

EFFINGHAM CO. BOARD OF COMMISSIONERS

EFFINGHAM COUNTY, GEORGIA



REGULAR SESSION MEETING MINUTES

August 15, 2023

The Board of Commissioners of Effingham County, Georgia, Mr. Wesley Corbitt Mr. Forrest Floyd, Mr. Roger Burdette, Mr. Jamie Deloach, Mr. Reginald Loper, and Mr. Phil Kieffer met in regular session at 5:00 pm on Tuesday, August 15, 2023 in the Commissioners Meeting Chambers at the Effingham County Administrative Complex located at 804 South Laurel Street Springfield, Georgia 31329

STAFF PARTICIPATION

Mr. Edward Newberry – County Attorney, Ms. Stephanie Johnson – County Clerk, Ms. Tasheena Shiggs – Deputy County Clerk, Mr. Clint Hodges – Fire Chief, Ms. Marie Todd – Executive Assistant, Mr. Chris Reed – IT Director, Mr. Mark Lastinger – Public Information Coordinator, Mr. Steve Candler – Development Service Director, Ms. Katie Dunnigan – Zoning Manager, Ms. Chelsie Fernald - Planner, Mr. Mark Barnes – Finance Director, Ms. Angela Stanley – Engineering Project Manager, and Mrs. Alison Bruton – Purchasing Agent

CITIZEN PARTICIPATION

Mr. Craig Johnson, Mr. Tony Chiariello, Ms. Barbara Crowder, Mr. Michael Crowder, Ms. Alice Hurst, Mr. Troy McCurry, Ms. Tammy Harmon, Mr. Adam Hogan, Mr. Donny Crosby.

I- CALL TO ORDER

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

II- ROLL CALL

Wesley Corbitt, Chairman

Forrest Floyd

Roger Burdette

Jamie Deloach

Reginald Loper

Phil Kieffer, Vice Chair

III – INVOCATION

Chaplain Nick Pumfrey offered the invocation.

IV- PLEDGE TO THE AMERICAN FLAG

The pledge was sounded in unison.

V – AGENDA APPROVAL

Chairman Corbitt stated that there will be a removal of New Business items #12-14. Commissioner Deloach made a motion to approve the resolution to approve the agenda with the noted changes. Commissioner Floyd seconded the motion. The motion carried unanimously.

VI – MINUTES

Commissioner Deloach made a motion to approve the August 1, 2023 regular meeting minutes as presented. Commissioner Burdette seconded the motion. The motion carried unanimously.

VII- PUBLIC COMMENTS

Chairman Corbitt stated comments shall pertain to agenda items only. Should you wish to make remarks, clearly state your full name into the microphone before commencing to speak.

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 Loper made a motion to approve the following Consent Agenda items: **(1)** Consideration to approve to renew an Agreement with Gas South for natural gas services for multiple County buildings **(2)** Consideration to renew a Lease Agreement with Crown Castle for the Cell Tower located at 247 Church Road. **(3)** Consideration to approve the Georgia Indigent Defense Services Agreement for FY24. **(4)** Consideration to approve an Agreement from EagleView for Pictometry Flights. **(5)** Consideration to approve to accept the 2nd payment from the Local Assistance and Tribal Consistency Fund (LATCF). **(6)** Consideration to approve a Grant Agreement from the DOT SS4A. **(7)** Consideration to approve an Easement Agreement with Georgia Power related to a county property located at 321 Hwy 119 South (Public Works Maintenance Building). Commissioner Deloach seconded the motion. The motion carried unanimously.

X – UNFINISHED BUSINESS

T&T EXLEY PROPERTIES – PUBLIC HEARING (1): The Planning Board recommends approving an application by T&T Exley Properties to rezone 274 of 1,047 acres located off of Highway 21 from PD-MU to PD-MU, to allow for the amendment of a Planned Development Map# 466D Parcels# 1,6,9,11 in the Second District (*postponed from 7/18/2023*)

Speaker Murray Marshall explained the setback has been increased to 150 feet and will establish a 25-foot undisturbed buffer from the northern property line in the first 25 feet. If there is an issue with stormwater, we will be able to go in and minimally channel water issues on neighboring properties. It will be necessary to work from one side to effectively build the berm, and if there is an erosion problem on the berm, equipment will be able to enter on the opposite side - 110 feet would be the berm itself, which would be 25 feet tall. The berm will be landscaped and irrigated. The original request was 9,250,000 square feet. Currently, the request is for 9,500,000 square feet, which is the worst-case scenario or the highest yield scenario for this property. The original planned development – mixed use (PDMU) failed to mention any setbacks between commercial highway frontage and residential, so one was

added. There is a drainage system that will be placed periodically underneath the berm.

The Board engaged in a discussion regarding buffers and berms.

Speaker Tom Exley expressed his concerns that there be an undisturbed buffer, proper drainage between the undisturbed buffer and the berm, and that we limit this so that there are no other industrial uses.

Speaking in objection: Alice Hurst, Troy McCurry, and Tammy Harmon expressed concerns with 25-foot undisturbed buffer and recycling center.

Commissioner Burdette made a motion to postpone to 09/19/2023. Commissioner Deloach second the motion. The motion carried unanimously.

T&T EXLEY PROPERTIES – SECOND READING (2): Consideration to approve a Second Reading of an application T&T Exley Properties to rezone 274 of 1,047 acres located off of Highway 21 from PD-MU to PD-MU, to allow for the amendment of a Planned Development Map# 466D Parcels# 1,6,9,11 in the Second District (postponed from 7/18/2023)

This item was postponed to 09/19/2023.

WARREN M. KENNEDY – PUBLIC HEARING (3): The Planning Board recommends approval of an application by Warren M. Kennedy to rezone 1.13 acres located at 195 Elm Street from R-2 to B-3, to allow for a storage facility Map# 302 Parcel# 167 in the First District (*postponed from 8/1/2023*)

Zoning Manager Dunnigan explained the applicant is requesting this rezoning in order to develop outdoor storage for large items such as RVs and boats.

The Board engaged in discussion regarding access and B-3 zoning.

There were no public comments on this item.

Vice Chair Kieffer made a motion to postpone to 09/19/2023. Commissioner Burdette second the motion. The motion carried unanimously.

WARREN M. KENNEDY – SECOND READING (4): Consideration to approve the Second Reading of an application by Warren M. Kennedy to rezone 1.13 acres located at 195 Elm Street from R-2 to B-3, to allow for a storage facility Map# 302 Parcel# 167 in the First District (*postponed from 8/1/2023*)

This item was postponed to 09/19/2023.

CONSIDERATION TO APPROVE THE SECOND READING OF AN AMENDMENT TO THE CODE OF ORDINANCES PART II – OFFICIAL CODE: CHAPTER 14 – BUILDING AND BUILDING REGULATIONS – ARTICLES II – CONSTRUCTION CODES, DIVISION 2 – ADMINISTRATION AND ENFORCEMENT, SECTION 14-56, TO CLARIFY SITE PLAN REQUIREMENTS FOR ISSUANCE OF PERMITS (1ST READING APPROVED 08/01/2023) (5)

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

XI – NEW BUSINESS

CONSIDERATION TO APPROVE THE COUNTYWIDE WATER AND WASTEWATER MASTER PLAN AS SUBMITTED BY ALLIANCE CONSULTING ENGINEERS (1)

Adam Hogan with Alliance Consulting explained a county-wide water and wastewater master plan for Effingham County, Georgia was completed in July 2023. Input from the County as well as the other utilities in the County, including the City of Springfield, City of Rincon, and City of Guyton. During the course of the study, there were immediate actions taken over wastewater treatment capacity and treated wastewater effluent disposal, both by land application and water reuse. As well as pursuing a surface water discharge. There were two (2) surface water discharges proposed by Georgia DPD at the Ogeechee Run and Ogeechee River. Several studies and evaluations have been conducted regarding the Ogeechee Run discharge, and we have been informed that the site is not feasible for discharge. There are plans with another engineering firm to build a new treatment system and discharge it into the Ogeechee River.

Commissioner Loper made a motion to approve the countywide water and wastewater master plan as submitted by Alliance Consulting Engineers. Commissioner Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE CONTRACT 23-ITB-030 WITH PLATINUM PAVING AND CONCRETE, LLC FOR THE 2023/2024 LMIG PROJECT (2)

Commissioner Deloach recused himself from this item due to a banking relationship.

Purchasing Agent Bruton explained as part of this contract, the project list for 2023 and 2024 LMIG was combined. A total of four (4) proposals were received and all have been reviewed by staff and Robert Civil Engineering, who is serving as the engineer on the project.

Commissioner Kieffer made a motion to approve of Contract 23-ITB-030 with Platinum Paving and Concrete, LLC for the 2023/2024 LMIG Project for a total of \$4,441,859.03. Commissioner Loper seconded the motion. The motion carried unanimously.

Commissioner Deloach returned.

Fire Chief Hodges explained this request is to update the air packs on SCBAs, which are used for firefighting and hazmat calls. As of now, the lifespan of the cylinders is fifth teen (15) years, while the air packs follow a more continuous cycle. This purchase will get all fleets on the same age bracket as well as update to NFPA standards.

Commissioner Deloach made a motion to approve to authorize the purchase of 130 SCBAs and supporting equipment from Ten-8 Fire & Safety, LLC. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE AN AGREEMENT WITH SUMMIT FOOD SERVICE, LLC FOR THE EFFINGHAM COUNTY JAIL, PRISON, AND SENIOR CENTER MEALS (4)

Purchasing Agent Bruton explained Summit has been providing meals to the prison, jail, and senior center since 2018. As a result of the new warden and leadership at the senior center, Staff posted a request for proposal (RFP) to get the chance to review new proposals from other vendors. Two (2) proposals have been submitted, one from Summit and one from Trinity.

Commissioner Burdette made a motion to approve of Agreement with Summit Food Service, LLC for the Effingham County Jail, Prison, and Senior Center Meals. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A WARRANTY DEED FOR BLANDFORD CROSSING PHASE 1 LOCATED OFF OF BLUE JAY ROAD MAP # 414 PARCEL # 13 (SECOND DISTRICT) (5)

Planner Fernald explained a final plat for Blandford Crossing Phase 1 was approved by the county attorney in December 2008, which includes streets and right-of-ways, along with the pump station. The plat was reviewed by the county attorney, and staff recommends approval.

Commissioner Loper made a motion to approve the Warranty Deed for Blandford Crossing Phase 1. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE RESOLUTION# 023-019 TO AMEND THE 2023-2024 FISCAL YEAR BUDGET (6)

Finance Director Barnes explained as part of this amendment, smaller equipment purchases will be made, such as replacing the failing HVAC system at the treatment plant and installing an oven in the prison. Public Works has also requested that some

of the savings on prior equipment purchases be used to buy the bucket and fork attachments for the new loader budgeted for this fiscal year.

Commissioner Deloach made a motion to approve the resolution to amend the budget for FY 2024. Commissioner Loper seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE TO RENEW THE FIVE-YEAR CONTRACT WITH BINGHAM ARBITRAGE SERVICES, INC TO PERFORM THE ARBITRAGE REBATE CALCULATIONS FOR THE \$ 28,845,000 REVENUE BOND SERIES 2017 (7)

Finance Director Barnes explained a small contract is being issued for Arbitrage Calculation Services, which is required for the 2017 water bonds. This contract is for a period of five (5) years. However, those water bonds will be fully expended by fiscal year 2024.

Commissioner Deloach made a motion to approve to renew the contract with Bingham Arbitrage Services. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE THE COASTAL REGIONAL COMMISSION (CRC) AREA AGENCY ON AGING (AAA) CONTRACT# 2024-08 FOR FY 2024 (8)

Finance Director Barnes explained this is the contract for the senior meals program for fiscal year 2024. The total of the contract is about \$253,000 this year. The original contract for last year was about \$240,000. This contract is intended to serve approximately 25,000 meals over the course of the year.

Commissioner Loper made a motion to approve the CRC AAA Contract #2024-08. Vice Chair Kieffer seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PO 23-REQ-035 FOR THE PURCHASE OF A MID-SIZE LOADER (9)

Purchasing Agent Bruton explained a request for quote (RFQ) was posted to purchase a mid-size loader. EOM recommends the approval of two attachments, including a fork attachment, pipe style, and a bucket attachment. There were five (5) proposals received for award. EOM recommends awarding DOBS Equipment based on the review process. Furthermore, there is an additional 12-month warranty included.

Hills Machinery sales representative Donny Crosby explained Hills Machinery is a new dealer in Savannah, and covers four (4) states. They met all specifications that were asked by the County, and won by about \$16,000.

Commissioner Deloach made a motion to approve of PO 23-REQ-035 with Dobbs Equipment, LLC for the purchase of a Mid-Size Loader for \$263,800.00. Commissioner Burdette seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE PRELIMINARY STATEMENT OF WORK AND PROJECT PLAN FOR THE MIGRATION TO MICROSOFT OFFICE 365 (10)

Purchasing Agent Bruton explained InterDev provided staff with their proposal and statement of work for migrating from Microsoft Exchange to Microsoft Office 365. This migration will cost \$49,920, which is a one-time fee followed by a monthly recurring fee of \$6,720 for licensing. They are also a member of the National Cooperative Purchasing Alliance.

IT Director Reed explained the majority of our employees currently use Microsoft Office or Office that is loaded under our volume license agreement. We are running older versions due to some of the software that we interface with throughout the county departments. I have reviewed this agreement and it meets all the requirements for moving forward with the migration to Office 365.

Commissioner Burdette made a motion to approve of the Preliminary Statement of Work and Project Plan for the Migration to Microsoft 365 up to \$49,920.00 and the monthly licensing fee of \$6,720.00. Should any additional work be needed, staff will request Board approval before moving forward. Commissioner Floyd seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE QUOTE #006399V1 FOR VIRTUAL CHIEF INFORMATION OFFICER (VCIO) SERVICES FROM INTERDEV (11)

Purchasing Agent Bruton explained this proposal is from the same firm and will allow them to implement and manage the county's migration to Microsoft Office 360. This proposal covers 140 hours for a total of \$37,940, and a dedicated vCIO will establish regular meetings with county management.

Commissioner Loper made a motion to approve of Quote #006399V1 for vCIO services from InterDev in the amount of \$37,940.00 for 140 hours. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO APPROVE A REVISED INTERGOVERNMENTAL AGREEMENT AND SEWER SERVICE AGREEMENT BETWEEN EFFINGHAM COUNTY AND BRYAN COUNTY RELATED TO WATER AND SEWER SERVICES (12)

This tem was removed at agenda approval.

CONSIDERATION TO APPROVE A WATER AND SEWER AGREEMENT BETWEEN EFFINGHAM COUNTY AND BRYAN COUNTY RELATED TO THE HYUNDAI PLANT (13)

This item was removed at agenda approval.

CONSIDERATION TO APPROVE AN EASEMENT AGREEMENT BETWEEN EFFINGHAM COUNTY AND BRYAN COUNTY FOR PERMANENT AND TEMPORARY CONSTRUCTION EASEMENT RIGHTS TO VARIOUS PARCELS LOCATED WITHIN EFFINGHAM COUNTY (14)

This item was removed at agenda approval.

CONSIDERATION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITIES OF GUYTON, RINCON AND SPRINGFIELD RELATED TO THE 2023 TRANSPORTATION SPECIAL LOCAL OPTION SALES TAX (TSPLOST) REFERENDUM (15)

Chairman Corbitt explained this is the IGA of how the County would share the resources, by population.

Commissioner Burdette made a motion to approve the IGA between Effingham County and the Cities of Guyton, Rincon and Springfield. Commissioner Deloach seconded the motion. The motion carried unanimously.

CONSIDERATION TO ACKNOWLEDGE A PETITION FOR ANNEXATION OF A PROPERTY LOCATED AT 1678 FORT HOWARD ROAD AS SUBMITTED BY THE CITY OF RINCON (MAP# 463, PARCEL# 29) (16)

County Clerk Johnson explained notification that this particular parcel of property has been zoned for annexation. This is merely a housekeeping matter at this time. Both the city of Rincon's staff and the property owner have been contacted regarding the property and it is contiguous with other properties located within the city.

Vice Chair Kieffer made a motion to approve to acknowledge the annexation of the property located at 1678 Fort Howard Road as submitted by the City of Rincon. Commissioner Loper seconded the motion. The motion carried unanimously.

XII- REPORTS FROM COMMISSIONERS & ADMINISTRATIVE STAFF

County Clerk Johnson

Retreat Reminder

- Board and Staff Summer retreat August 24-27, 2023 in Jekyll Island_starting Friday morning at 9am.

XIII- EXECUTIVE SESSION

There was no discussion of personnel, property and pending litigation.

XIV - EXECUTIVE SESSION MINUTES

Commissioner Deloach made a motion to approve the August 1, 2023 executive session minutes. Commissioner Burdette seconded the motion. The motion carried unanimously.

XV - ADJOURNMENT

The meeting adjourned at 6:38pm on a motion made by Commissioner Deloach, seconded by Commissioner Burdette. The motion carried unanimously.



Phil Kieffer, Vice Chairman



Stephanie D. Johnson, County Clerk