

Bryan County Board of Commissioners – September 14, 2021

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, September 14, 2021 in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Noah Covington, Commissioner Wade Price, Commissioner Dallas Daniel, Commissioner Andrew Johnson and Commissioner Gene Wallace. Also present: County Administrator Ben Taylor, Deputy Clerk Charlene Butler and County Attorney Lea Holiday.

Chairman Infinger called the meeting to order at 5:30 p.m. and the invocation was given by Noah Covington. Everyone joined in the pledge of Allegiance. Visitors were recognized.

A motion was made by Wade Price and seconded by Gene Wallace to approve the agenda as presented. Motion carried unanimously.

A motion was made by Noah Covington and seconded by Wade Price to approve the minutes of the August 2021 meeting as presented. The motion carried unanimously.

A motion was made by Gene Wallace and seconded by Noah Covington to approve an amendment to the May 4, 2021 minutes. The motion unanimously.

**Library Presentation** - David Moore of McMillian, Pazdan Smith Architecture gave an overview of the conceptual plan for the addition to the Richmond Hill Library. The addition will be constructed in two phases.

**Mike Beaty** – Update on State Recovery Fund Grant – Mr. Beaty introduced his team that is working on the grant application.

A motion was made by Noah Covington and seconded by Gene Wallace to close the regular meeting to conduct the **Public Hearings**. Motion carried unanimously.

**\*2<sup>nd</sup> Reading** of an Ordinance to Amend UDO Section 114-1003(c) and amending 1002(c) and adding Exhibit 1002(d) – Roads without Curbs and Gutters. No one was present to speak on this matter.

**\*2<sup>nd</sup> Reading** of an Ordinance to Amend UDO Section 114-521 Exhibit 521- Summary of Lot area, Height and Setback Requirements for Industrial and Public/Institutional Districts. No one was present to speak on this matter.

**\*2<sup>nd</sup> Reading** of an Ordinance to Amend UDO Section 114-634(b)(5) – Trees in Wetlands. No one was present to speak of this matter.

**\* Sketch/Preliminary Plat - West Port Development Owner, LLC** – No one was present to speak on the matter.

**\*Final Plat – Melinda Williams**, on behalf of Toni Baker – Jarrell Road. Staff recommended approval with two conditions. No one was present to speak on this matter.

A motion was made by Noah Covington and seconded by Gene Wallace to close the **Public Hearing** and return to the regular meeting. Motion carried unanimously.

An Amendment to the “Unified Development Ordinance of Bryan County Subsection 114-1003(c) “Roads without Curbs and Gutters” and to add to the I-2 Zoning District and amending Exhibit 1002(c) “Residential Roads Design Standards” without Curbs and Gutters” to clarify sidewalk requirements and adding Exhibit 1002(d) – Industrial Road Design Standards without Curb and Gutter. This will allow the Engineering Director to waive the curb and gutter requirement for roads constructed in the General Industrial (I-2) zoning district and will add an exhibit to address design requirements for roads built in the I-2 zoning district without curb and gutter. A motion was made by Gene Wallace and seconded by Wade Price to approve the Second Reading of an Ordinance to amend Section 114-1003(c) and 1002(c) and add Exhibit 1002(d) to the Unified Development Ordinance (UDO). Motion carried unanimously.

The revision to the UDO Ordinance Section 114-521, Exhibit 521 will increase the maximum height of structures in the Light Industrial (I-1) Zoning District to 50 feet and increase the maximum height of structures in the General Industrial (I-2) Zoning District to 80 feet. A motion was made by Noah Covington and seconded by Dallas Daniel to approve the Second Reading of an Ordinance to amend Section 114-521 (Exhibit 521) of the Unified Development Ordinance. Motion carried unanimously.

The revision of Ordinance Section 114-634(b)(5) of the UDO will increase the maximum allowable amount of trees within a wetland to count toward the minimum tree canopy coverage from 50 percent to 75 percent in the General Industrial (I-2) zoning district. A motion was made by Dallas Daniel and seconded by Wade Price to approve the Second Reading of an Ordinance to amend Section 114-634(b)(5) of the Unified Development Ordinance. Motion carried unanimously.

**West Port Development Owner, LLC Sketch/Preliminary Plat** – West Port Development Owner, LLC has requested a Sketch/Preliminary Plat to establish a 100’ wide right-of-way for a new spine road to be located on the “Hebert Warnell Tract” to serve the West Port Development. The property is located in the North Bryan Industrial Development Region (IDR) on US Highway 80 and is identified as PIN #029-024. A motion was made by Noah Covington and seconded by Wade Price to approve the Sketch/Preliminary Plat with conditions as recommended by the staff. (1). West Port Development Owners, LLC shall enter into a Traffic Contribution Agreement with the County. (2). West Port Development Owners, LLC shall grant a permanent easement to Bryan County for the “Permanent Exclusive Bryan County Utility and Access Easement” shown on the Sketch Plat. Said easement shall be dedicated to the County prior to Construction Plan approval for the 100’ right-of-way. Motion carried unanimously.

**Melinda Williams, Final Plat Amendment** - A motion was made by Noah Covington and seconded by Wade Price to approve the final plat amendment for Melinda Williams on behalf of Toni Baker, subject to the conditions that (1) The required plat changes identified in the Staff’s review letter from July 19, 2021 (Exhibit B-1) shall be submitted to the Community Development Department prior to final execution and recording of the plat. (2) A septic and/or well permit shall be obtained by the Bryan County Public Health Department prior to final execution and recording of the plat. Motion carried unanimously.

Audra Miller and Amanda Clement met with the Commissioners on Non-Public Hearing items.

**\*First Reading** of an Ordinance to Amend Zoning Conditions (Z#234-20) Alcovia/Blitchton – This would amend No. 2021-2 delete Condition number Six under “General Conditions) and revise Condition number Two under Water and Sewer – General Conditions Related to Water and Sewer. This was the first reading and no action was taken. Second Reading and Public Hearing is scheduled for the October meeting.

**\*First Reading** of an Ordinance to Amend Zoning Conditions (Z235-20) – Herbert Warnell Tract - This would amend Ordinance No. 2021-3 by deleting Condition Number Six under “General Conditions) and revise Condition Number Two under “Water and Sewer – General Conditions related to Water and Sewer”. This was the first reading and no action was taken. Second Reading and Public Hearing is scheduled for the October meeting.

**\*First Reading** of and Ordinance to Amend Zoning Conditions (Z236-20) – Warnell Farms – This would amend Ordinance No. 2021-4 by deleting Condition number Six under “General Conditions” and revise Condition number Two under “Water and Sewer – General Condition related to Water and Sewer”. This was the first reading and no action was taken.

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

**\*Debris Monitoring Contract Consideration** – Bryan County Staff did a RFQ for Debris Monitoring, Disaster Recovery and Emergency Planning Services to assist the County after a disaster such as a hurricane. The Staff scored RFQ’s based on criteria and scored proposals accordingly. A motion was made by Gene Wallace and seconded by Noah Covington to award a contract to Tetra Tech, Inc. for Debris Monitoring, Disaster Recovery and Emergency Planning Services. The motion pass unanimously.

**\* Debris Removal Contract Consideration** – Bryan County staff did a RFQ for Debris Removal Services to assist the County after a disaster such as a hurricane. The Staff scored the RFQ’s based on criteria and scored the proposals accordingly. A motion was made by Dallas Daniel and seconded by Andrew Johnson to award a contract to Ceres Environmental Services, Inc. for debris removal services. Motion carried unanimously.

**\*Ambulance Purchase and Budget Amendment** – Due to uncertainty of the supply chain problems created by vehicle shortage induced by the COVID 19 pandemic and the increased call volume created by recent surge in cases, the County feels that it is prudent to keep its supply of enhanced ambulance unit up to date and on hand. The County is seeking two enhanced ambulance demonstration units to add to its fleet. The County plans on using the federal funds allocated through the American Rescue Plan Act. A budget amendment is necessary for this purchase. A motion was made by Noah Covington and seconded by Wade Price to authorize the purchase of two ambulance demonstration units and equipment and to approve the budget amendment for the purchase amounts of \$220,968 and \$166,479. The motion passed unanimously.

**\*Canal Re-Establishment Project and Budget Amendment** –With the current fiscal year’s positive performance, the County can escalate the implementation dates of current priority projects. Staff recommends a FY2021 budget amendment of \$500,000 for the Drainage (Canal) Reestablishment Project. This project will consist of hiring a private contractor, who specializes in this type of work, to perform a heavy one-time maintenance on a portion of the County’s canals. A motion was made by

Dallas Daniel and seconded by Gene Wallace to approve the hiring of a private contractor and to authorize the budget amendment for \$500,000 for the one-time maintenance on a portion of the County's canals. The motion carried unanimously.

**\*GDOT Project Resolution of Support** –The County has determined that certain transportation improvements will be necessary at the intersection of US 80 and US 280 in order to meet the anticipated traffic demands along their respective corridors. The County has entered into transportation improvement contribution agreements in order to provide partial funding for the engineering and construction of the project. The County has coordinated its transportation improvement efforts with the Georgia Department of Transportation (GDOT) in order to secure additional funding for a portion of the construction costs of up to \$2,000,000. The submittal of the GDOT initiated application is contingent upon a commitment from Bryan County for financial support for any additional costs necessary to complete the project. A motion was made by Noah Covington and seconded by Wade Price to authorize the Chairman to execute a Resolution in support of the GDOT grant application and direct staff to forward a letter of support to GDOT along with a commitment to provide additional funding as necessary to bring the project to fruition. The motion carried unanimously.

**\*South Bryan WWTF Rotary Screen** – In conjunction with ongoing operational and maintenance upgrades to the existing South Bryan Wastewater Treatment Facility, in order to accommodate pre-treatment of larger flows into the plant it is necessary to install a larger more efficient screen at the head-works of the facility. The larger screen is compatible with the MBR design upgrades currently under review by the EPD and therefore can be integrated into any future expansion of the facility. Funding for the screen equipment was anticipated as part of the South Bryan sewer system upgrades included in the water and sewer bond recently secured for upgrades to the system. A motion was made by Wade Price and seconded by Gene Wallace to approve the rotary screen installation contract to Southern Civil, LLC in the amount of \$544,541. The motion carried unanimously.

**\*Traffic Contribution Agreement - GICC** – GICC, LLC intends to develop certain property bound by Warnell Farms Road, US Highway 80, Brooks Road and Eldora Road in Bryan County, Georgia, consisting of approximately 816 acres which is the combination of the Blitchton Timberland Tract (parcel #033-28-01), Alcova/Slater Tract (parcel #029-023-01), and parcel #029-023, hereinafter referred to as the Georgia International Commerce Centre (GICC). As such, GICC, LLC and Bryan County agree that certain transportation improvements will be necessary at the intersection of US 80 and US 280 in order to meet the anticipated traffic demands along their respective corridors. In order to accommodate the anticipated demand from the GICC development along with additional anticipated demands for future residential, commercial and industrial development in North Bryan a Transportation Improvement Contribution Agreement must be entered into the County to provide the necessary transportation improvements. The County has prepared and adopted a TIA Supplement to the North Bryan Transportation Study which identifies these improvements. The GICC, LLC Transportation Improvement Contribution Agreement memorializes the scope and conditions for the construction of those improvements as identified therein. A motion was made by Noah Covington and seconded by Gene Wallace to authorize the Chairman to execute the Transportation Improvement Contribution Agreement and Resolution between the Board of Commissioners of Bryan County and GICC, LLC. The motion carried unanimously.

**\* Traffic Contribution Agreement – West Port Development** – West Port Development Owner, LLC intends to develop certain property bound generally by us Highway 80 to the north and the Interstate Centre to the south in Bryan County, Georgia, consisting of approximately 764 acres of land, commonly known as the Warnell Tract (parcel # 029-024). West Port and Bryan County agree that certain transportation improvements will be necessary at the intersection of US 80 and US 280 in order to meet the anticipated traffic demands along their respective corridors. In order to accommodate the anticipated demand from the e West Port development along with additional anticipated demand of future residential, commercial and industrial developments in North Bryan a Transportation Improvement Contribution Agreement must be entered into with the County to provide the necessary transportation improvements. The County has prepared and adopted a TIA Supplement to the North Bryan Transportation Study which identifies these improvements. The West Port Development Owner, LLC Traffic Improvement Agreement memorializes the scope, terms and conditions for the construction of those improvements as identified therein. A motion was made by Noah Covington and seconded by Gene Wallace to execute the Transportation Improvement Contribution Agreement and Resolution between the Commissioners of Bryan County and West Port Development Owners, LLC.

Public Comments:

Steve Rominsky came before the Board to inquire where Bryan County stood on the Second Amendment.

Commissioner Comments:

Commissioner Covington commented about recently attending a Pre-Construction meeting where Bryan County Staff were complimented for their professionalism.

A motion was made by Wade Price and seconded by Gene Wallace to declare an **Executive Session** to discuss litigation. The Commissioners went into Executive Session at 6:30 p.m.

A motion was made by Gene Wallace and seconded by Andrew Johnson to adjourn the regular meeting. Motion carried unanimously. The meeting adjourned at 7:39 p.m.