) new accounts with Truist for the purpose of holding the new SPLOST 2021 funds, starting July 1, 2022 and to hold the SPLOST bond proceeds, which were approved earlier in the meeting.

Vice Chair Deloach made a motion to approve the establishment of two new Truist bank accounts for SPLOST 2021. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 022-027 TO AMEND THE FISCAL YEAR 2021-2022 BUDGET (15)

Finance Director Barnes explained this budget amendment includes some donations to recreation made in the name of Ms. Cindy Howard who was a teacher at Rincon Elementary School. Additionally, there are reallocations in recreation to deal with the increased league enrollments. In addition, there are two (2) small grants, which we receive every year, EMS Trauma Care Grant and the CRC Mini Grant.

Commissioner Floyd made a motion to approve the Resolution to amend the budget
for FY 2021-2022. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE ACCEPTANCE OF A DONATION FROM THE EFFINGHAM COUNTY VETERANS PARK BOARD IN THE AMOUNT OF $25,000 TOWARDS THE COST OF A BATHROOM FACILITY AT THE VETERAN’S PARK AND TO APPROVE FOR EFFINGHAM COUNTY TO COVER THE REMAINING COST FOR THE PROJECT (16)

This item was removed at the agenda approval.

CONSIDERATION TO APPROVE A BOND RESOLUTION (#022-028) IN THE AMOUNT OF $14,679,000 PRINCIPAL FOR THE COUNTY WIDE PROJECTS APPROVED IN THE SPLOST REFERENDUM PASSED NOVEMBER 2021 (17)

Finance Director Barnes explained Staff is recommending approval for a general obligation sales tax bond for county-wide projects, approved from the November 2021 SPLOST referendum, with a principle amount of $14,679,000. There is an interest rate of 2.55 percent with the final payment due on June 1, 2028. The bond bidding took place with Regions Bank, located in Alabama. This Resolution is to use Regions to issue the bond. This bond is designed to coincide with the duration of the new SPLOST that will commence July 1, 2022.

Speaker Jon Pannell explained the bond expiration date is June 1, 2028 but can be prepaid beginning June 1, 2025. Upon approval, the scheduled date for closing is next Thursday, June 16, 2022.

Commissioner Burdette made a motion to approve the general obligation sales tax bond resolution. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE SUBMISSION OF WORK ORDER# 3 TO FIRST TRYON FOR THE GENERAL OBLIGATION SALES TAX BOND RELATED TO SPLOST (18)

Finance Director Barnes explained Tryon Advisors serve as the financial advisors to the County and they provide services in connection with SPLOST referendum, intergovernmental agreement, and debt issuance. Staff is recommending approval to submit work order #3 to complete the general obligation sales tax bond transaction. The fee of $45,000 will be a part of the bond issuance cost and paid from the bond proceeds.

Commissioner Loper made a motion to approve Work Order #3 for First Tryon Advisors. Vice Chair Deloach seconded the motion. The motion carried unanimously.

PRESENTATION TO CONSIDER SUPPORTING A CHANGE ORDER TO THE GEORGIA DEPARTMENT OF TRANSPORTATION TO MODIFY THE
MINUTES OF THE June 07, 2022 BOC MEETING CONTINUED

INTERSECTION OF FOREST HAVEN DRIVE TO CREATE A DEAD END ON FOREST HAVEN DRIVE AND ELIMINATE THE CONNECTION TO THE EFFINGHAM PARKWAY (19)

County Manager Callanan explained the presentation was for a traffic study complete with regard to Forrest Haven, it is not for or against position on the disposition of Forest Haven Drive and Effingham Parkway.

Asst. County Manager Larson introduced Richard Feynman with POND and Company. Mr. Feynman prepared the study and analysis of Forest Haven as it relates to Effingham Parkway. The Transportation Master Plan was re-evaluated to consider Forest Haven and its connection with Effingham Parkway and Hodgeville Road. POND was awarded the contract and will present their findings and recommendations.

Richard Feynman with POND explained Effingham Parkway might encourage some drivers to use Forest Haven Drive to access Hodgeville Road. This study sought to anticipate how many drivers may use this new route and the improvements may be needed. Forest Haven Drive analysis uncovered an estimated up to forty (40) percent of travelers currently following Hodgeville Road, may choose Forest Haven Drive. There could be approximately 2,500 vehicles per day in 2025 and 3,700 vehicles per day in 2045. This also includes planned improvements at SR-30 and Hodgeville Road.

If Forest Haven Drive is left open at Effingham Parkway, improvements will be needed for new southbound left turn lane on Hodgeville Road at Forest Haven Drive, new westbound right turn lane on Forest Haven Drive at Hodgeville Road, and a full depth reclamation of pavement on Forest Haven Drive between Hodgeville Road and Effingham Parkway. These improvements estimated to cost between $900,000 and $1.1 million to construct.

If Forest Haven Drive were closed from Effingham Parkway, the previous improvements would not be necessary. Construction cost to close off Forest Haven Drive for a traditional cul-de-sac is approximately $600,000 to $720,000. Construction cost for a hammerhead turnaround is approximately $405,000 to $487,000.

Speaker Ed Patterson expressed his concern as to how residents of Moss Loop and Squirrel Run exit.

Speaker Woody Bagley expressed his concerns on increased traffic on a one-way in and one-way out road and the use of the cul-de-sac proposed.

Speaker Cheri Mozak expressed her concern with the approximate number of cars proposed to be entering Forest Haven.

CONSIDERATION TO APPROVE AN ENGINEERING CONSULTANT CONTRACT WITH HUSSEY, GAY AND BELL TO DESIGN A WATER LINE TO SERVE THE SAVANNAH PORTSIDE INTERNATIONAL PARK (SPIP), LOCATED ON OLD RIVER
Asst. County Manager Larson explained this request is to provide a water line to connect to the existing systems on Highway 30 and Highway 17 in the Marlow area. Seeking a route that is going to go across the county, down to Savannah Portside Park, which is currently served by well. We approached Hussey Gay Bell about the project because they are currently designing Loop B, which is the project to bring the water line down Highway 17. The proposal for design and construction administration is $219,100.00.

Vice Chair Deloach made a motion to approve the engineering design contract to Hussey, Gay, and Bell of $219,100.00 for the SPIP water line extension project, the updated contract change order #1 with Hussey Gay Bell of $111,500. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WATER AND SEWER AGREEMENT WITH PORT WENTWORTH TO SERVE THE GEORGIA INTERNATIONAL TRADE CENTER (GITC) PHASE 4A DEVELOPMENT (21)

Asst. County Manager Larson explained there is one site within the Georgia International Trade Center (GITC) that is in Chatham County, in the City of Port Wentworth. The site has accessed and served by infrastructure within Effingham County. A water and sewer agreement was drafted with Port Wentworth due to the jurisdictional switch. It is similar to the Jasper Village development agreement. In that agreement, the city will oversee the construction of the building but the site development, water and sewer, and roads will be under the purview of Effingham County. Once the project is completed, Effingham County will be the provider for water and sewer. The City of Port Wentworth has approved this agreement.

Vice Chair Deloach made a motion to approve the water and sewer agreement with City of Port Wentworth to serve Georgia International Trade Center Phase 4A. Commissioner Kleeff seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A CHANGE ORDER WITH BAKER CONSTRUCTORS FOR CONSTRUCTION OF THE OLD LOUISVILLE ROAD PIPE COLLAPSE REPAIR (22)

Asst. County Manager Larson explained this is a summation change order. During construction, there was a substantial amount of undercutting that had to occur which was above the planned quantity. There was a decision made to change the stabilization of the slopes and the vegetation. The other largest portion of this change order is liquidated damages for twenty-two (22) days beyond schedule. The net increase of the contract will be $9,545.03.

Vice Chair Deloach made a motion to approve the change order with Baker Constructors for $9,545.03 to construct the Old Louisville Road pipe collapse repair. Commissioner Floyd seconded the motion. The motion carried unanimously.
CONSIDERATION TO APPROVE CHANGE ORDER #3 FOR CONTRACT WITH 21-25-005 WITH MCLENDON ENTERPRISES, INC. FOR TSPLOST/LMIG ROAD RESURFACING TO ADD PAVING OF THE PARKING LOT AND DRIVEWAY OF THE CLYO FIRE STATION (23)

Asst. County Manager Larson explained this change order is to McClendon's current contract for paving for the year. A parking lot at Clyo Fire station is included in the amount of $45,212.79. This parking lot is funded by the Fire station budget.

Vice Chair Deloach made a motion to approve of Change Order #3 for Contract with 21-25-005 with McLendon Enterprises, Inc. for TSPLOST/LMIG Road Resurfacing in the credit amount of $45,212.79. Commissioner Loper seconded the motion. The motion carried unanimously.

PRESENTATION ON AN ENGINEERING ANALYSIS OF A TRAFFIC MODEL, TRAFFIC IMPACTS, AND PERFORMANCE OF AN ALTERNATIVE INTERSECTION DESIGN TO THE EFFINGHAM PARKWAY AND BLUE JAY ROAD INTERSECTION (24)

Asst. County Manager Larson introduced Richard Feynman for a presentation similar as the Forest Haven project.

Richard Feynman with POND and Company explained the Blue Jay Road project overview analyzed the future intersection of Effingham Parkway and Blue Jay Road. Offered were several possible configurations including RCUT, High-T, and Roundabout. Of all alternatives considered, a roundabout will support future levels of traffic.

There is no additional right-of-way anticipated for the Blue Jay conceptual design. This design could be adapted to a four-lane Effingham Parkway. The cost estimated between $1.8 and $2.3 million for full construction.

FIRST PUBLIC HEARING FOR THE ABANDONMENT OF A PORTION OF WEBB ROAD (25)

Asst. County Manager Larson explained this section of Webb Road that is parallel to the railroad tracks is unnecessary. At the request of the City of Springfield, several of residents, and the developer of Dasher Pointe asked to abandon the road from County maintenance. This request is only for the portion that is parallel to the railroad tracks. Webb Road currently has access to an alternative route. This is the first public hearing, after tonight notices will go out to the public and adjacent properties.

Vice Chair Deloach made a motion to approve the posting of the intent to abandon the portion of Webb Road parallel to the NSRR ROW and begin a public comment period. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE FUNDING FOR THE ADDITION OF A WATER
VALVE RELATED TO THE UTILITY RELOCATION FOR THE EFFINGHAM PARKWAY (26)

Asst. County Manager Larson explained Georgia Department of Transportation (GDOT), who is managing the construction at Effingham Parkway, has requested additional funding for a change order request from Balfour Beatty. There was a task in the design plans of a water valve on the water relocation. The request amount of $14,876.40.

Commissioner Floyd made a motion to approve the additional funding to GDOT for the Effingham Parkway of the amount of $14,876.40. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO AWARD A DESIGN BUILD CONSTRUCTION CONTRACT TO RAIN-N-SHINE TO CONSTRUCT A RESTROOM FACILITY AT THE VETERAN'S PARK (27)

This item was removed at the agenda approval.

CONSIDERATION TO APPROVE A PURCHASE AND SALE AGREEMENT FOR PROPERTY LOCATED AT 101 E TENTH STREET, RINCON, GA 31326 (28)

County Manager Callanan explained 2021 SPLOST passed included funding for a North Rincon area EMS station. Alternatives were reviewed such as, a donation of land and construction of a new facility from the City of Rincon. Compared to properties that were currently available in the area, this property's current zoning is sufficient for use. The property is to be used as an institutional use, EMS station. After reviewing the site, Staff is recommending approval.

Commissioner Kieffer made a motion to approve of the Commercial Purchase and Sale Agreement for property located at 101 E Tenth Street, Rincon, GA 31326 for a total of $314,900.00. Commissioner Loper seconded the motion. The motion carried unanimously.

XII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

Tim Callanan
Buffers Work Session
  • Meeting on buffers June 23, 2022

Stephanie Johnson
Chamber of Commerce
  • Annual Award reception on June 23, 2022.
   Ribbon Cutting
     • Ribbon cutting at McCall Park, June 10, 2022 at 10:00am
Retreat Dates
  • September 9-11, 2022
LOST Meeting
  • June 21, 2022 at 10:00am
Commissioner Burdette
Communications person
- Included in the budget
- Possible advertisement

Commissioner Deloach
Meeting with Oglethorpe Power
- When is next meeting, yet to be determined
- Another meeting in August to discuss reuse agreement

XIII– EXECUTIVE SESSION
No discussion of Personnel, Property and Pending Litigation.

XIV – EXECUTIVE SESSION MINUTES
There are no minutes to be approved.

XV – PLANNING BOARD – 6:00PM

STANLEY REDDING III as Agent for PAULA M. REDDING – PUBLIC HEARING (01):
The Planning Board recommends approving an application by Stanley Redding III as
Agent for Paula M. Redding to rezone ~2.9 acres located at 109 Redding Drive from
AR-1 to AR-2 to allow for the creation of two home sites Map# 302 Parcel# 5, in the
First District.

Planning and Zoning Manager Concannon explained the applicant wants to split the
parcel. In order for Staff to sign, the property needs to be rezoned to AR-2.

Speaker Stanley Redding explained there are currently two (2) homes on the
property. His mother wants to split the property so that he could be the rightful
owner.

Commissioner Floyd made a motion to approve the request to rezone 2.9 acres from
AR-1 to AR-2 to allow for the separation of a home site, with the following conditions:
1. The lots shall meet the requirements of the AR-2 zoning district.
2. Minor subdivision plat shall be approved by Development Services and
   Environmental Health, and be recorded, before the rezoning can take effect.

Commissioner Burdette seconded the motion. The motion carried unanimously.

STANLEY REDDING III as Agent for PAULA M. REDDING – SECOND READING (02):
Consideration to approve the Second Reading of an application by Stanley Redding III
as Agent for Paula M. Redding to rezone ~2.9 acres located at 109 Redding Drive from
AR-1 to AR-2 to allow for the creation of two home sites Map# 302 Parcel# 5, in the
First District

Commissioner Floyd made a motion to approve the 2nd Reading. Commissioner
Kieffer seconded the motion. The motion carried unanimously.

LONNIE & CANDACE BOTT – PUBLIC HEARING (03): The Planning Board
recommends approving an application by Lonnie & Candace Bott for a variance
located at 300 Early Street Extension to allow for an RV/camper to be used as a temporary dwelling during the construction of a residence, zoned AR-1. Map# 388 Parcel# 15, in the Fourth District

Planning and Zoning Manager Concannon explained this variance request is so that the applicant can remain on site until construction is completed.

There were no public comments on this item.

Commissioner Loper made a motion approve the request for a variance to allow the use of a camper/RV as a temporary dwelling during the construction of a residence.
1. The camper may be occupied for up to twelve (12) months during construction.
2. Upon issuance of the certificate of occupancy for the house construction the camper shall be vacated and disconnected from the well and septic.
Commissioner Floyd seconded the motion. The motion carried unanimously.

LONNIE & CANDACE BOTT - SECOND READING (04): Consideration to approve the Second Reading of an application by Lonnie & Candace Bott for a variance located at 300 Early Street Extension to allow an RV/camper to be used as a temporary dwelling during the construction of a residence, zoned AR-1. Map# 388 Parcel# 15, in the Fourth District

Commissioner Loper made a motion to approve the 2nd Reading. Commissioner Floyd seconded the motion. The motion carried unanimously

ERIC & KRISTEN REAMY - PUBLIC HEARING (05): The Planning Board recommends approving an application by Eric & Kristen Reamy to rezone 10.75 located at 136 Bunyan Kessler Road from AR-1 to AR-2 to allow for the separation of a home site Map# 463 Parcel# 49 in the Fifth District

Planning and Zoning Manager Concannon explained the applicants’ current plan is to subdivide a one-acre parcel but rezone the entire 10.75 acreage to AR-2 in case of future subdivisions for home sites.

There were no public comments on this item.

Commissioner Kieffer made a motion to approve the request to rezone 10.75 acres from AR-1 to AR-2 to allow for the separation of a home site, with the following conditions:
1. The lots shall meet the requirements of the AR-2 zoning district.
2. Minor subdivision plat must be approved by Development Services and Environmental Health, and be recorded, before the rezoning can take effect.
Commissioner Loper seconded the motion. The motion carried unanimously.

ERIC & KRISTEN REAMY - SECOND READING (06): Consideration to approve the Second Reading of an application by Eric & Kristen Reamy to rezone 10.75 located at 136 Bunyan Kessler Road from AR-1 to AR-2 to allow for the separation of a home site Map# 463 Parcel# 49 in the Fifth District
MINUTES OF THE June 07, 2022 BOC MEETING CONTINUED

Commissioner Kieffer made a motion to approve the 2nd Reading. Commissioner Loper seconded the motion. The motion carried unanimously.

W.T. WASDEN as agent for MILLEN TIMBER – PUBLIC HEARING (07): W.T. Wasden as agent for Millen Timber, requests to rezone 46.62 of 52.80 acres from AR-1 to I-1, for development of a surface mine. Located at 1080 Midland Road. Map# 324 Parcel# 115, in the Fifth District

Applicant withdrew this item.

W.T. WASDEN as agent for MILLEN TIMBER – SECOND READING (08): Consideration to approve the Second Reading of an application by W.T. Wasden as agent for Millen Timber, requests to rezone 46.62 of 52.80 acres located at 1080 Midland Road from AR-1 to I-1, for development of a surface mine Map# 324 Parcel# 115, in the Fifth District

Applicant withdrew this item.

BACKWATER EXPEDITIONS, LLC. As agent for MARIE RAIMONDO – PUBLIC HEARING (9): The Planning Board recommends denying the application by Backwater Expeditions, LLC. As agent for Marie Raimondo to rezone 69.103 acres located at 545 Wyllie Road from AR-1 to PD (Recreation) to allow for the development of an ecotourism site Map# 459 Parcel# 84, in the Fourth District.

The Board engaged in a lengthy conversation in regards to constituents being present once an applicant has postponed an item.

Vice Chair Deloach made a motion to postpone this item to the 07/19/2022 meeting. Commissioner Loper seconded the motion. The motion carried unanimously.

BACKWATER EXPEDITIONS, LLC. As agent for MARIE RAIMONDO – SECOND READING (10): Consideration to approve the Second Reading of an application by Backwater Expeditions, LLC., as agent for Marie Raimondo, to rezone 69.103 acres from AR-1 to PD (Recreation) to allow for the development of an ecotourism site. Located at 545 Wyllie Road. Map# 459 Parcel# 84, in the Fourth District

Vice Chair Deloach made a motion to postpone this item to the 07/19/2022 meeting. Commissioner Loper seconded the motion. The motion carried unanimously.

3 BYRDS DEVELOPMENT, LLC – PUBLIC HEARING (11): The Planning Board recommends denying an application by 3 Byrds Development, LLC requests to rezone 39.46 acres from AR-1 to R-3 to allow for a multi-family residential development. Located on Hwy 30. [Map# 352 Parcel# 18], in the First District

This item was postponed to 09/06/2022 commission meeting at agenda approval.

3 BYRDS DEVELOPMENT, LLC – SECOND READING (12): Consideration to approve the Second Reading of an application by 3 Byrds Development, LLC requests to rezone
MINUTES OF THE June 07, 2022 BOC MEETING CONTINUED

39.46 acres from AR-1 to R-3 to allow for a multifamily residential development. Located on Hwy 30. [Map# 352 Parcel# 18], in the First District

This item was postponed to 09/06/2022 at agenda approval.

CHESTERFIELD, LLC as Agent for JANIS Z. BEVILL ET AL. – PUBLIC HEARING (13):
The Planning Board recommends denying an application by Chesterfield, LLC as Agent for Janis Z. Bevill et al. for a variance from Section 3.4 located on Hodgeville Road to reduce the required buffer between industrial and various zoned parcels, zoned I-1 [Map# 434 Parcels# 24, 24A, 26, 26C], in the Second District

Commissioner Burdette recused himself from this item.

Planning and Zoning Manager Concannon explained there is a collection of four (4) parcels that are zoned industrial and there is a proposal to create a 2 million square foot warehouse development on those parcels. This discussion is for the perimeter of the parcel, specifically on the southeast portion, which is close to residential. The ordinance requires a 300-foot buffer between industrial, Agricultural residential, and residential uses. The request from the applicant is to reduce the buffer to 75 feet along the project boundary. This request was submitted for regional review and the regional commission indicated this development is not compatible with the future land use map. The applicant presented an alternative at the Planning Board meeting, which is to increase the buffer and potentially add berms.

Chance Raehn with Chesterfield, LLC explained the initial plan was a 75-foot undisturbed buffer. The alternative presented in the packet given to the Board is a 150-foot buffer with the first 75-feet of that buffer as undisturbed, and the second 75-feet to include a vegetated berm. Also in the alternative proposal is flipping of the southern single load building, so that both buildings are adjacent to residential. This will make the building closer to the property line instead of the truck court and block the noise and lights of the trucks, in addition to the proposed berms.

Speaking in objection: Mike Chevy, Roger Burdette, Christopher H. Davis, Joe Burdick, Libby Letourneau, Kenny Reddick, Jennifer Shellacked, Lindsay Halligan, Brandi Thompson, Emily Dixon, Bruce Revell, Joseph Mock, Eric Halligan, and Steve Redmond. These constituents agreed against reducing the buffer and increased truck traffic on Hodgeville Road.

Speaking for the petition, Alan Zipperer explained the warehouse was the best choice for this property.

Chance Raehn with Chesterfield, LLC stated once construction is completed; all truck traffic will go to Effingham Parkway. Hodgeville Road will be used for construction to transport materials. By state laws and local ordinances, storm water runoff must be detaining from post-development to pre-development rates. He also confirmed a 25-foot vegetative berm vegetative. The berm will not be directly on the property line.
Vice Chair Deloach made a motion to approve the request for a variance with the following stipulations:
1. A 25-foot vegetative berm shall run and maintained for the distance of the property line.
2. Truck traffic permitted along Hodgeville Road during the time of construction only.
3. Once the building is completed, the truck traffic will have access to Effingham Parkway Hodgeville Road.
Commissioner Loper seconded the motion. Commissioner Kieffer opposed. The motion carried 4 to 1.

CHESTERFIELD, LLC as Agent for JANIS Z. BEVILL ET AL. – SECOND READING (14):
Consideration to approve the Second Reading of an application by Chesterfield, LLC as Agent for Janis Z. Bevill et al for a variance from Section 3.4 located on Hodgeville Road to reduce the required buffer between industrial and various zoned parcels, zoned I-1 [Map# 434 Parcels# 24, 24A, 26, 26C], in the Second District

This item was postponed to the 06/21/2022 meeting due to added stipulations.

Commissioner Burdette returned.

XVI- ADJOURNMENT
At 9:12pm, there being no further business, Vice Chair Deloach made a motion to adjourn the meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.

Wesley Corbitt, Chairman
Stephanie D. Johnson, County Clerk