

**EFFINGHAM COUNTY**  
**BOARD OF COMMISSIONERS MEETING**  
*January 16, 2018*

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The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt – Chairman, Mr. Forrest Floyd, Mrs. Vera Jones, Mr. Jamie Deloach Vice-Chairman, Mr. Reginald Loper and Mr. Phil Kieffer met in regular meeting 5:00 pm on Tuesday, January 16, 2018 in the Commissioners Meeting Room at the Effingham County Administrative Complex.

**PERSONS ATTENDING THE MEETING**

Mr. Steve Davis – County Administrator, Mr. Edward Newberry - County Attorney, Mrs. Stephanie Johnson – County Clerk, Mrs. Fiona Charleton – Purchasing Agent, Mrs. Christy Carpenter, Mrs. Vicki Dunn – HR Director, Mr. R.C. Barenchik – Zoning Administrator, Mr. Clint Hodges – Fire/EMA Director, Mrs. Wanda McDuffie – EMS Director, Mr. Clarence Morgan – Recreation Director, Mr. Scott Lewis- Magistrate Judge, Mr. Brannen Edward- EOM Operations, Mr. Tony Chiariello, Mr. Willie Wright, Mr. Louis Cobb, Mr. David Wood, Mr. Bryan Davis, Mr. Jacob Oblondes, Ms. Tonya Bonitatibus, Ms. Kristen Achtziger, Tom & Terry Huff, Ms. Kelly Farabee, Mr. Jack Garvin, Barbara & Michel Waldon, Ms. Debra Stokes, Mr. Jerry Arnsdorff, Nick & Sarah Solomon, Beth & Bill Orford, Ms. Jennifer West, Mr. Stephen Stuckey, Ms. Melanie W. Edwards, Mr. Thomas Gardiner, Mr. John A. Goldwire, Mr. Richard Ullman, Mr. Stephen Calvert, Billy & Carla Hill and Dr. Franklin Goldwire

**I - CALL TO ORDER**

Chairman Corbitt called the meeting to order at 5:04 pm.

**II - INVOCATION**

Chairman Corbitt gave the invocation.

**III - PLEDGE TO THE AMERICAN FLAG**

Chairman Corbitt led the Pledge.

**IV - AGENDA APPROVAL**

Commissioner Deloach made a motion to approve the agenda as read. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**V - MINUTES**

Vice Chairperson Loper made a motion to approve the minutes of the January 2, 2018 Commission meeting minutes as written. Commissioner Deloach seconded the motion. The motion carried unanimously.

**VI - PUBLIC COMMENTS**

Chairman Corbitt stated public comment should be limited 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 Commissioner's website.

**VIII – CONSENT AGENDA**

Commissioner Deloach made a motion to approve the following Consent Agenda item as presented: (1) to renew the Memorandum of Understanding with Effingham County United Methodist Campground for use as a critical workforce shelter and/or post event shelter (Critical Workforce Shelter Initiative). Commissioner Kieffer seconded the motion. The motion carried unanimously.

**IX- NEW BUSINESS**

**CONSIDERATION TO APPROVE TO ISSUE A CONTRACT TO LANE BROTHERS AUCTION, LLC FOR 2018 SURPLUS AUCTION SERVICES (01):**

County Administrator Davis explained the County has utilized the services of Lane Brothers Auctions LLC to auction surplus of office equipment, furniture and vehicles. Lane Brothers Auctions LLC offers their service at the least cost.

Commissioner Deloach made a motion to approve to issue a contract to Lane Brothers Auction LLC for 2018 Surplus Auction Services. Vice Chairperson Loper seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO AUTHORIZE THE CHAIRMAN TO SIGN A TERMINATION LETTER TO REPUBLIC SERVICES, INC (02):**

County Administrator Davis explained the contract is for removal of sludge from the Wastewater Treatment Facility. Republic Service is currently providing this service which is a separate contract from the sanitation contract.

A Request for Proposals will be sent out over the next couple months to replace the current provider. It is required that notification is provided prior to the May renewal date.

Commissioner Kieffer made a motion to approve to authorize the Chairman to sign a termination letter to Republic Services Inc. Commissioner Jones seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A LETTER OF ENGAGEMENT BETWEEN THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS AND LANIER, DEAL & PROCTOR FOR AUDIT SERVICES (03):**

Interim Finance Director Carpenter explained since 2015 Lanier, Deal & Proctor (formerly Thigpen, Lanier, Westerfield & Deal) has provided audit services of the County's Financial Statements. It is time for renewal of the Engagement Letter.

It was confirmed this is a one year contract with no fee increase.

Commissioner Jones made a motion to approve the request for the audit firm of Lanier, Deal & Proctor for audit services. Commissioner Floyd seconded the motion. The motion carried unanimously.

**DISCUSSION ON ASH ROAD CONDITIONS THROUGHOUT THE COUNTY (04):**

County Administrator Davis gave a presentation which included a background on the original usage of the ash material, damage assessment and alternatives for repair of the depleting ash road conditions. Images of the road conditions were displayed.

Crews have been working ten hour days to bring some relief to the road situation. A state of emergency was declared, however, there was no federal disaster declaration and hence no funding is available. We are seeking alternative sources for funding at the state level.

County Administrator Davis offered five alternatives as possible solutions for repair of the 47 miles of ash roads: **#1** – Remove & Replace the ash material and replace with a more conventional road bed material such as G.A.B. and asphalt, (cost-\$500,000 per mile to remove and \$180,000 per mile to replace) **#2** – Full Depth Reclamation with cement to turn the road bed material while adding conventional materials to strengthen the base and surface treat (cost - \$375,000 per mile to do FDR/cement and \$60,000 for surface treatment) **#3** – Pave asphalt over the asphalt over the ash (cost for 47.52 miles is \$8.55 million) **#4** – Replace chip and seal surface treatment including contracting services (cost for current damaged roads based on 47.52 miles is \$2.32 million) and **#5** – Replace chip and seal surface treatment but purchase equipment (approx. \$125,00) and do work in house (cost for current damaged roads based on 47.52 miles repaired in one calendar year is \$1.42 million)

In addition, Staff made a request for the Board to approve testing samples by Whitaker Laboratory to eliminate the concern of the material being contaminated or a health hazard.

Tonya Bonitatibus, Kelly Farabee, Adger Kirby, Tom Huff and Michael Porter arose to share their concerns.

Chairman Corbitt commented that items will be added to the agenda to address repair of the ash roads.

**CONSIDERATION TO APPROVE A RESOLUTION IN RECOGNITION AND REMEMBRANCE OF JOANNA HURST WRIGHT (05):**

Chairman Corbitt recognized members of Joanna Wright's family being present.

Commissioner Jones made a motion to approve the Resolution to honor Joanna Hurst Wright. Vice Chairperson Loper seconded the motion. The motion carried unanimously.

**DISCUSSION ON HONORING NOEL B. KESSLER AND INITIATING A POLICY TO HONOR DECEASED EMPLOYEES (06):**

Staff asked the Board to table the request until next meeting to allow for more discussion time.

Commissioner Jones made a motion to table the request until the next meeting. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO ADOPT A RESOLUTION TO SET THE 2018 QUALIFICATION FEES (07):**

County Clerk Johnson explained State law pertaining to qualifying fees, requires each county governing authority to fix and publish qualifying fees for county offices not later than February 1 of any year in which a general primary, nonpartisan election, or general election is to be held.

The following county offices will be running in the 2018 election: State Court Judge, Solicitor General, Members of the Board of Commissioners (2, 3 & 5 districts) and Members of the Board of Education (1st and 4th Districts). The qualifying fees are 3% of the base salary of the position. The fee calculations have been verified by the Human Resources Director.

Commissioner Kieffer made a motion to approve to adopt a Resolution as governed by State Law to fix and publish the qualifying fees as presented. Vice Chairman Loper seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO APPOINT A MEMBER TO THE FOURTH DISTRICT SEAT OF THE PLANNING BOARD (08):**

County Clerk Johnson explained Jamey Stancell was appointed to the Fourth District seat in 2015. Mr. Stancell has stepped down from the Board. Commissioner Loper has made a recommendation to appoint Brad Smith to the Planning Board.

Vice Chairman Loper made a motion to approve to appoint Brad Smith to the Planning Board for the Fourth District. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE A LIST OF CANDIDATES FOR THE HOSPITAL AUTHORITY BOARD (09):**

County Clerk Johnson explained the fourth district appointment's term expired some time ago. Robin Massey, who is deceased, was the appointment for the Second District seat. At the October 17, 2017 commission meeting, Jason Ripley was appointed for the 2nd District seat and Julie Dickey was appointed for the 4th district seat. Julie Dickey's term was set to expire February 2018. Vice Chairperson Loper would like to submit the following list of candidates: Mr. Mose Mock, Dr. Brenda Weitman and Mr. Bill Sillers

Vice Chairperson Loper would like to submit the following three (3) names for consideration of appointment to the Hospital Board for the fourth district: Mr. Mose Mock, Dr. Brenda Weitman and Mr. Bill Sillers.

Vice Chairman Loper made a motion to approve the three (3) citizens submitted for consideration of appointment to the Hospital Authority Board. Commissioner Deloach seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO CHANGE THE FEBRUARY 6, 2018 TO FEBRUARY 7, 2018 (10):**

County Clerk Johnson explained the request is to change the meeting date from Tuesday (2/6) to Wednesday (2/7) due to the Clerk being out of town for training.

Commissioner Kieffer made a motion to approve the date change. Commissioner Deloach seconded the motion. The motion carried unanimously.

**ADDITION TO AGENDA**

Commissioner Jones made a motion to add New Business# 11 to vote on an alternative to approve the ash road and New Business# 12 to approve testing of current existing ash roads for 20 samples. Commissioner Kieffer seconded the motion. The motion carried unanimously.

**CONSIDERATION TO APPROVE TO REPLACE CHIP AND SEAL SURFACE TREATMENT ON ASH ROADS AND PURCHASE EQUIPMENT (11):**

Cynthia Arnsdorff expressed concern for lack of liability for Georgia Pacific, citizen safety and road conditions.

Corey Kessler and Simona Perry also addressed the board.

Commissioner Jones made a motion to approve Alternative# 5 – estimated cost of \$1.42 million to include the following: replace chip and seal surface treatment, purchase equipment, do the work in-house, equipment cost not to exceed \$125,000, new dedicated crew - \$185,000 fixed annually, material costs of \$23,000 per mile, total cost for current damaged roads based on 47.52 miles repaired in one calendar year. Commissioner Deloach seconded the motion. The motion carried unanimously.

### **CONSIDERATION TO APPROVE A PROPOSAL FROM WHITAKER LABORATORY INC FOR TESTING SERVICES OF ASH ROADS (12):**

Chairman Corbitt stated the request is to hire an independent lab to test material is consistent with initial data and that it is safe and free of health concerns. Three (3) bids received to do twenty (20) samples: Whitaker Labs, Geotechnical & Environmental Consultants, Inc. (GEC) and BLE

Commissioner Deloach made a motion to approve the proposal for Whitaker Labs to take 20 samples from the ash roads. Commissioner Jones seconded the motion. The motion carried unanimously.

### **XI – REPORTS FROM ADMINISTRATIVE STAFF & COMMISSIONERS**

County Clerk Johnson discussed the following:

#### **1. Courthouse & Midland Road**

- Mr. David Wood sent an email outlining traffic concerns. A copy of the email has been provided to the Board.

#### **2. EOM Monthly Report**

- November Report has been provided.

Commissioner Kieffer discussed the following:

#### **1. Abercorn Boat Landing**

- Want to make sure the project is still moving forward. County Administrator Davis confirmed the work will commence between March and May for both Abercorn and Steel Bridge

Commissioner Deloach discussed the following:

#### **1. Appreciation & Thanks**

- To EOM and Staff for a job well done amidst the ash road situation.
- Recognized Clarence Morgan being present after his hospital visit

Commissioner Floyd discussed the following:

#### **1. Meldrim Road Resurfacing**

- Pleased with resurfacing, now have speeding issues; asked that the speed limit sign be moved closer to Hwy 80; there was a discussion about the process

**XII – EXECUTIVE SESSION**

At 7:01 pm, Commissioner Kieffer made a motion to enter executive session to discuss Personnel, Property and Pending Litigation. Vice Chairperson Deloach seconded the motion. The motion carried unanimously.

**RECONVENE**

At 7:26 pm, Vice Chairperson Loper made a motion to go back into regular session. Commissioner Floyd seconded the motion. The motion carried unanimously.

**XIII - EXECUTIVE SESSION MINUTES**

Commissioner Deloach made a motion to approve the January 2, 2018 executive session minutes as read. Vice Chairperson Loper seconded the motion. The motion carried unanimously.

**XIV – PLANNING BOARD – 6:00 PM**

**Billy & Carla Hill – Public Hearing (01):** The Planning Board recommends approving an application by Billy & Carla Hill to rezone 1.03 acres located at 2910 US Hwy 80 from Ar-1 to B-2 to operate a used car lot Map# 355C Parcel# 11 in the First District

Zoning Administrator Barenchik explained the applicants acquired the property from family. This will be a satellite location with no car haulers delivering to this site. The Hills' currently have a car sales lot in Springfield.

No one was present in favor or against the request.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:

1. Lot meets the requirements of the B-3 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.

Commissioner Kieffer seconded the motion. The motion carried unanimously.

**Bill & Carla Hill – Second Reading (02):** Consideration to approve the Second Reading of an application by Bill & Carla Hill to rezone 1.03 acres located at 2910 US Hwy 80 from Ar-1 to B-2 to operate a used car lot Map# 355C Parcel# 11 in the First District

Commissioner Floyd made a motion to approve the Second Reading. Vice Chairperson Loper seconded the motion. The motion carried unanimously.

**Josh Calvert – Public Hearing (03):** The Planning Board recommends approving an application by Josh Calvert to rezone 9.60 acres located at 146 Nease Road from AR-1 to AR-2 Map# 396 Parcel# 20 in the First District

Zoning Administrator Barenchik explained there are currently two dwellings on this parcel of property. The applicants would like to subdivide the property into possibly three tracts. Staff and Planning Board recommend approval.

No one was present in favor or against the request.

Commissioner Floyd made a motion to approve the request with the following Planning Board and Staff recommendations:

1. Lot meets the requirements of the AR-2 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Subdivision plat must be approved by the zoning office and health department.

Commissioner Jones seconded the motion. The motion carried unanimously.

**Josh Calvert – Second Reading (04):** Consideration to approve the Second Reading of an application by Bill & Carla Hill to rezone 1.03 acres located at 2910 US Hwy 80 from Ar-1 to B-2 to operate a used car lot Map# 355C Parcel# 11 in the First District

Commissioner Floyd made a motion to approve the Second Reading. Commissioner Deloach seconded the motion. The motion carried unanimously.

**Rocky Creek Properties – Public Hearing (05):** The Planning Board recommends approving an application by Rocky Creek Properties to rezone 6.57 acres located at 1847 Hodgeville Road from AR-1 to AR-2 for a minor subdivision Map# 435 Parcel# 44 in the Second District

Zoning Administrator Barenchik explained the applicants would like to create 3 lots with access to Hodgeville Road. An easement will be constructed for the lots. Staff and Planning Board recommend approval.

No one was present in favor or against the request.

Commissioner Jones made a motion to approve the request with the following Staff recommendations:

1. Lot meets the requirements of the AR-2 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.



3. All wetland impacts permitted by USACE.
4. Subdivision plat must be approved by the zoning office and health department.

Vice Chairperson Loper seconded the motion. The motion carried unanimously.

**Rocky Creek Properties – Second Reading (06):** Consideration to approve the Second Reading of an application by Rocky Creek Properties to rezone 6.57 acres located at 1847 Hodgeville Road from AR-1 to AR-2 for a minor subdivision Map# 435 Parcel# 44 in the Second District

Commissioner Jones made a motion to approve the Second Reading with staff recommendations. Commissioner Deloach seconded the motion. The motion carried unanimously.

**Ray Connor – Public Hearing (07):** The Planning Board recommends approving an application by Ray Connor to rezone 2.72 acres located on Tuckasee King Road from AR-1 to AR-2 to subdivide into two lots Map# 401 Parcel# 29 in the Third District

Zoning Administrator Barenchik explained the applicant would like to divide parcel into two lots. Staff and Planning Board recommend approval.

Mr. Ray Connor was present. No one stood opposed to the request.

Commissioner Deloach made a motion to approve the request with the following Planning Board and Staff recommendations:

1. Lot meets the requirements of the AR-2 zoning district.
2. Site development plans comply with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
3. All wetland impacts permitted by USACE.
4. Subdivision plat must be approved by the zoning office.

The motion was seconded by Vice Chairperson Loper. The motion carried unanimously.

**Ray Connor – Second Reading (08):** Consideration to approve the Second Reading of an application by Ray Connor to rezone 2.72 acres located on Tuckasee King Road from AR-1 to AR-2 to subdivide into two lots Map# 401 Parcel# 29 in the Third District

Commissioner Deloach made a motion to approve the Second Reading. Vice Chairperson Loper seconded the motion. The motion carried unanimously.

#### XV - ADJOURNMENT

There being no further business, at 7:26 pm, Vice Chairperson Loper made a motion to adjourn the meeting. Commissioner Kieffer seconded the motion. The motion carried unanimously.

  
REGINALD S. LOPER, VICE CHAIRMAN

  
STEPHANIE JOHNSON, COUNTY CLERK