

Bryan County Board of Commissioners – April 13, 2021

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, April 13, 2021 in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Brad Brookshire, Commissioner Dallas Daniel, Commissioner Noah Covington, Commissioner Gene Wallace and Commissioner Wade Price. Also present: County Administrator Ben Taylor, County Clerk Lori Tyson, and County Attorney Lea Holliday.

Chairman Infinger called the meeting to order at 5:30 p.m. then gave the invocation. Everyone joined in the Pledge of Allegiance. Visitors were recognized.

A discussion was held on the agenda to add Executive Session to discuss real estate, and to move County Administrator Item #8 to the beginning of the meeting. A motion was made by Dallas Daniel and seconded by Gene Wallace to approve the agenda with discussed changes. Motion carried unanimously.

A motion was made by Gene Wallace and seconded by Dallas Daniel to approve the minutes of the March 2021 meetings as presented. Motion carried unanimously.

A motion was made by Brad Brookshire and seconded by Wade Price to approve the Consent Agenda. Motion carried unanimously.

Commissioner Infinger read and presented the Proclamation for 911 Dispatcher Week to 911 Director, Jodie Jernigan.

Anna Chafin gave an overview to the Commissioners with the 2020 highlights for the Development Authority.

\*1<sup>st</sup> Reading of an Ordinance to Amend the Official Zoning Map – Case Z#243-21, Drayton-Parkers, LLC, requesting the rezoning of 12.45-acre portion of the property located at 10820 E Highway 280, PIN# 030-002. The applicant is requesting the property be rezoned to the “I-2”, General Industrial District, from its current “C-1”, Interchange Commercial District zoning. The applicant is seeking the rezoning to “I-2” General Industrial to permit the use of the property for a Warehouse. This ordinance is being presented for a first reading only, with no official action to be taken. The item will be scheduled for a Public Hearing with the Planning and Zoning Commission on April 20<sup>th</sup>, and a Public Hearing and 2<sup>nd</sup> Reading of the Ordinance with the Board of Commissioners on May 11<sup>th</sup>.

\* 1<sup>st</sup> Reading of an Ordinance to Amend the Official Zoning Map- Case Z#244-21, Black Creek Collision, LLC, requesting the rezoning of 3.22-acres of property located at 209 Bill Futch Road, PIN# 025-001-01. The applicant is requesting the property be rezoned to the “B-2”, General Commercial District, from its current “B-1”, Neighborhood Commercial District zoning. The applicant is seeking the rezoning to “B-2” General Commercial to permit the use of the property for Automobile Repair, heavy. This ordinance is being presented for a first reading only, with no official action to be taken. The item will be scheduled for a Public Hearing with the Planning and Zoning Commission on April 20, 2021, and a Public Hearing and 2<sup>nd</sup> Reading of the Ordinance with the Board of Commissioners on May 11, 2021.

\* Approval of North Bryan Properties, LLC Traffic Contribution Agreement - North Bryan Properties, LLC requested Bryan County approve a preliminary subdivision plat in order to combine and re-subdivide parcels 029-004, 029-005, and 030-001. The parcels are zoned Interchange/Commercial and

when the final plat is recorded nine lots will be created. The Board of Commissioners granted this request on January 13, 2021. The approval included a condition related to traffic improvements. Specifically, the developer is required to enter into an Agreement to address required transportation improvements. A traffic signal at Oracle Parkway/Interstate Center and US 280 is needed to address the reduction in Level of Service at this intersection. The County is requiring developers to pay their proportionate share for the traffic signal based on the anticipated impacts from the increased traffic volumes. North Bryan Properties LLC has agreed to the attached Contribution Agreement, whereby they will contribute \$82,500 to the cost of the signal. The funds will be held in escrow until the Georgia Department of Transportation agrees to install the light. Noah Covington made a motion to approve the Traffic Contribution Agreement by and between North Bryan Properties, LLC and Bryan County, and was seconded by Brad Brookshire. Motion carried unanimously.

Ben Taylor, County Administrator, met with the board on several issues.

\* Planning and Zoning Commission Appointment- Ms. Michelle Guran was appointed to the Planning and Zoning Commission on January 14, 2020 to fill the unexpired term of Mr. Steve Scholar. This term began on May 9, 2017 and will expire on May 8, 2021. Ms. Guran has expressed an interest in continuing to serve in her position. This re-appointment will be for a four (4) year term beginning May 9, 2021 and ending on May 8, 2025. A motion was made by Brad Brookshire and seconded by Wade Price to reappoint Michelle Guran to the Planning and Zoning Board. Motion carried unanimously.

\* Approval of the 2020 Annual Year End Budget Amendments- Certain 2020 budget amendments are necessary to close out the 2020 financials. The Board of Commissioners adopted a \$49,089,070 Revenue budget and a \$48,866,620 Expenditure budget for 2020. Due to some departments exceeding their individual budgets the county is required to make year-end budget amendments to approve the additional expenditures. This is a standard procedure completed prior to closing at year end. A motion was made by Gene Wallace to adopt the Resolution approving the 2020 Budget Amendments as reflected in Exhibit A as presented. Seconded by Noah Covington. Motion carried unanimously.

\* Additional Approved Positions for Sheriff Department- Since taking office 1/1/2021, Sheriff Crowe has identified some additional staffing needs to ensure the Sheriff Department and E-911 can operate effectively. The 2021 budget includes 68 full time / 3 part time approved positions for the Sheriff Department (100-120) and 15 full time / 1 part time for E-911 (215-143). The approved positions for the Sheriff Department also include staff for jail operations and administration. Brad Brookshire made a motion and was seconded by Wade Price to adopt the Resolution approving the 2021 Budget Amendment as reflected in Exhibit A as presented. Motion carried unanimously.

\* Appointment to Coastal Workforce Development Board- In recent years, a Development Authority of Bryan County staff person served as the Economic Development Representative for Bryan County. Currently, the Development Authority of Bryan County is not able to allocate a staff person to serve in this role. Ms. Kathryn Johnson, with the Richmond Hill Bryan County Chamber of Commerce has expressed interest to serve on the Coastal Workforce Development Authority Board. The term for this position is set to expire on June 30, 2023. Brad Brookshire made a motion that was seconded by Gene Wallace to appoint Kathryn Johnson to the Coastal Workforce Development Board. Motion carried unanimously.

\* Appointment to Middle Coastal Unified Development Board- Anna Chafin, CEO of the Development Authority of Bryan County, currently is one of two Board Members representing Bryan County on the MCUDA Board. Most counties in the MCUDA are represented by the local economic developer. Anna Chafin is interested in being re-appointed to this board with a four (4) year term ending on June 30, 2025. Dallas Daniel made a motion and was seconded by Gene Wallace to appoint Anna Chafin to the Middle Coastal Unified Development Board. Motion carried unanimously.

\* Board of Education Bond Resolution Consideration- Last week the Board of Education of Bryan County authorized the issuance of \$18,870,000 of its general obligation bonds to be issued and delivered on April 15, 2021. The bonds are the second series of bonds issued by the School District as a part of a \$100 million bond authorization that the voters of Bryan County approved in March of 2017. A resolution was approved last week by the Board of Education requesting that the Board of Commissioners authorize the issuance of an ad valorem tax if called upon to do so to help pay debt service on the bonds. The School District plans on first using proceeds of the current ESPLOST to pay all debt service, but may need to call on the County to levy an ad valorem tax on its behalf in the event the sales tax is insufficient. Noah Covington made a motion and was seconded by Brad Brookshire to approve the Bond Resolution as presented. Motion carried unanimously.

\* Appointment of Mrs. Wendy Futch, Bryan County Family Connection Executive Director, to administer the Bryan County Summer Food Service Program for Fiscal Year 2021-2022- Bryan County Summer Food Service Program (SFSP) is a federally funded initiative that provides healthy meals at no cost for children in eligible areas during the summer months. This program has been operational in Bryan County for over 30 years. In 2020, due to COVID-19, the program operated from March to August and served over 33,000 meals at three sites throughout the county. This year, the program will return to normal operation in June at an increased number of sites. Summer Lunch sites vary by size, location, and demographics and are located at community centers, parks, churches, summer camps, recreation centers, playgrounds, or other local community areas where children congregate. Due to federal requirements, an administrator of the program must be officially appointed by the Board to continue receiving federal funds. Mrs. Futch has long served with this responsibility. Gene Wallace made a motion that was seconded by Brad Brookshire to appoint Mrs. Wendy Futch to administer the Bryan County Summer Food Service Program for Fiscal Year 2021-2022.

A motion was made by Brad Brookshire and seconded by Wade Price to go into executive session to discuss real estate. Motion carried unanimously. The board went into executive session at 6:01 p.m.

A motion was made by Brad Brookshire and seconded by Gene Wallace to go back into the regular meeting. Motion carried unanimously.

A motion was made by Brad Brookshire and seconded by Wade Price to adjourn. Motion carried unanimously.

The meeting was adjourned at 6:40 p.m.